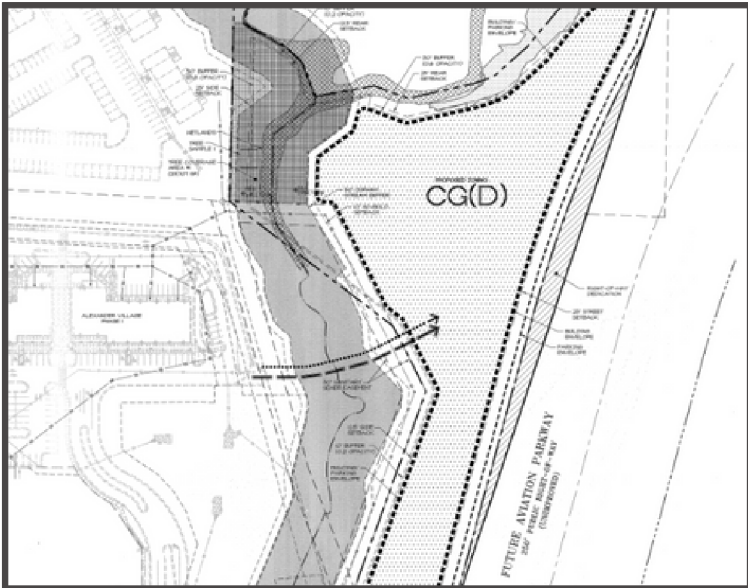


2214 TW ALEXANDER DRIVE - DURHAM, NC 27703



5.79 ACRES
Zoned Commercial General

Prime commercial site in desirable Southeast Durham one mile west of Brier Creek providing high visibility and accessibility along heavily trafficked TW Alexander Drive. This site enjoys an advantageous location nestled between the bustling 78,000sqft Alexander Village Shopping Center with anchor tenant, Food Lion and the intersection of TW Alexander Drive and the "Future Aviation Parkway Extension" project in Durham County. Surrounded by popular communities including Brier Creek and strategically positioned near major highways (540 within 2.5 miles), Research Triangle Park (5 miles), and RDU Airport (5 miles). Zoned "Commercial General", allows a variety of development opportunities including, but not limited to retail spaces, mixed-use developments, office complexes, hospitality establishments, or multifamily residential complexes. Come explore the endless possibilities for this prime commercial site!



PROPERTY HIGHLIGHTS

Lot Size:

5.79 Acres / 252,212sqft

Location:

2214 T.W Alexander Drive, Durham, NC 27703
Adjacent to Alexander Village Shopping Center

Zoning:

Commercial General/ Suburban Commercial

Road Frontage:

~138ft along T.W. Alexander Drive
~990ft along "Future Aviation Pkwy Extension"

Utilities:

Access to City Water & County Sewer

List Price:

\$2,755,00.00

Kennon Borden
Realtor®



Robert Hunt
Broker/Realtor®

HUNT GROUP REALTY
KELLER WILLIAMS.

(919) 602-0887

Kennon@bordenre.com



1515 W NC Hwy. 54, Suite 110,
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www.ViewRaleighDurhamHomes.com

2214 TW ALEXANDER DRIVE - DURHAM, NC 27703



Demographic Information	2 Miles	5 Miles	10 Miles
2023 Population	27,995	90,471	534,663
2023 Households	12,875	38,224	220,349
Median Home Value	\$281,287	\$278,486	\$326,287
Median Household Income	\$92,599	\$93,331	\$83,494

