

±7.8 ACRES

# LAND FOR SALE



## 4348 S. ALSTON AVENUE

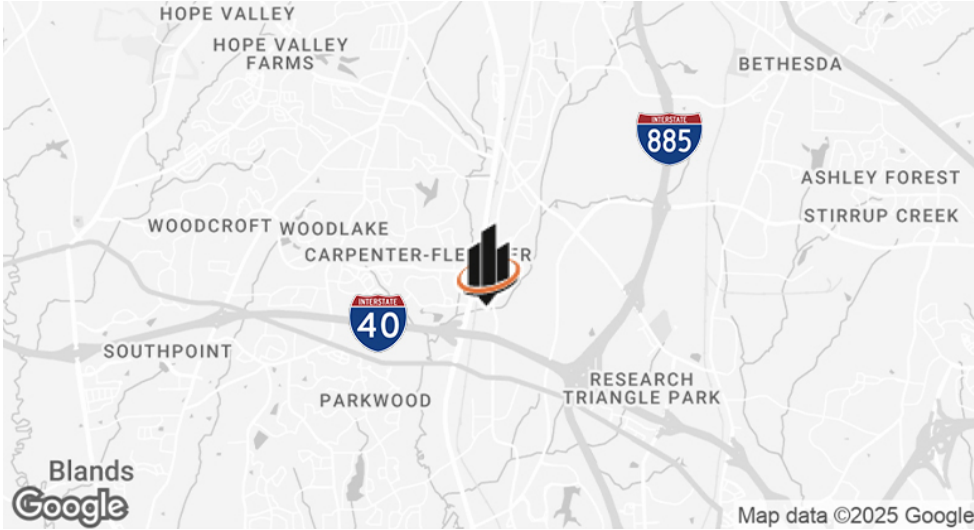
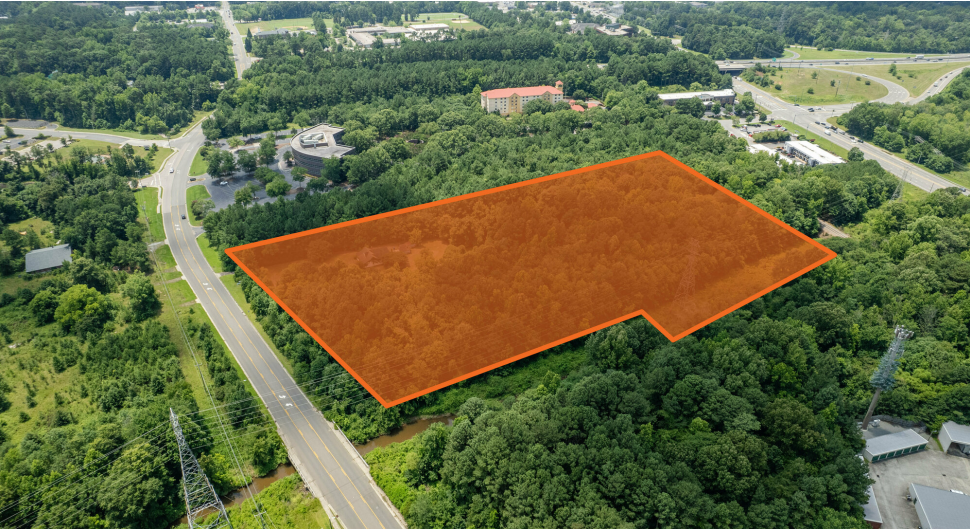
DURHAM, NC 27713

**JOHNNY WEHMANN**

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PROPERTY SUMMARY



SALE PRICE	\$590,000
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OFFERING SUMMARY

LOT SIZE:	±7.8 Acres
PARCEL ID:	154204
ZONING:	Office Institutional (OI)
MARKET:	South Durham
TAX VALUE:	\$464,313
PRICE/ACRE:	\$75,641/ac

PROPERTY OVERVIEW

SVN | REA is pleased to present this **±7.8-acre land parcel in southeast Durham on the edge of Research Triangle Park (RTP)**. Situated in a rapidly growing corridor, the property sits in close proximity to major transportation routes, including NC-55 (Apex Hwy) and Interstate 40.

The site is located within the floodplain and impacted by riparian buffers. **Redevelopment would require significant infill**, as existing grades (260–272 ft) fall below the 100-year future floodplain (277.5 ft) and Durham’s required finished floor elevation (279.5 ft). **Any new construction development would likely require rezoning or a variance**, neither of which is guaranteed. A Conditional Letter of Map Revision (CLOMR) and no-rise certification would also be required, a process that typically takes 9-12+ months.

