LAND FOR SALE

# INDUSTRIAL LAND

## 2530 PRESIDENTIAL DR DURHAM, NC

## Property Details

Price: $975,000

Lot Size: 2.2 Acres

Cross Streets: TW Alexander Dr & Presidential Dr

Zoning: IP / Industrial Park

APN: 0749-61-7016

## Property Highlights

- Hard to find Industrial Land in Presidential Park West
- Convenient to many restaurants and amenities
- Minutes to I-40, RTP, RDU, Briar Creek
- TW Alexander Dr and Presidential Dr is a stoplight intersection
- Feasibility shows up to a 18,000 SF Flex Building can be built


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1483 Beaver Creek Commons Drive
Apex, NC 27502

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# FLEX FEASABILITY

## 2530 PRESIDENTIAL DRIVE

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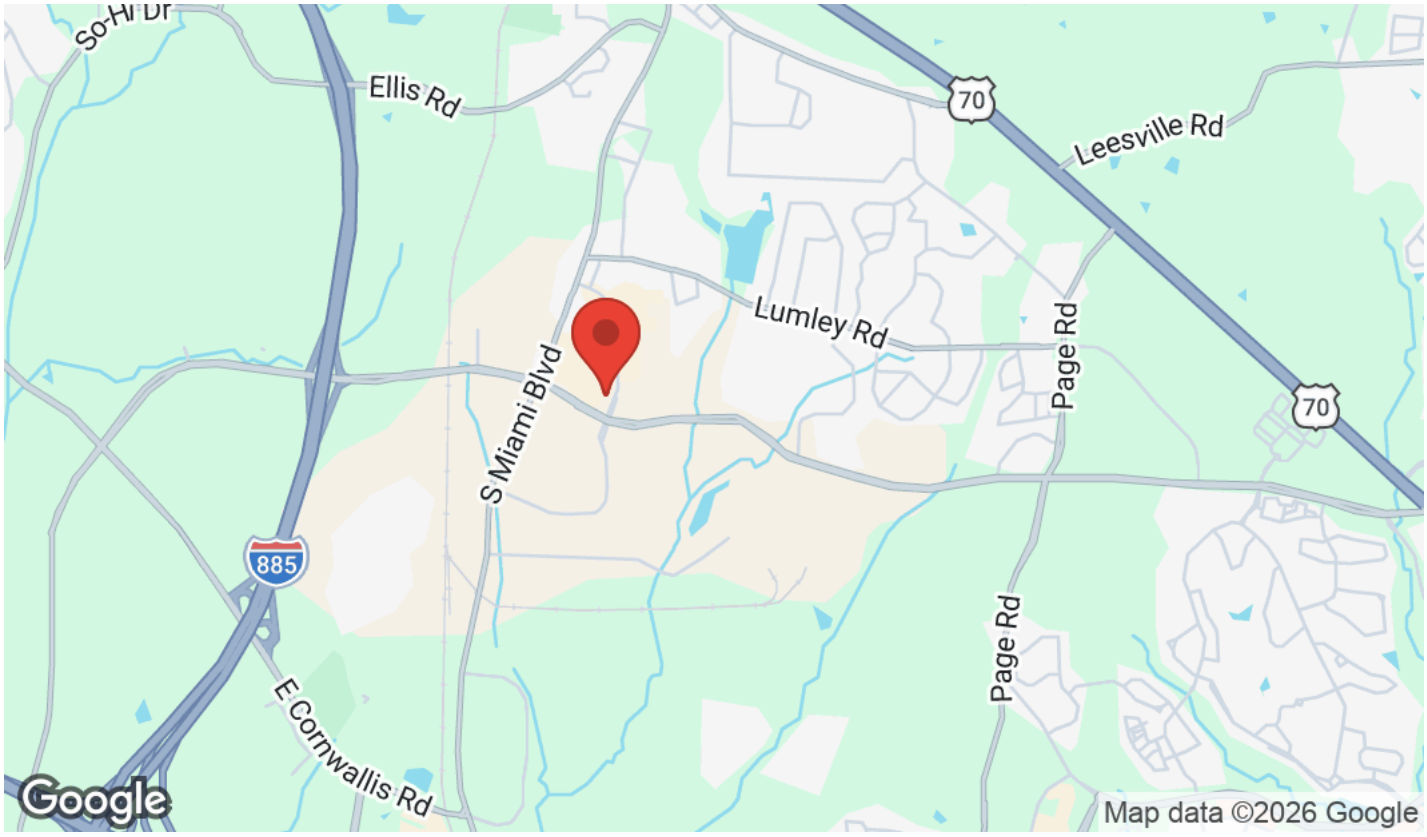
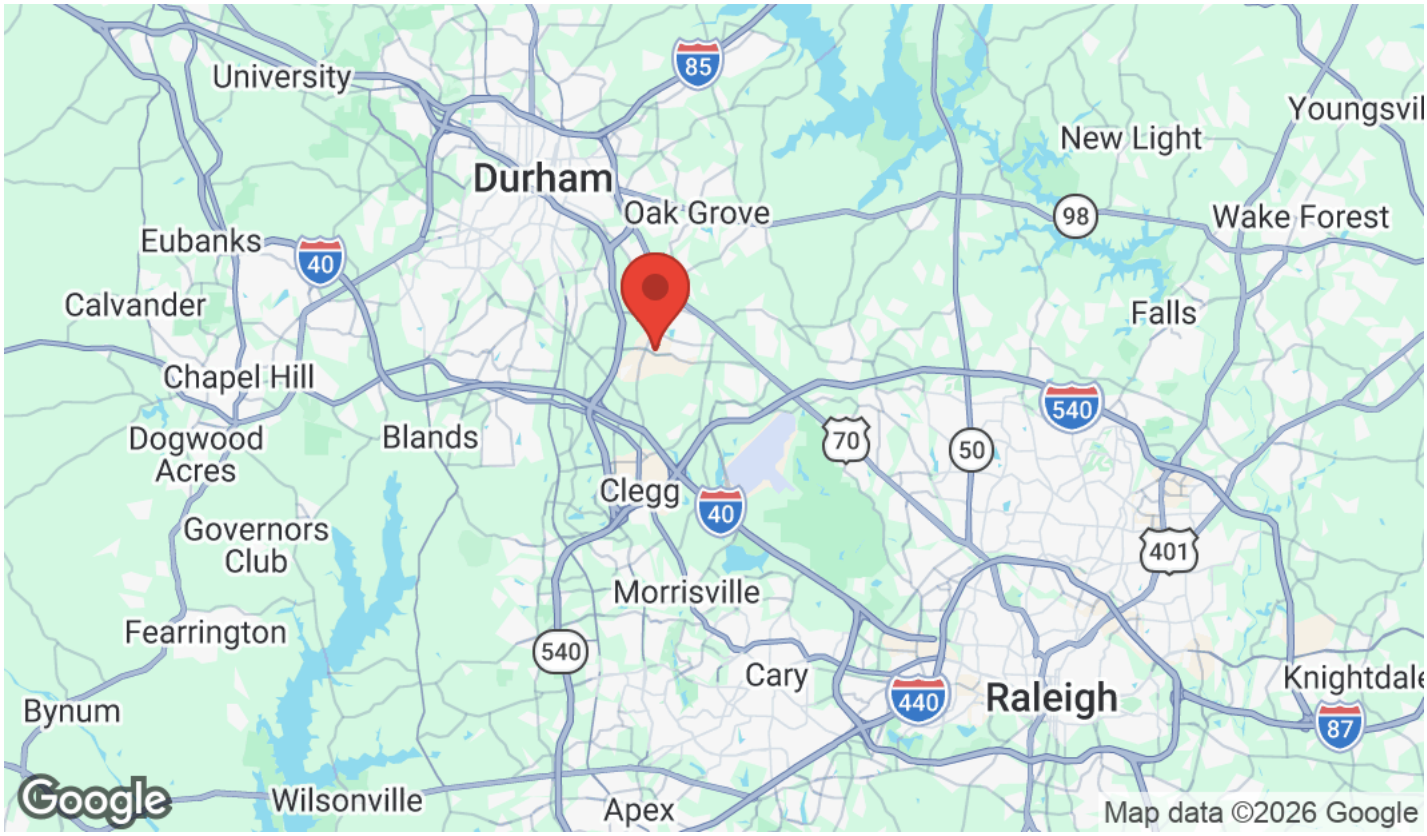
# LOCATION MAPS

