SINGLE FAMILY DEVELOPMENT OPPORTUNITY

1525 S MINERAL SPRINGS RD

DURHAM, NC 27703

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PROPERTY SUMMARY

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OVERVIEW

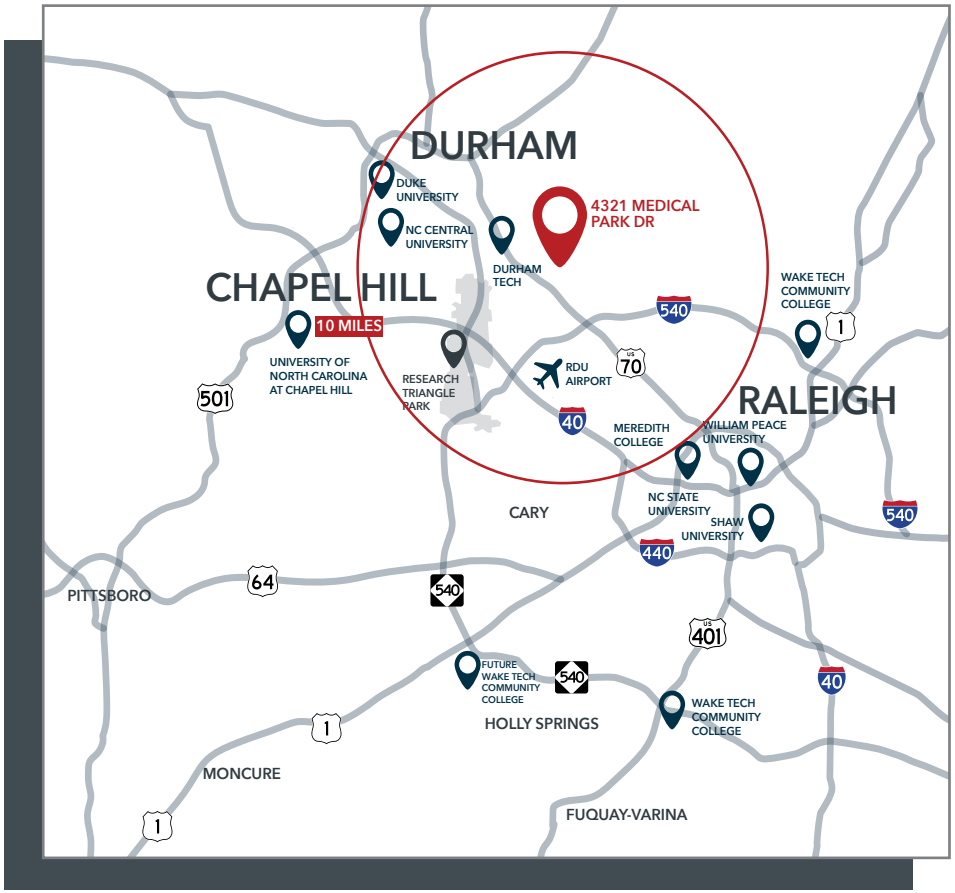
Positioned in southeast Durham near Research Triangle Park, this 4.18-acre parcel offers an ideal location in a high-growth residential market. The property is zoned PDR 4.180 (Planned Development Residential Zone), which was established to allow for design flexibility in residential development.

LOCATION DESCRIPTION

The property is located in a rapidly growing area of Durham with convenient access to Highway 98, I-40, and NC-147. The property is surrounded by established neighborhoods, schools, and retail, making it an ideal setting for new residential development. Its strong connectivity and proximity to daily conveniences position it well for future growth.

HIGHLIGHTS

- 4.18 acres
- PIN#: 0840-930-6866-00
- Zoning: PDR 4.180
- View Durham UDO here
- 11 paper platted lots
- City water & sewer
- No HOA
- **Sale Price:** $1.1M



