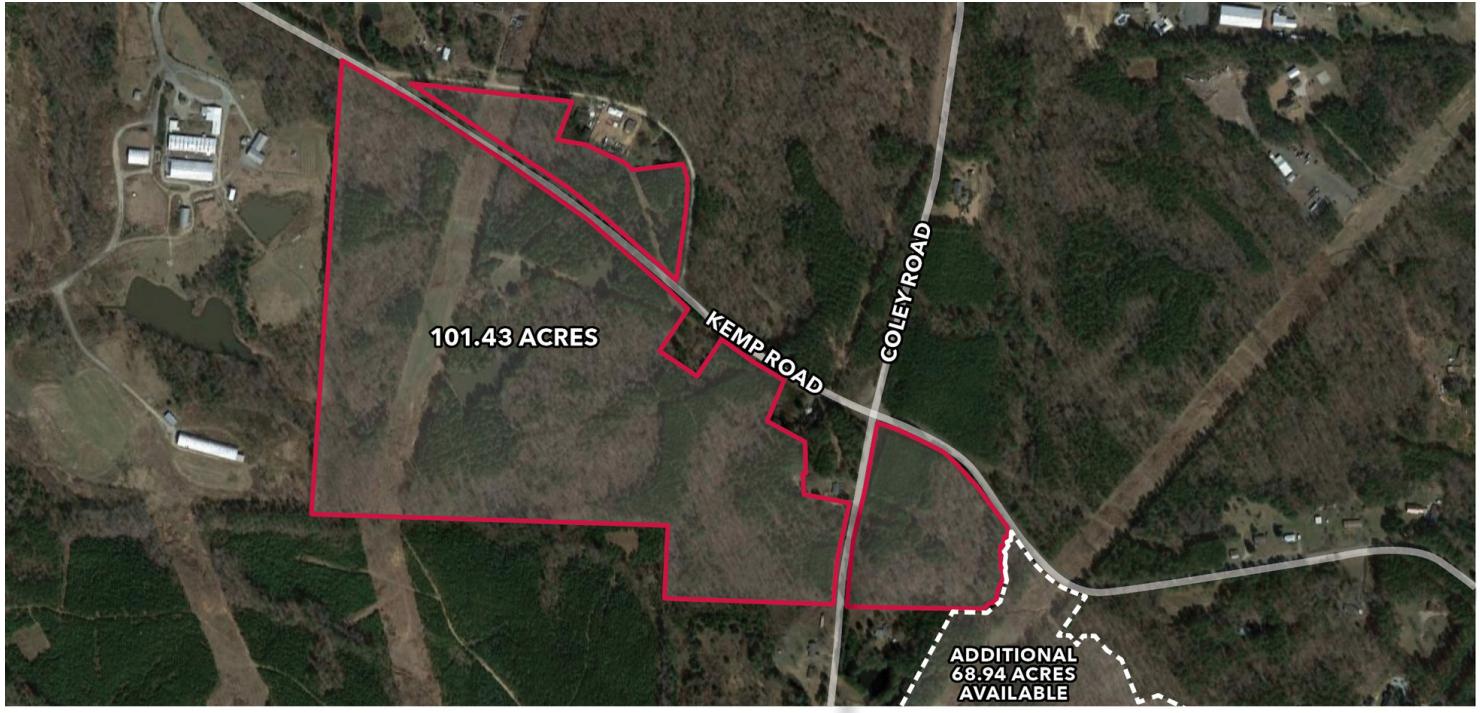


LAND FOR SALE 2501 COLEY ROAD

Durham, NC 27703

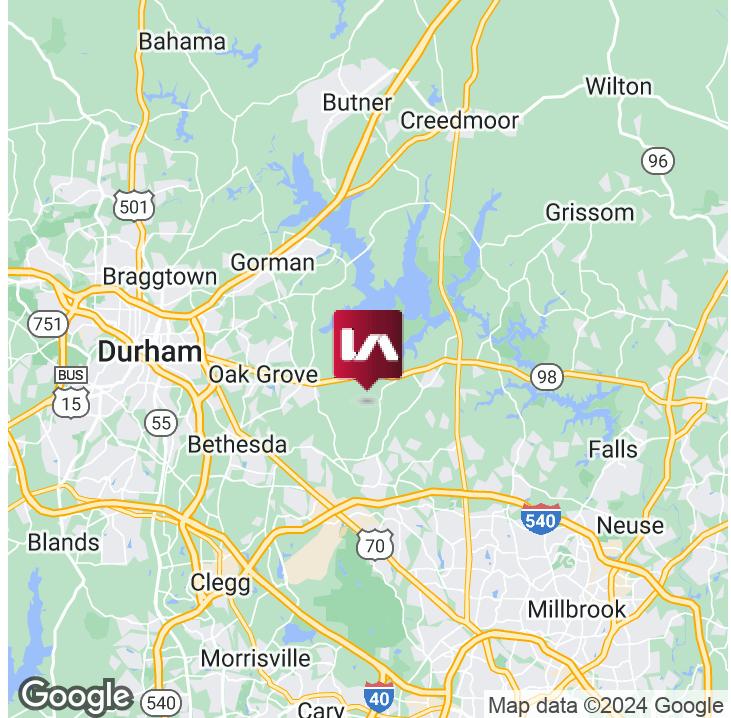


PROPERTY DESCRIPTION

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

PROPERTY HIGHLIGHTS

- ±101.43 acres
- Adjacent ±68.94 acres also available
- Rural Residential (RR) zoning (Durham County)
- Proposed Future Land Use: Mixed Use Neighborhood (anticipated adoption December 2022)
