

LAND FOR SALE 2721 COLEY ROAD

Durham, NC 27703



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY DESCRIPTION

Land for sale in southeastern Durham County at the intersection of Coley Road and Kemp Road.

PROPERTY HIGHLIGHTS

- ±68.94 acres
- Adjacent ±103.67 acres also available
- Rural Residential (RR) zoning (<https://durham.municipal.codes/UDO/6.2.1>)
- Proposed Future Land Use: Mixed Use Neighborhood & Mixed Residential Neighborhood (anticipated adoption December 2022)
- Located within the City of Durham's ETJ
- Parcel #s 194900, 194893 & 194898



OFFERING SUMMARY

Sale Price: \$75,000 / acre
Lot Size: 68.94 Acres

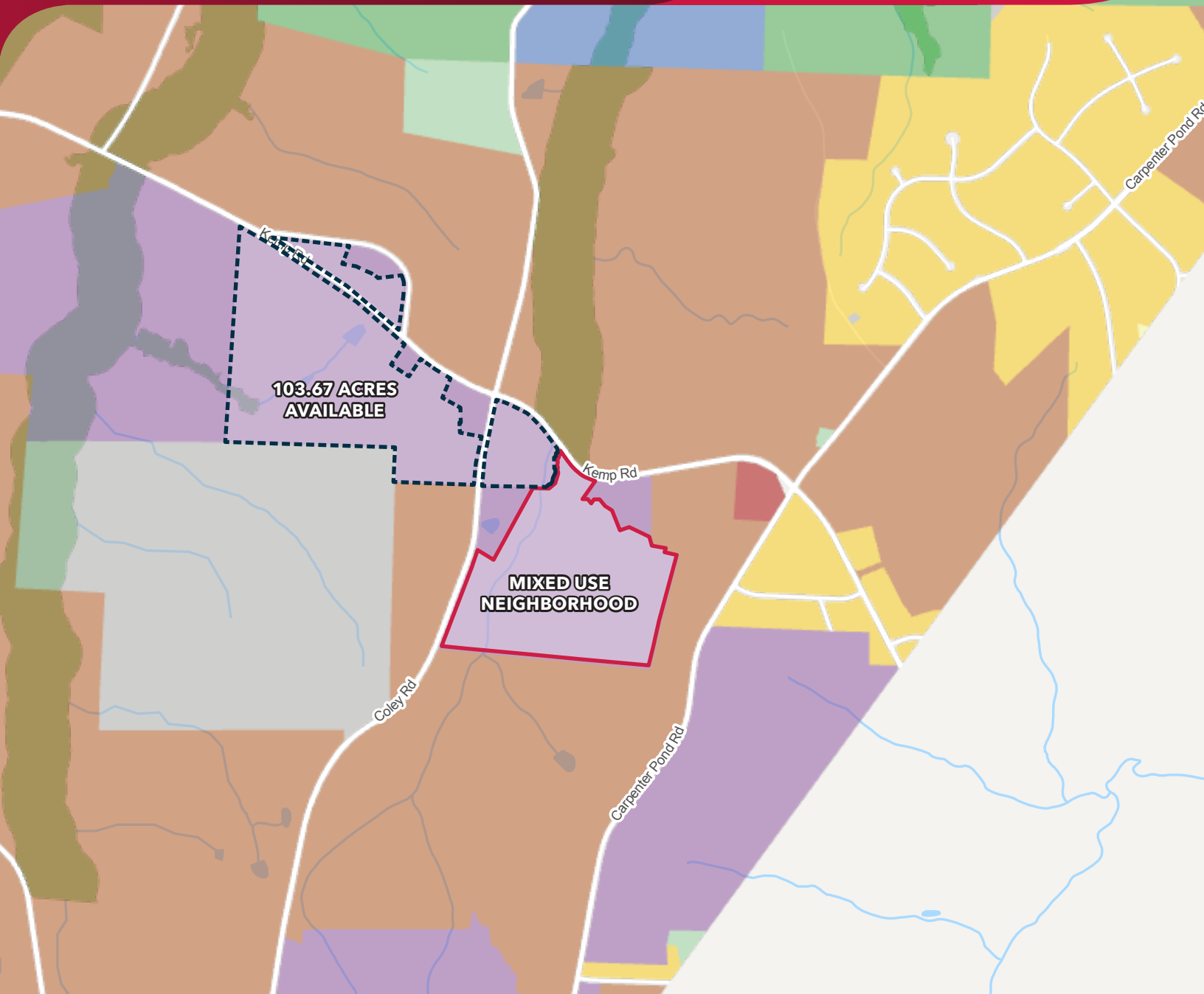
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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PROPOSED DURHAM FUTURE LAND USE MAP, EXPECTED ADOPTION DECEMBER 2022