SITE PLAN

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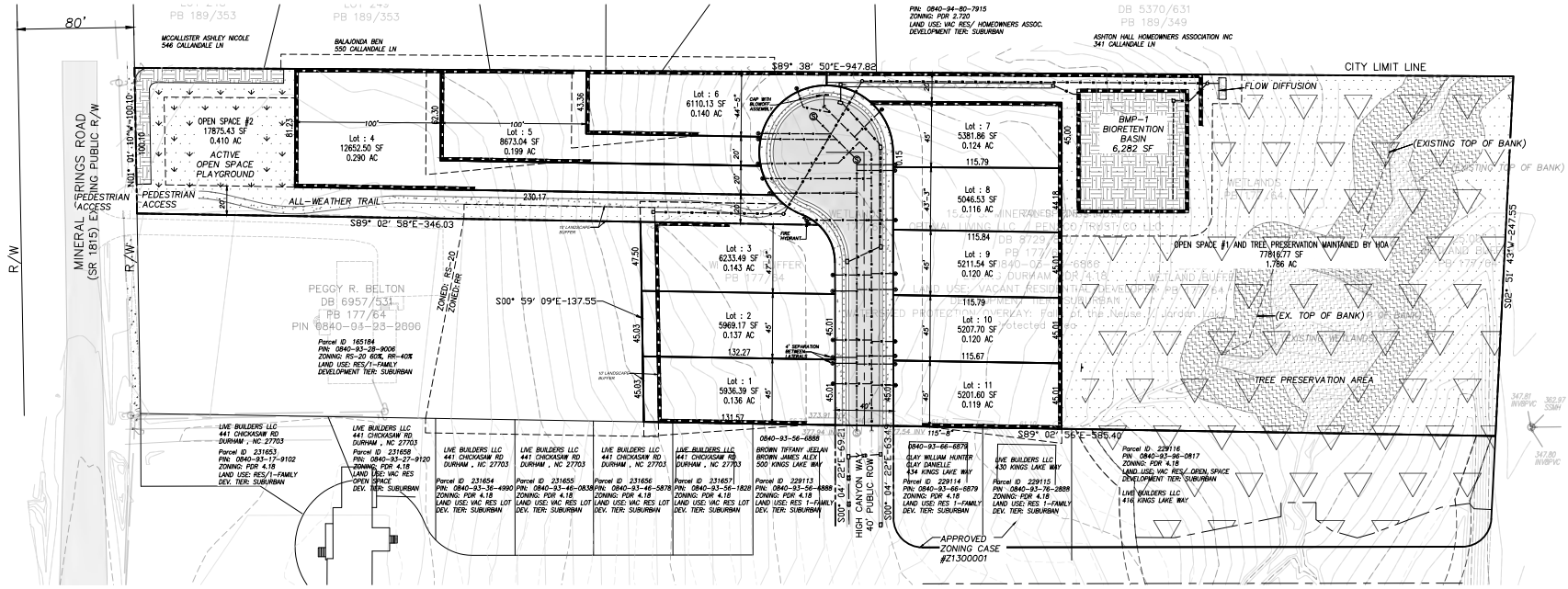

PRELIMINARY:
NOT FOR CONSTRUCTION

AREA OVERVIEW

RESEARCH TRIANGLE PARK	5.4 MILES
DOWNTOWN DURHAM	6.7 MILES
RDU INTERNATIONAL AIRPORT	8.9 MILES
CHAPEL HILL	17.1 MILES
DOWNTOWN RALEIGH	21.1 MILES

TRIANGLE OVERVIEW

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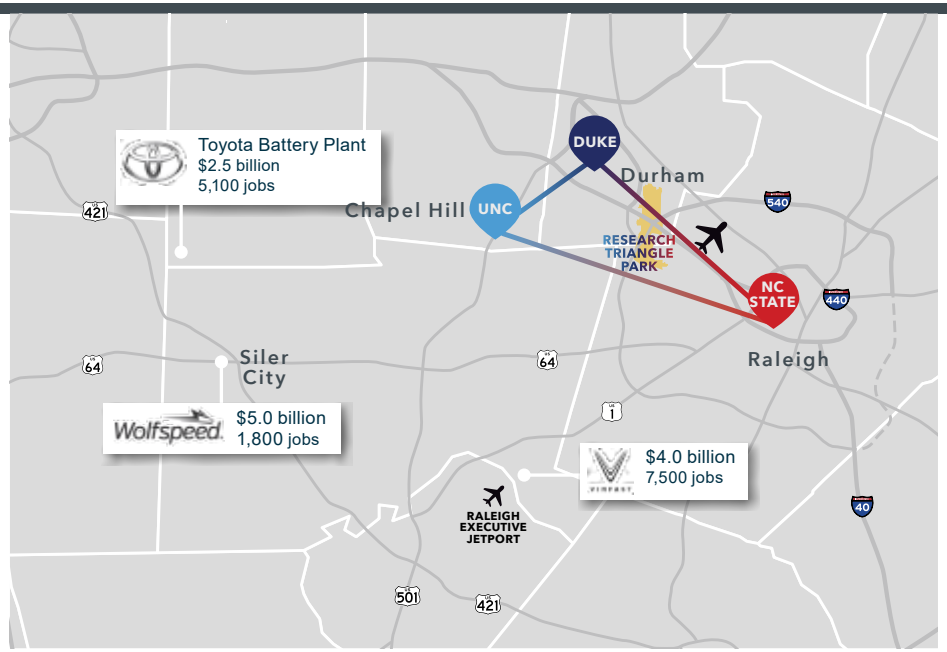
REGIONAL POPULATION