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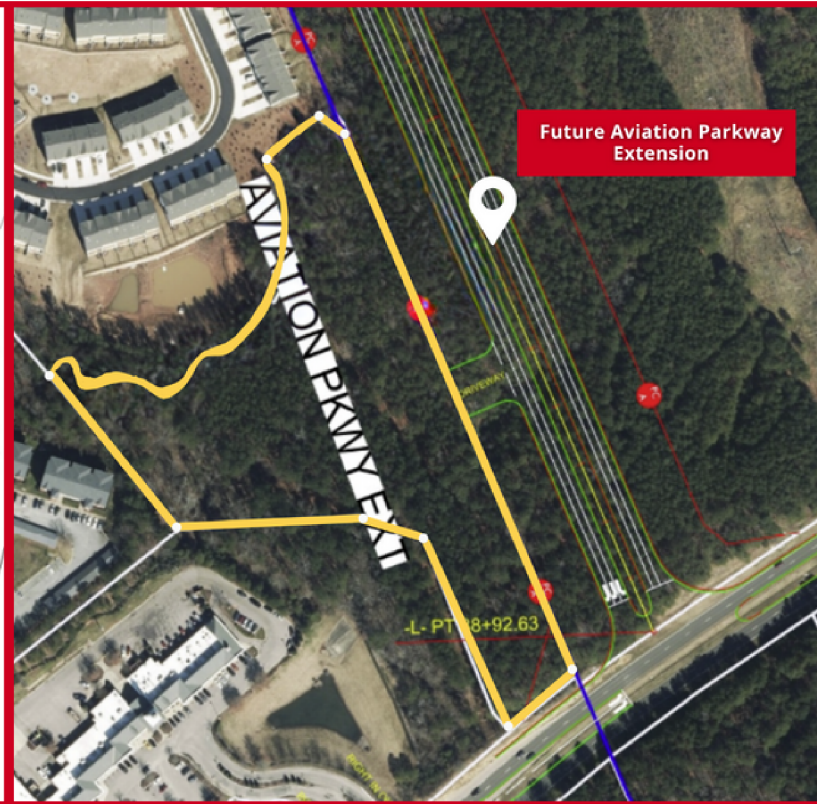
