

Carrboro Development Opportunity

1307 W Main St, Carrboro, NC 27510

CALCULUS
COMMERCIAL

Land For Sale



Property Description

Calculus Commercial, as exclusive listing agent, is pleased to present for sale a ± 1.16 -acre site approved for future residential development in the Carrboro Sub-Market. The site is located at the intersection of NC Hwy 54 and W Main Street. This high visibility corner provides a unique opportunity to develop up to 38 units within the Carrboro Submarket.

Property Highlights

- Development Opportunity: Residential development opportunity for 38 units within the Carrboro Submarket. * Contingent upon Supplemental Use Permit for final approval
- Prime Visibility: Excellent visibility along NC Hwy 54 corridor. Easy Access: Conveniently located just off West Main Street with seamless connectivity to major regional routes including and US-15/501, Int-40 enhancing customer accessibility.
- Approved Surface Parking: Approved plan for 36 surface parking spaces

Offering Summary

Sale Price:	\$799,000
Lot Size:	50,525 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	481	1,033	3,876
Total Population	999	2,177	8,109
Average HH Income	\$102,076	\$106,119	\$110,105

KEVIN DAVIS

Principal
(919)-257-1344
kevin@calculuscommercial.com

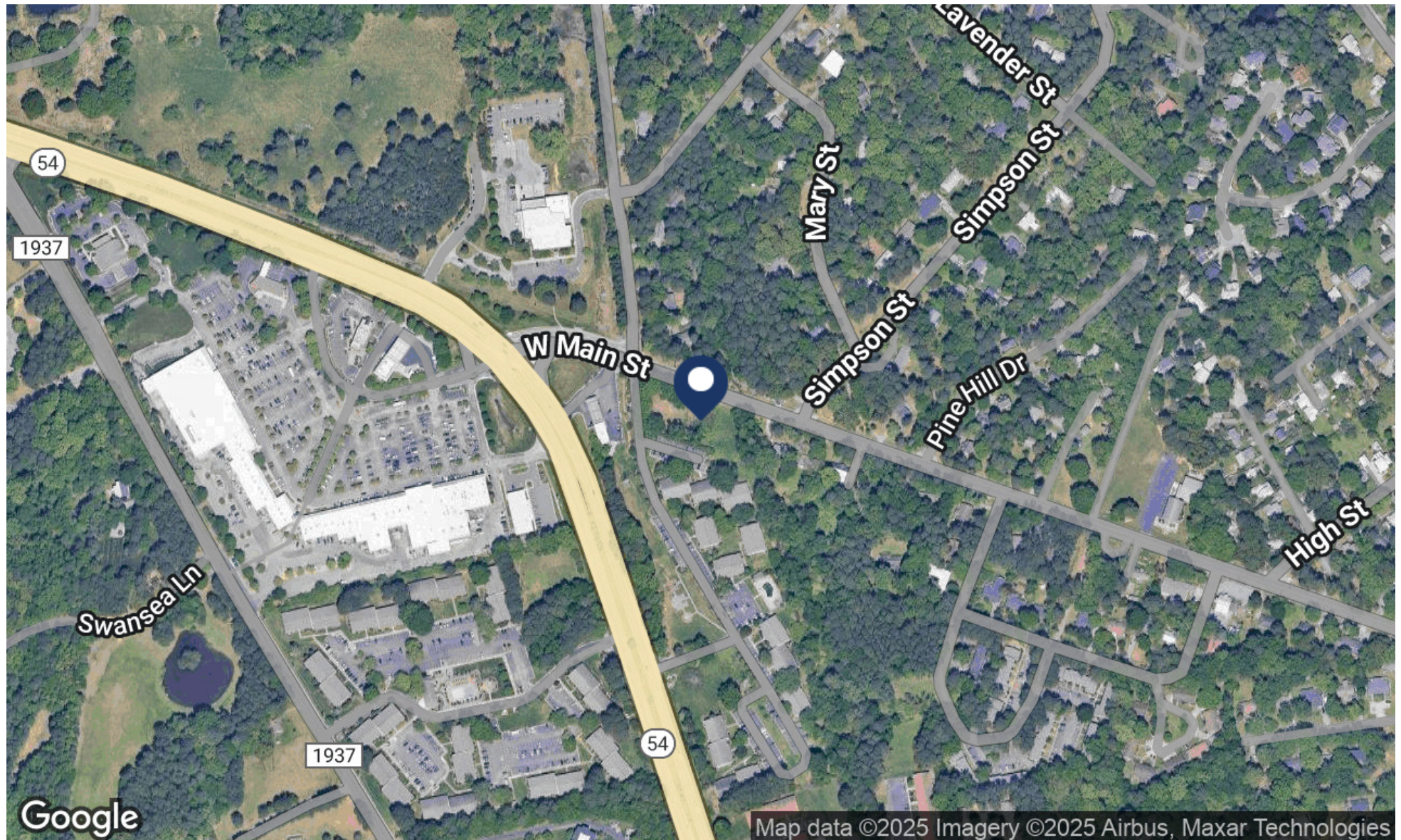
calculuscommercial.com
206 North Dillard Street, Durham, NC 27701