70%
POPULATION GROWTH (2000-2018)

37
MEDIAN AGE

64
PEOPLE MOVING TO THE REGION EVERY DAY

1.1 M
REGIONAL LABOR FORCE



CONNECTIVITY

Centrally located between New York and Miami, the Research Triangle Region is easily accessible by Raleigh-Durham International Airport, six regional airports, two ports, and multiple interstates that span from Florida to New York and North Carolina to California.

RDU RANKED THE MOST CONNECTED MEDIUM-SIZED AIRPORT IN THE US

15.4
MILLION PASSENGERS IN 2025

55%
INCREASE SINCE 2015

400+
DAILY FLIGHTS
79+ nonstop destinations
14 international destinations
17 major airlines

RAIL

CSX, NORFOLK SOUTHERN, AND NORTH CAROLINA RAILROAD COMPANY

ACCESS

LOCATED IN BETWEEN NEW YORK AND MIAMI
INTERSTATES: I-40, I-95 AND I-85
LESS THAN THREE HOURS TO TWO DEEP WATER PORTS

EDUCATION

Located in the heart of North Carolina, the Research Triangle Region gets its name from Research Triangle Park and three Tier 1 research universities — Duke University, North Carolina State University and the University of North Carolina Chapel Hill — located only minutes apart.

The region is comprised of ten member counties and the Research Triangle Park. A diverse business ecosystem, talented workforce, and high quality lifestyle are major factors in the area's continued growth.

176,000
TOTAL STUDENTS ENROLLED IN HIGHER ED

65,000
ANNUAL GRADUATES

$2.9B
R&D RESEARCH CONDUCTED AT TIER 1 UNIVERSITIES

SOURCE: RESEARCH TRIANGLE REGIONAL PARTNERSHIP

DURHAM, NC

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Downtown Durham, NC, offers a dynamic and rapidly growing commercial real estate market, making it an ideal location for businesses looking to establish or expand their presence. With a thriving innovation ecosystem anchored by Research Triangle Park, top-tier universities like Duke, and a strong entrepreneurial community, the area attracts a diverse talent pool.

The revitalized downtown features modern office spaces, historic architecture, and vibrant amenities, including award-winning restaurants, arts venues, and green spaces, creating a lively work-play environment.

Additionally, Durham's strategic location, with easy access to major highways and RDU International Airport, enhances connectivity and business opportunities.

807K
Labor Force
Raleigh-Durham-Cary CSA (2024)

2.3M
Population
Raleigh-Durham-Cary CSA

50.1%
Bachelor's Degree or Higher

The Raleigh-Durham market is one of the leading locations for life science cluster in the United States. While the Research Triangle Park and Downtown Durham are the dominate submarkets, nearby Sanford is quickly gaining momentum as a prime destination for new life science investment. The Research Triangle Region is the fourth largest cluster of life science companies in the United States. This includes Pfizer, Astellas Gene Therapies, and Kyowa Kirin, who broke gound in 2024 on a $530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.

DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
Population (2025)	4,971	51,799	145,349
2030 Projected Population	5,232	57,096	157,117
Daytime Population	3,285	40,818	150,451
Median Age	37.4	36.7	35.6
Median Home Value	$389,894	$378,099	$400,839
Bachelor's Degree or Higher	60.2%	50.3%	51.3%