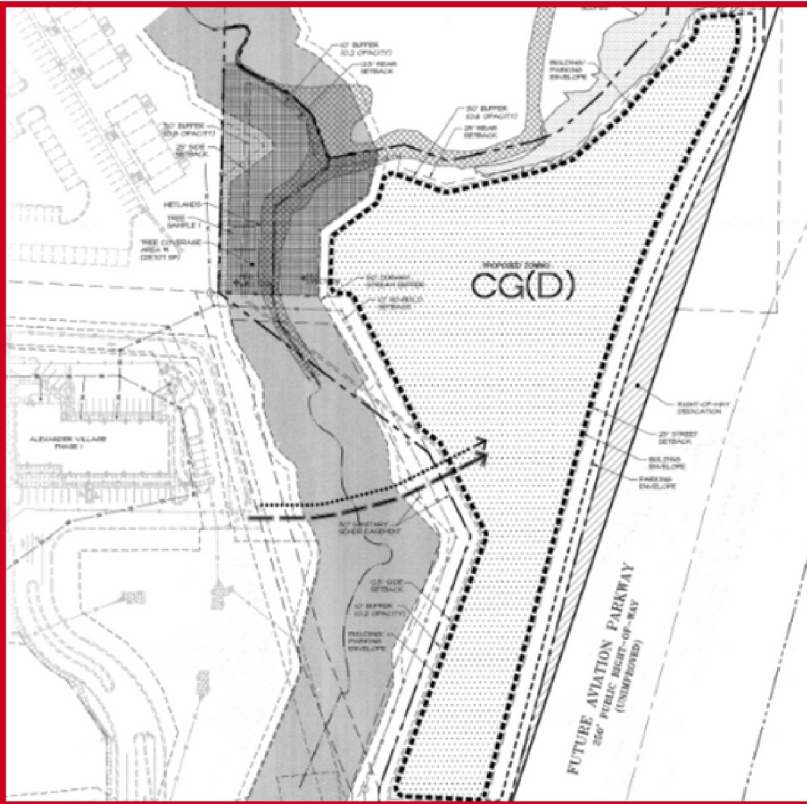
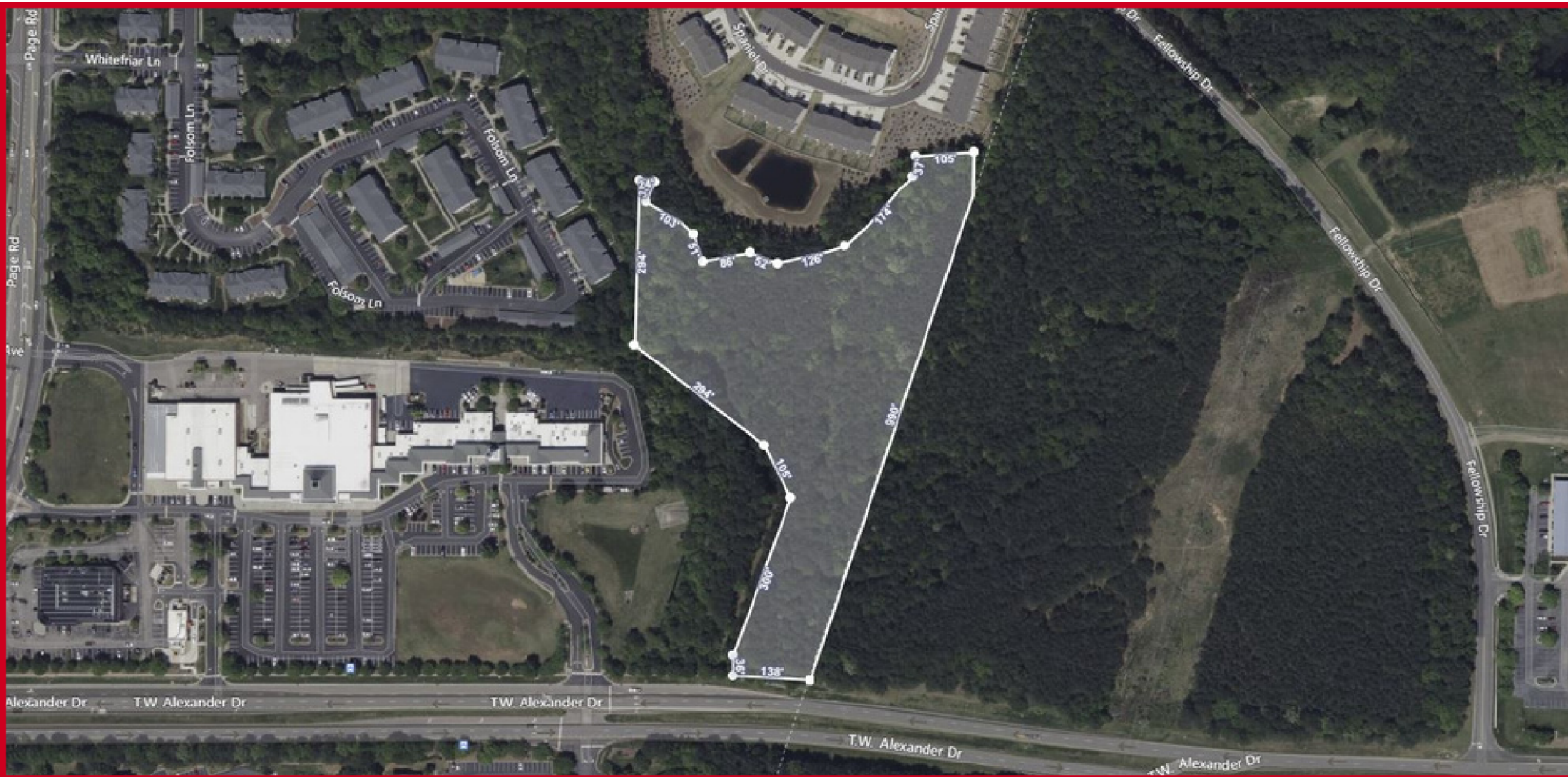