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① PRELIMINARY PERSPECTIVE



② SOUTHWEST



③ NORTHWEST



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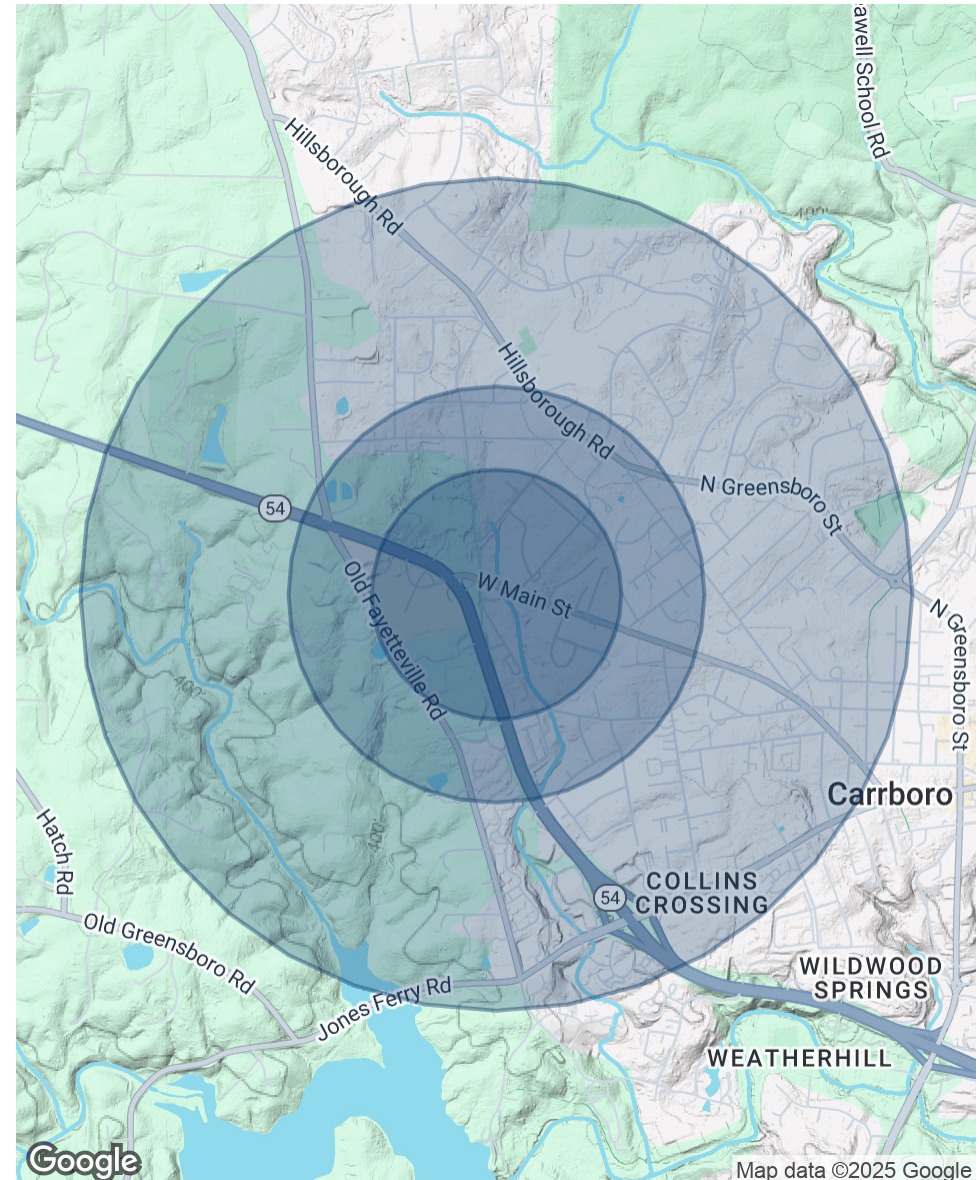
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	999	2,177	8,109
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	39	38
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	481	1,033	3,876
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$102,076	\$106,119	\$110,105
Average House Value	\$445,428	\$453,923	\$478,060

Demographics data derived from AlphaMap



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