- Located within the City of Durham's ETJ
- Parcel ID 194906



OFFERING SUMMARY

Sale Price:

Call Broker

Lot Size:

101.43 Acres

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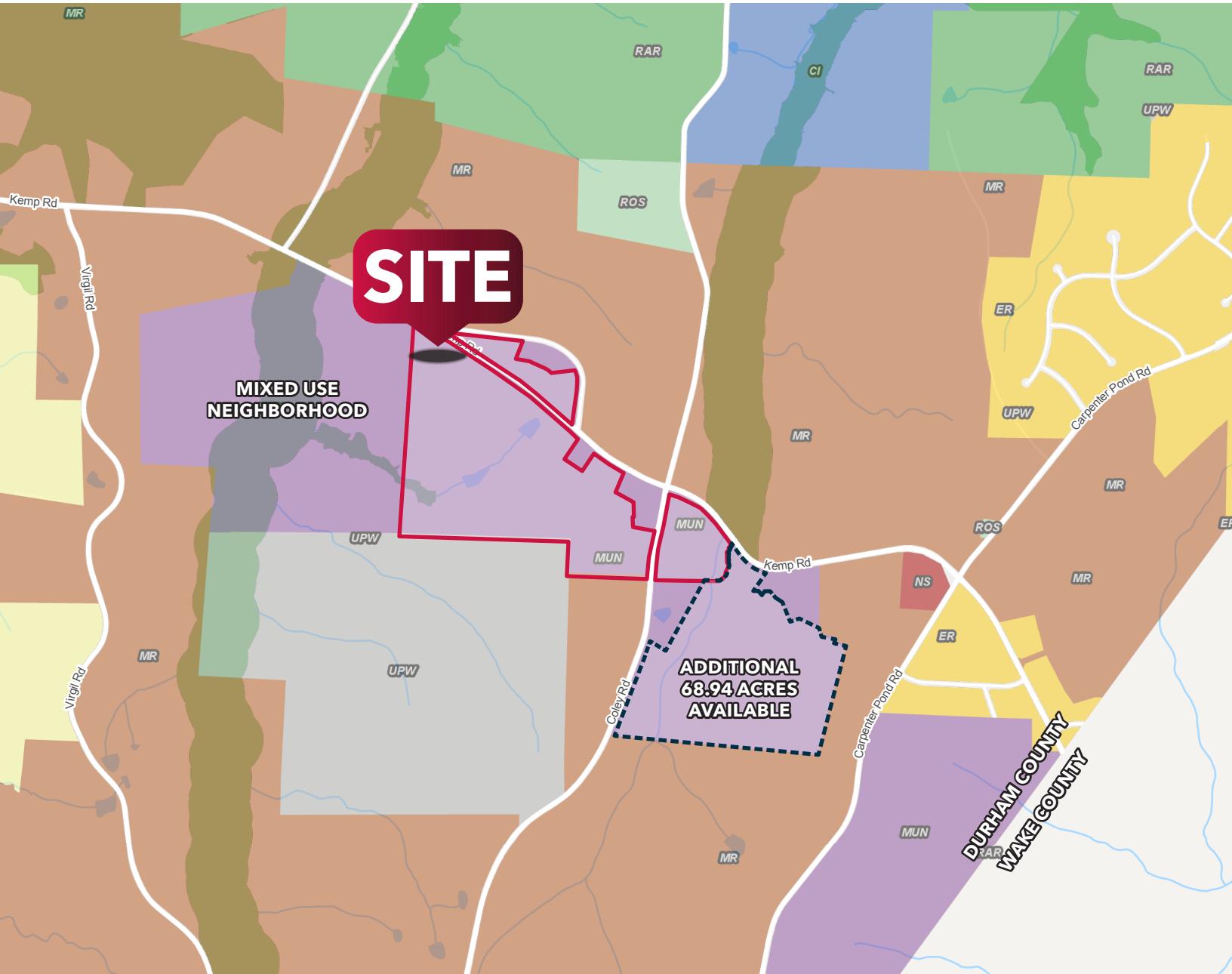
Dan Koeller
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PROPOSED DURHAM FUTURE LAND USE MAP, EXPECTED ADOPTION DECEMBER 2022