POSSIBLE USES

Due to significant floodplain impacts, **the site is most suitable for low-intensity or alternative uses**. Potential options include conservation, land banking, laydown or fleet storage, agricultural operations, wetland mitigation, or even a private single-family estate with ample buffers.

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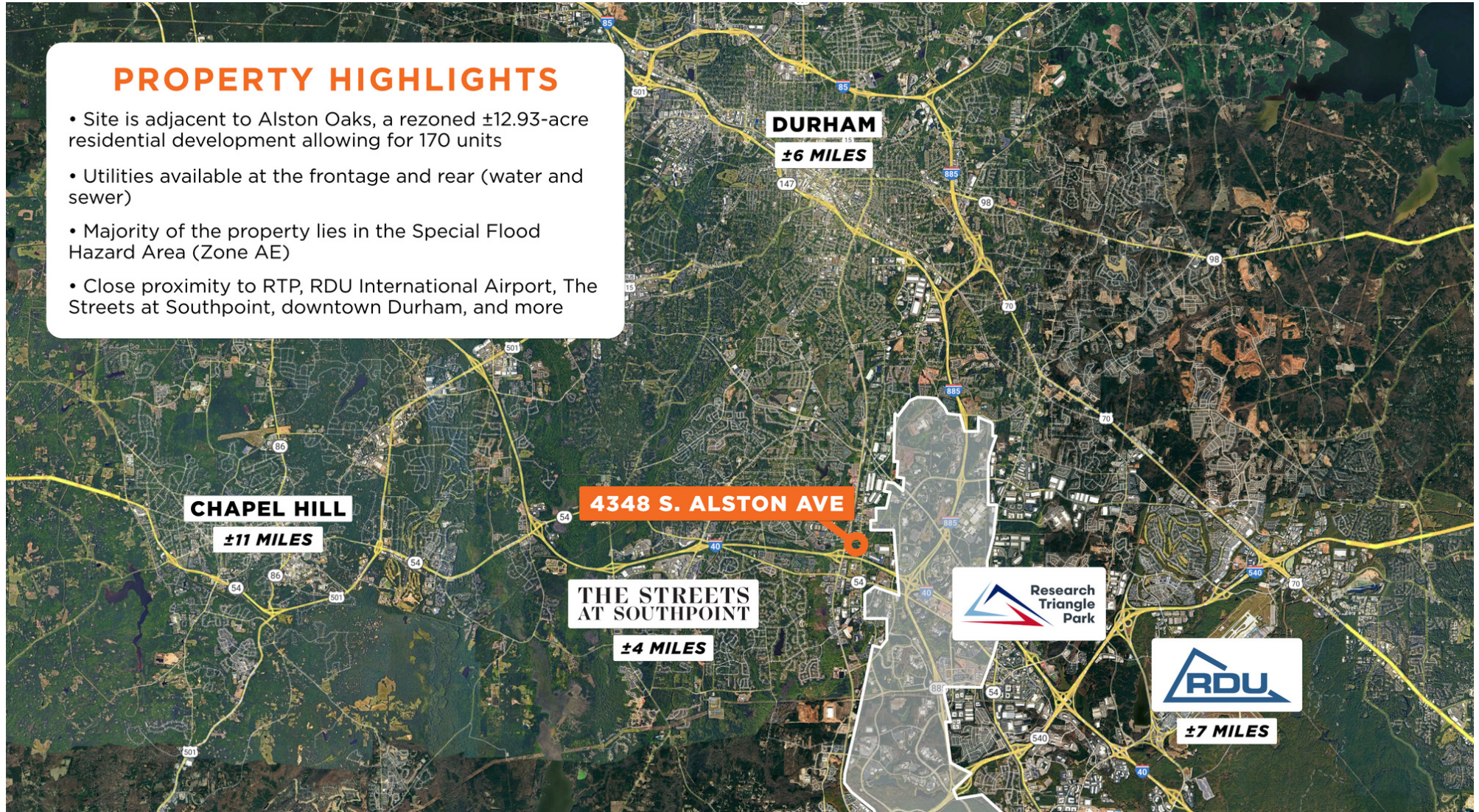




## AREA MAP & HIGHLIGHTS

### PROPERTY HIGHLIGHTS

- Site is adjacent to Alston Oaks, a rezoned  $\pm 12.93$ -acre residential development allowing for 170 units
- Utilities available at the frontage and rear (water and sewer)
- Majority of the property lies in the Special Flood Hazard Area (Zone AE)
- Close proximity to RTP, RDU International Airport, The Streets at Southpoint, downtown Durham, and more