Mixed Use Neighborhood Description: <https://engagedurham.com/wp-content/uploads/2021/11/MUN.pdf>

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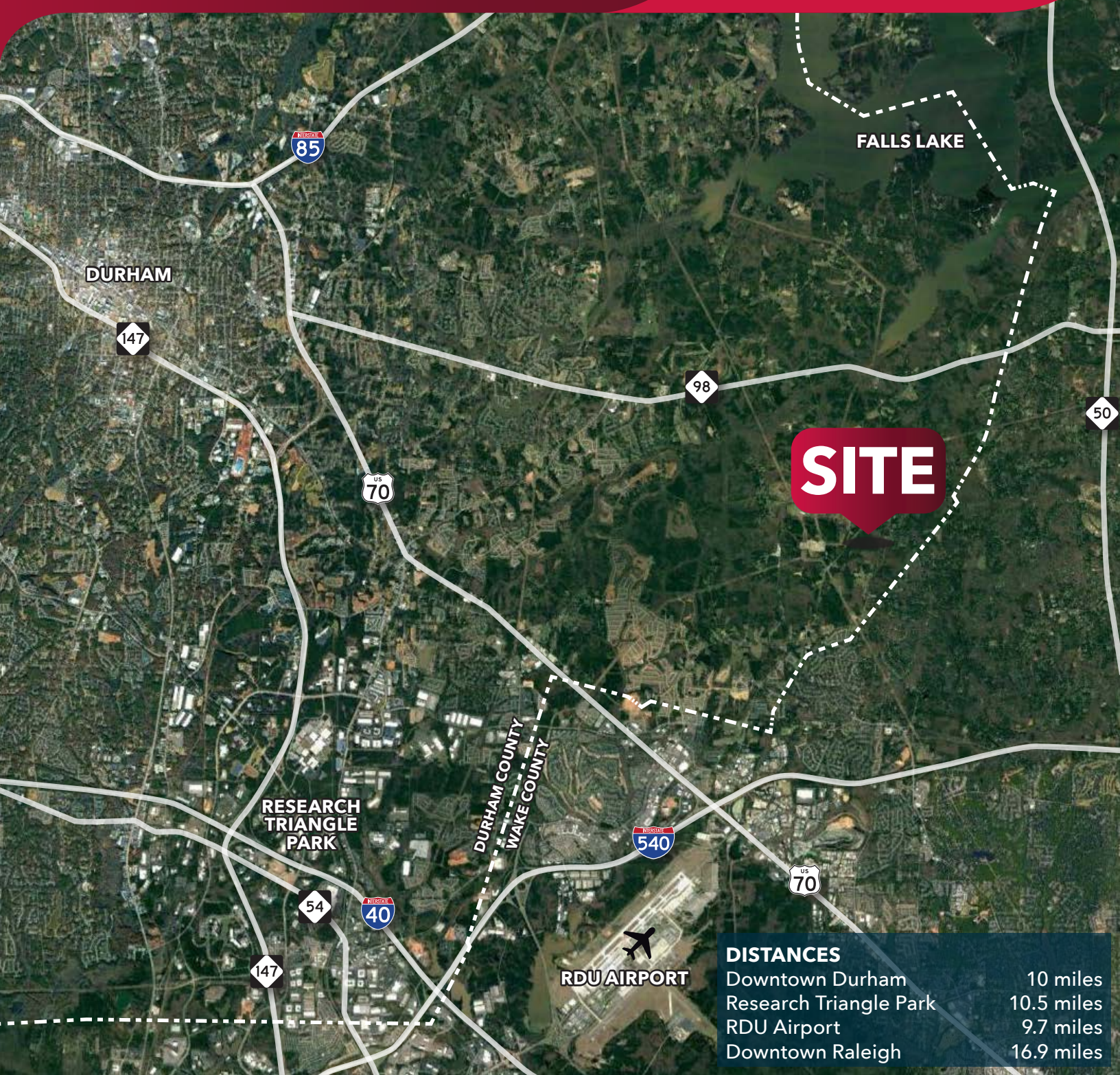
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DISTANCES