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

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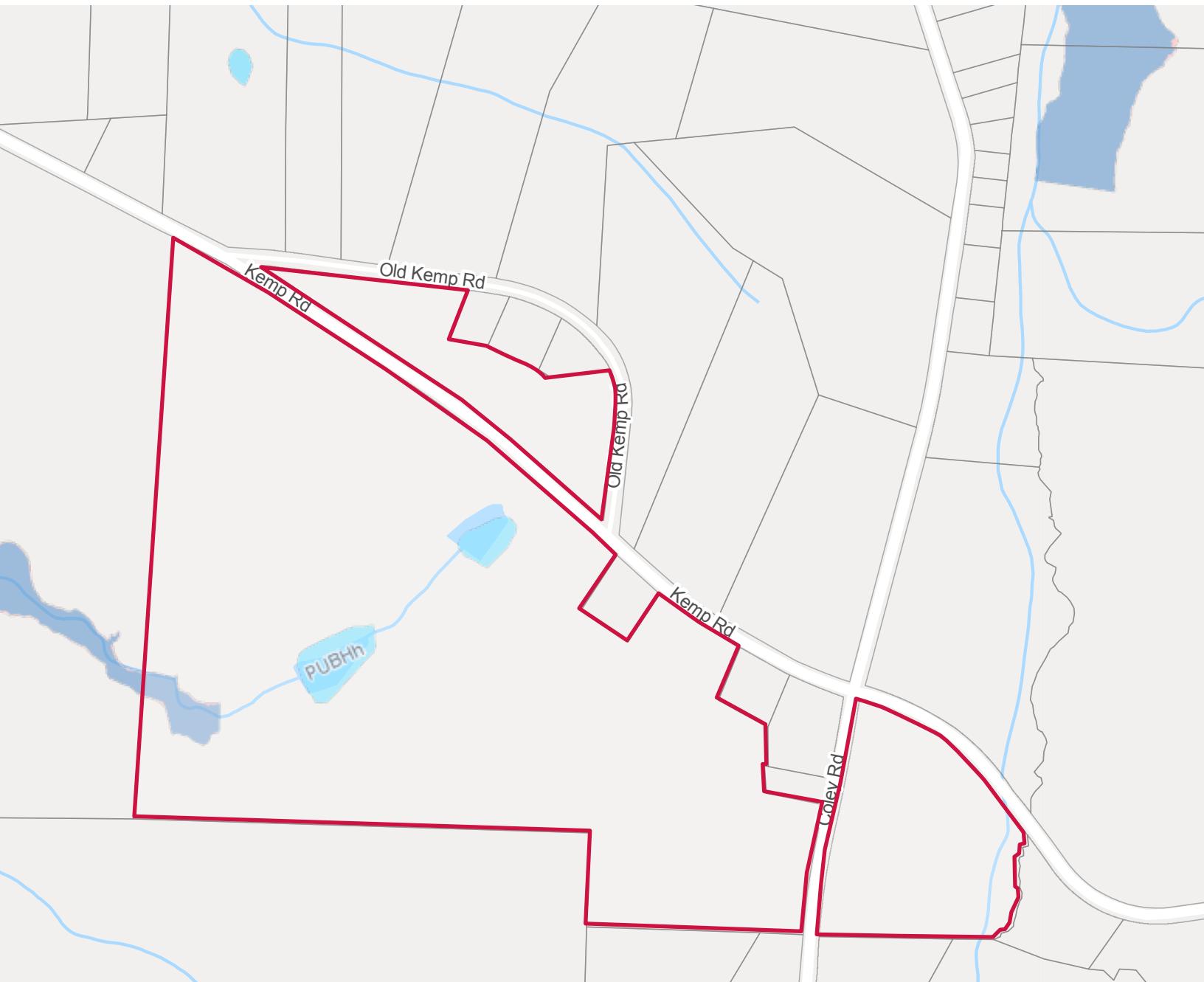
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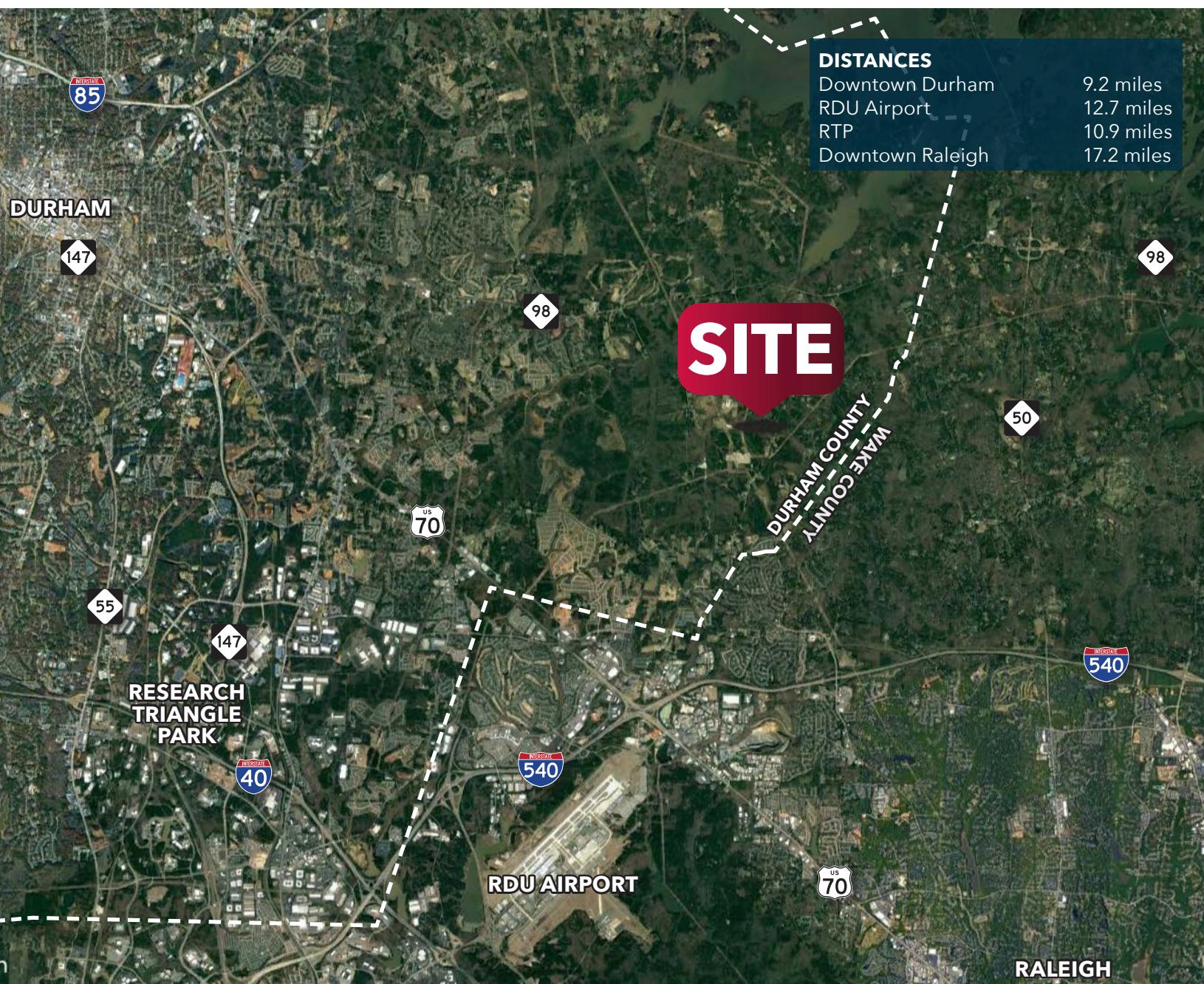