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## AREA OVERVIEW (WEST TOWARDS CHAPEL HILL)



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## AREA OVERVIEW (NORTH TOWARDS DURHAM)



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## AREA OVERVIEW (SOUTH TOWARDS I-40)



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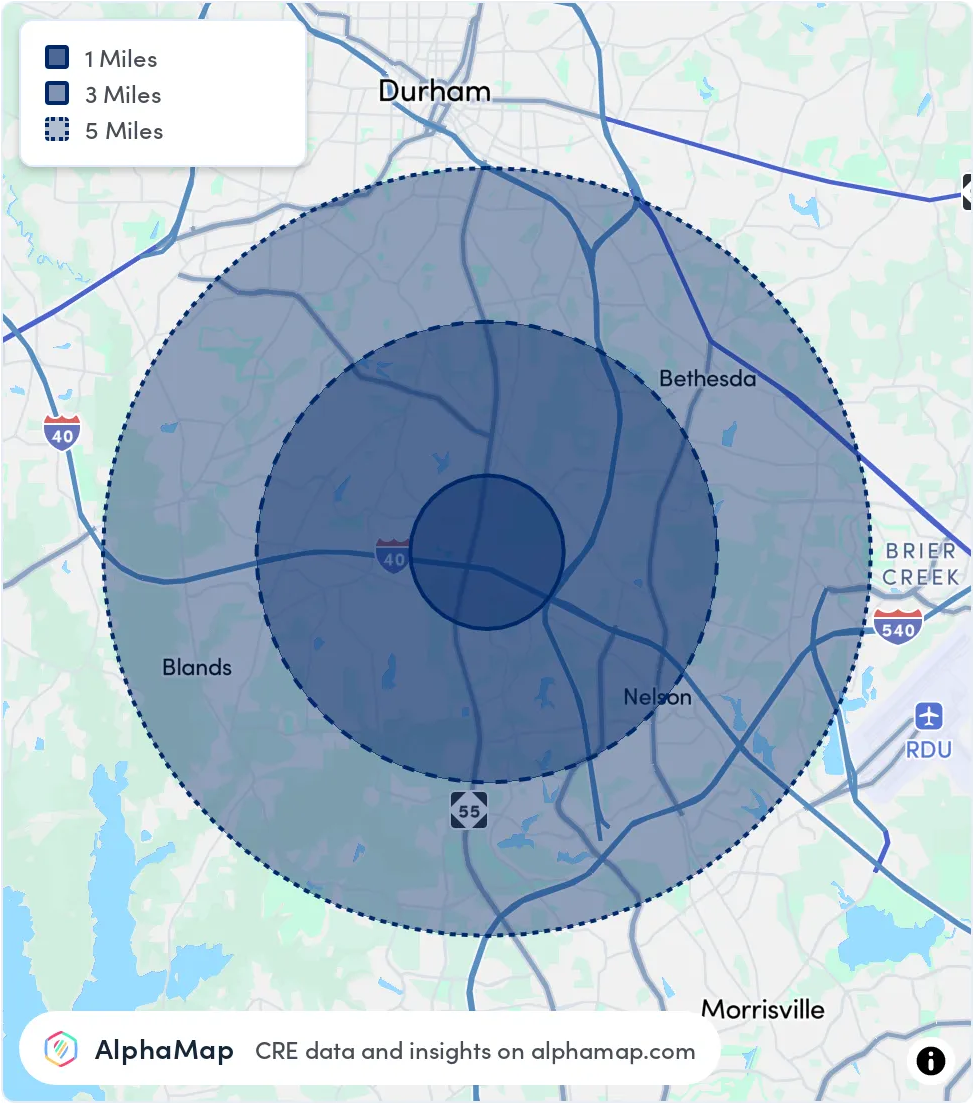


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,346	50,066	139,303
AVERAGE AGE	35	38	38
AVERAGE AGE (MALE)	35	36	36
AVERAGE AGE (FEMALE)	36	39	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,659	22,669	59,787
PERSONS PER HH	2	2.2	2.3
AVERAGE HH INCOME	\$75,326	\$113,964	\$124,356
AVERAGE HOUSE VALUE	\$295,176	\$371,975	\$436,463
PER CAPITA INCOME	\$37,663	\$51,801	\$54,067

Map and demographics data derived from AlphaMap



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PRESENTED BY:



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