

±1.84 ACRES

# INVESTMENT/LAND FOR SALE



## 2003-2013 HOLLOWAY STREET

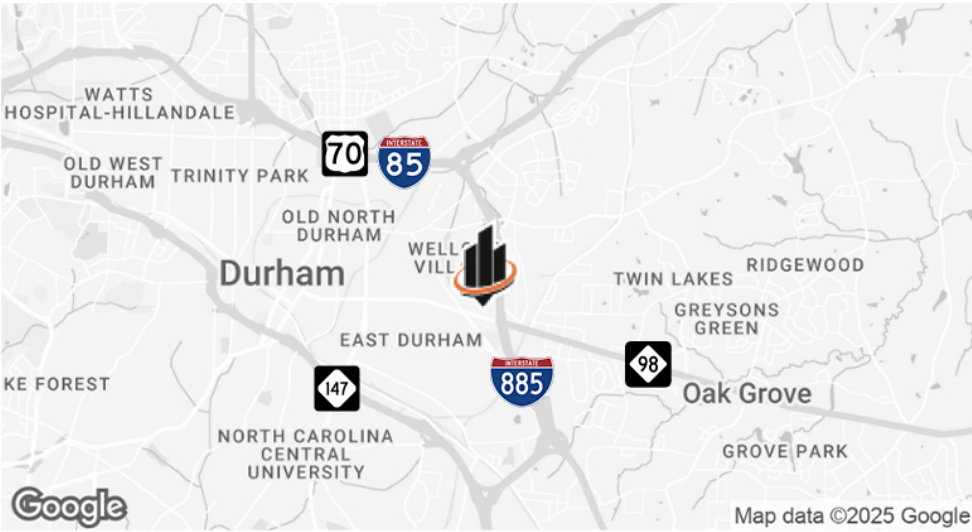
DURHAM, NC 27703

ALEX ZAJDEL & SETH JERNIGAN, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

TOTAL ACREAGE:	±1.84 Acres
# OF PARCELS:	Six
PARCEL IDs:	130358, 130360, 130361, 130362, 130363, 235429
ZONING:	IL & RU-5(2)
TOPOGRAPHY:	Sloping
ASKING PRICE:	\$1,490,000

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present this **±1.84-acre redevelopment and investment opportunity along Holloway Street** in Durham, NC. The assemblage **includes six contiguous parcels at a highly visible intersection just off the highway** — an area seeing steady growth and redevelopment.

Existing improvements include a **±2,400 SF restaurant leased month-to-month and two single-family rentals (one occupied, one vacant)**, providing interim income and flexibility.

With split zoning (IL and RU-5(2)), the site offers multiple paths forward. **Rezoning could unlock higher-value commercial or mixed-use potential**, or an owner-operator could occupy the restaurant while leveraging the land and rental income for long-term investment.

Its infill location, visibility, and proximity to major corridors make this an **attractive opportunity for developers, investors, or users seeking immediate income with strong upside potential**.

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## PROPERTY PHOTOS & HIGHLIGHTS