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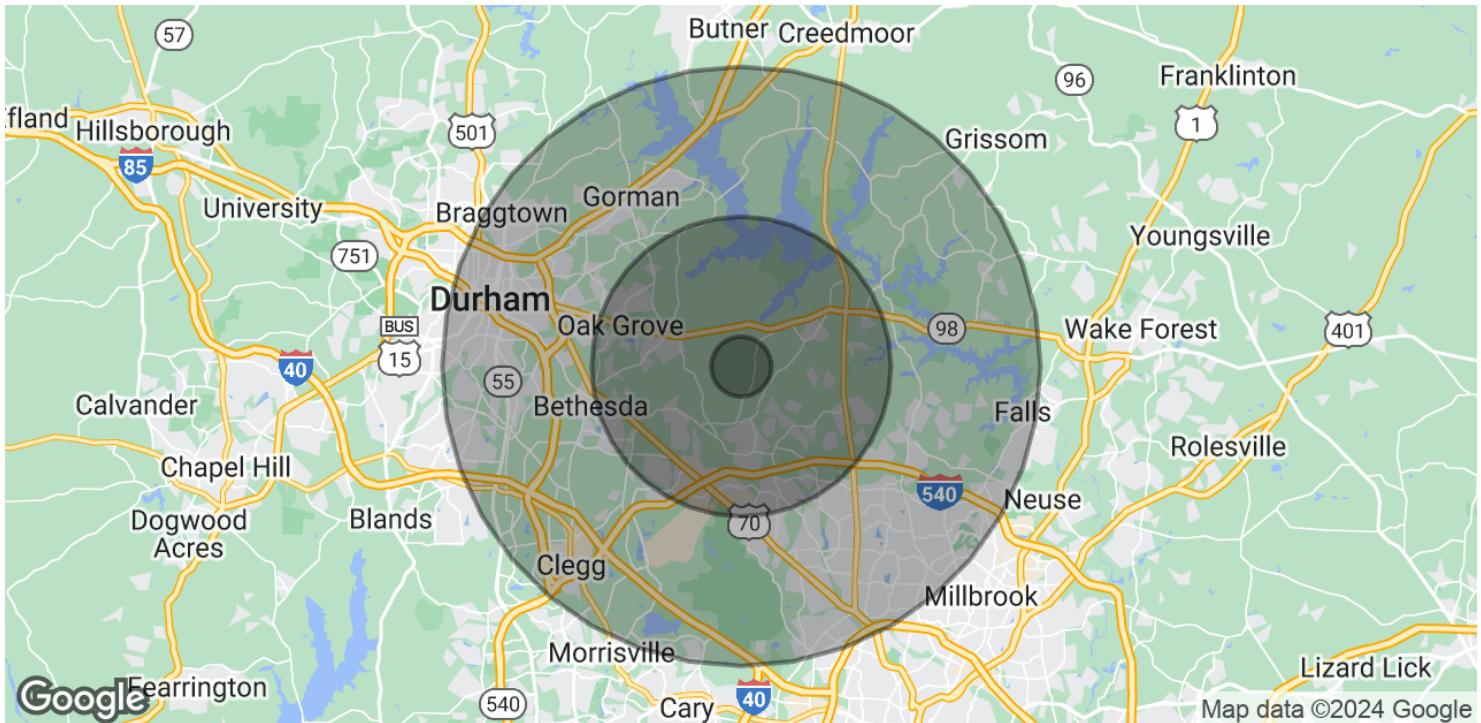
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	262	50,103	250,473
Average Age	40.2	36.2	35.6
Average Age (Male)	40.9	35.6	34.8
Average Age (Female)	39.4	36.8	36.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	125	18,850	103,550
# of Persons per HH	2.1	2.7	2.4
Average HH Income	\$76,691	\$106,282	\$84,887
Average House Value		\$314,306	\$289,976

* Demographic data derived from 2020 ACS - US Census

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