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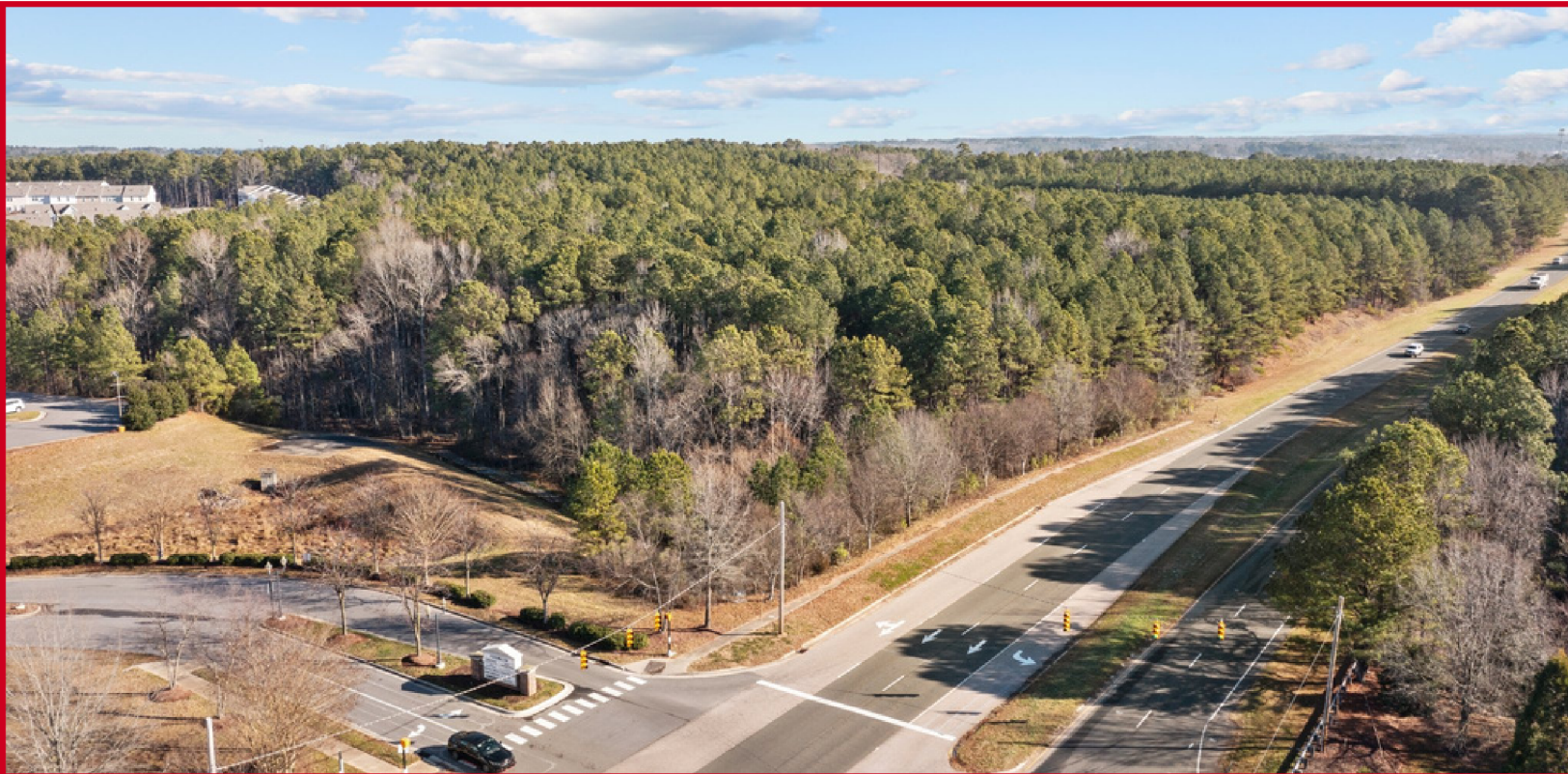
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Adjacent to Alexander Village (Food Lion Shopping Center)

City of Durham / Durham County

Zoning:

Commercial General

Suburban Commercial

Surrounded by Mixed Use Residential/Commercial

Road Frontage:

138ft along T.W. Alexander Drive

990ft along "Future Aviation Parkway Extension"

Traffic Counts (Average Daily Traffic):

TW Alexander Drive (2022) - 22,100

Aviation Pkwy south of Brier Creek Pkwy (2022) - 22,900

TW Alexander Drive (Future) - 30,200

Aviation Pkwy Extension (Future) - 19,600

Aviation Pkwy south of TW Alexander Drive (Future) - 23,200

Surrounding Area/Travel:

1.3 miles to Brier Creek Commons

2.5 Miles to I-540 / 3 Miles to I-885 / 3.5 Miles to I-40

4.9 miles to Raleigh-Durham International Airport

4.9 Miles to Research Triangle Park

Utilities:

Access to City Water (Durham)

Access to County Sewer (Durham)

PIN:

202509

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