Downtown Durham	10 miles
Research Triangle Park	10.5 miles
RDU Airport	9.7 miles
Downtown Raleigh	16.9 miles

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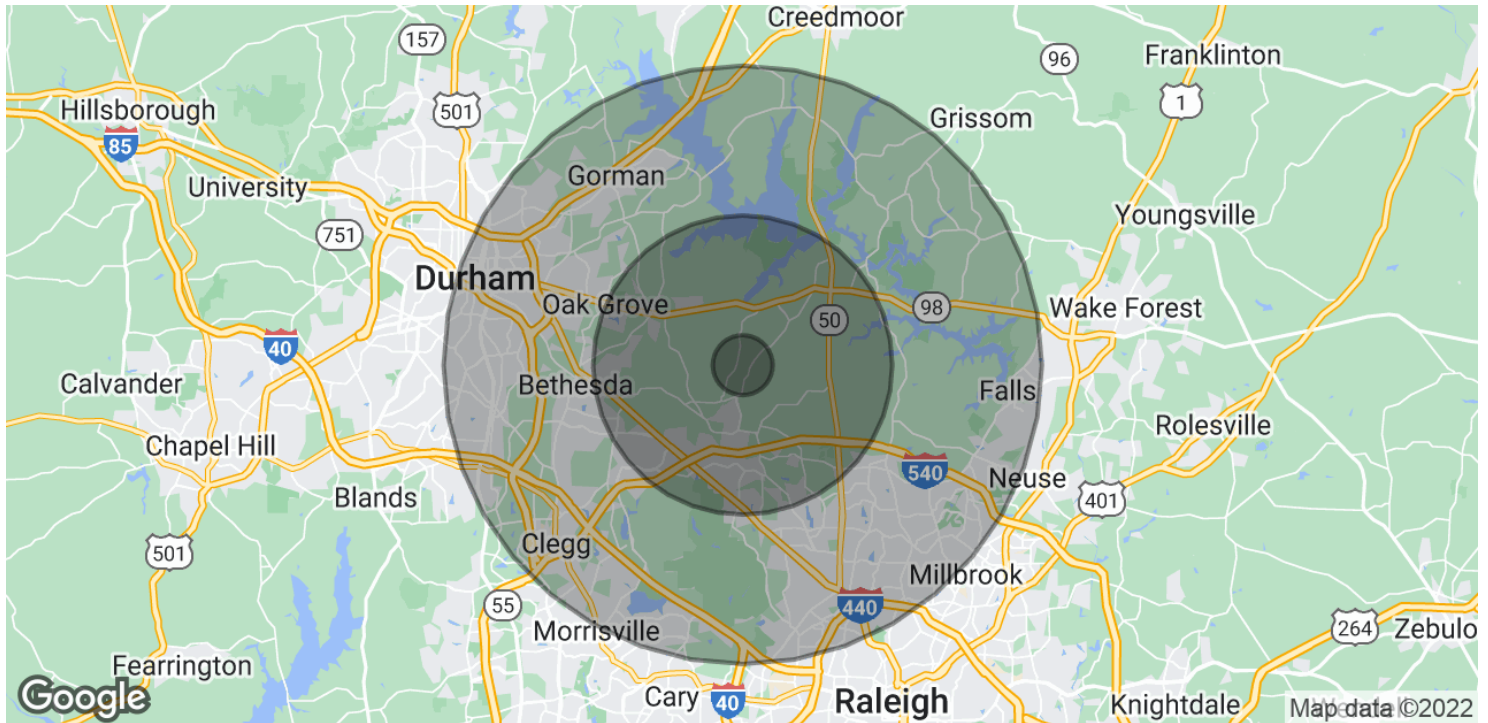
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	567	53,304	306,435
Average Age	49.6	41.6	39.1
Average Age (Male)	48.7	41.0	38.2
Average Age (Female)	50.3	42.0	39.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	249	22,747	138,822
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$128,812	\$126,733	\$96,736
Average House Value	\$1,678,051	\$507,736	\$394,507

* Demographic data derived from 2020 ACS - US Census

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