## 2530 PRESIDENTIAL DRIVE





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## Demographic Summary Report

### Lot 6D
**TW Alexander Dr, Durham, NC 27703**

| | | | |
|---|---|---|---|
| Building Type: | **Land** | Total Available: | **0 SF** |
| Class: | **-** | % Leased: | **0%** |
| RBA: | **-** | Rent/SF/Yr: | **-** |
| Typical Floor: | **-** | | |

| **Radius** | 1 Mile | | 3 Mile | | 5 Mile | |
|---|---|---|---|---|---|---|
| Population | | | | | | |
| 2029 Projection | 2,322 | | 41,252 | | 144,091 | |
| 2024 Estimate | 2,134 | | 38,754 | | 136,415 | |
| 2020 Census | 1,582 | | 35,255 | | 128,553 | |
| Growth 2024 - 2029 | 8.81% | | 6.45% | | 5.63% | |
| Growth 2020 - 2024 | 34.89% | | 9.92% | | 6.12% | |
| **2024 Population by Hispanic Origin** | 155 | | 3,948 | | 17,203 | |
| **2024 Population** | 2,134 | | 38,754 | | 136,415 | |
| White | 1,205 | 56.47% | 17,734 | 45.76% | 50,335 | 36.90% |
| Black | 559 | 26.19% | 11,938 | 30.80% | 51,307 | 37.61% |
| Am. Indian & Alaskan | 8 | 0.37% | 141 | 0.36% | 582 | 0.43% |
| Asian | 136 | 6.37% | 3,598 | 9.28% | 12,827 | 9.40% |
| Hawaiian & Pacific Island | 0 | 0.00% | 0 | 0.00% | 4 | 0.00% |
| Other | 226 | 10.59% | 5,344 | 13.79% | 21,359 | 15.66% |
| U.S. Armed Forces | 14 | | 103 | | 255 | |
| **Households** | | | | | | |
| 2029 Projection | 1,035 | | 18,890 | | 61,354 | |
| 2024 Estimate | 948 | | 17,709 | | 57,914 | |
| 2020 Census | 700 | | 16,136 | | 54,717 | |
| Growth 2024 - 2029 | 9.18% | | 6.67% | | 5.94% | |
| Growth 2020 - 2024 | 35.43% | | 9.75% | | 5.84% | |
| Owner Occupied | 728 | 76.79% | 9,146 | 51.65% | 29,208 | 50.43% |
| Renter Occupied | 219 | 23.10% | 8,563 | 48.35% | 28,706 | 49.57% |
| **2024 Households by HH Income** | 947 | | 17,709 | | 57,914 | |
| Income: <$25,000 | 65 | 6.86% | 1,215 | 6.86% | 6,269 | 10.82% |
| Income: $25,000 - $50,000 | 128 | 13.52% | 3,134 | 17.70% | 12,004 | 20.73% |
| Income: $50,000 - $75,000 | 134 | 14.15% | 2,640 | 14.91% | 9,454 | 16.32% |
| Income: $75,000 - $100,000 | 148 | 15.63% | 2,529 | 14.28% | 8,396 | 14.50% |
| Income: $100,000 - $125,000 | 51 | 5.39% | 1,724 | 9.74% | 5,731 | 9.90% |
| Income: $125,000 - $150,000 | 75 | 7.92% | 1,465 | 8.27% | 4,494 | 7.76% |
| Income: $150,000 - $200,000 | 190 | 20.06% | 2,468 | 13.94% | 6,063 | 10.47% |
| Income: $200,000+ | 156 | 16.47% | 2,534 | 14.31% | 5,503 | 9.50% |
| **2024 Avg Household Income** | $132,722 | | $120,658 | | $101,542 | |
| **2024 Med Household Income** | $99,746 | | $93,440 | | $78,662 | |


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