### HIGHLIGHTS

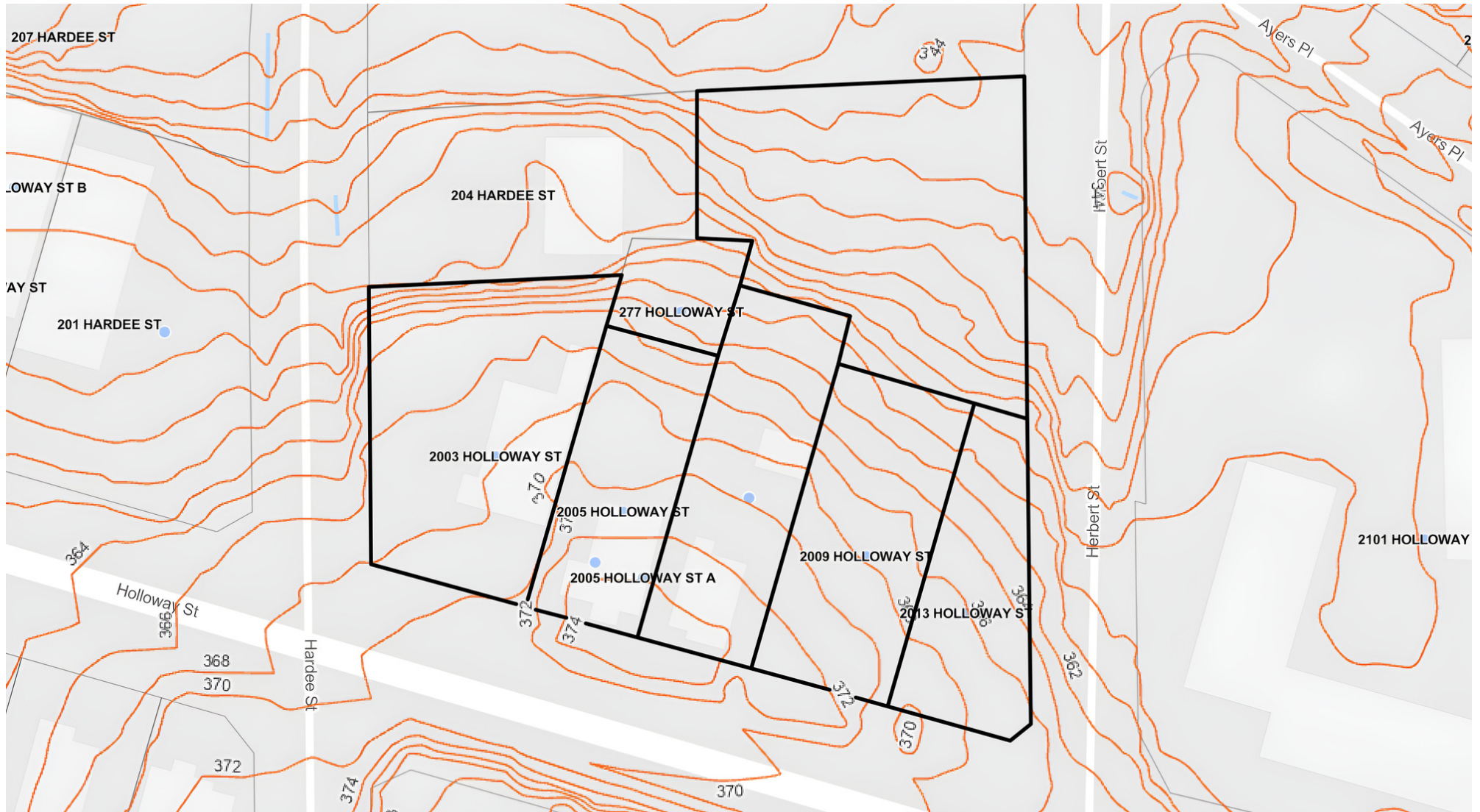
- **Prime Corner Location:** Highly visible assemblage at a signalized intersection along Holloway Street, just off the highway (Interstate 885).
- **High Traffic Counts:** Excellent exposure with  $\pm 19,000$  vehicles per day (NCDOT 2024) along Holloway Street, making the property ideal for retail or restaurant use.
- **Redevelopment Potential:**  $\pm 1.84$  acres across six parcels with split zoning (IL & RU-5(2)); rezoning could unlock commercial or mixed-use development opportunities.
- **Existing Income:**  $\pm 2,400$  SF restaurant and two residential rentals provide holding income while pursuing future plans.

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# TOPOGRAPHY MAP



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**HOLLOWAY STREET ASSEMBLAGE** | 2003-2013 Holloway Street Durham, NC 27703





## PARCEL INFO & RENT ROLL

### Parcel Info

Property Address	Current Use	Parcel ID	Acreage	Zoning
2003 Holloway St	Restaurant	130358	±0.38	Industrial Light (IL)
2005 Holloway St	Residential	130360	±0.19	RU-5(2)
2007 Holloway St	Residential	130361	±0.26	RU-5(2)
2009 Holloway St	Vacant Lot	130362	±0.27	RU-5(2)
2013 Holloway St	Vacant Lot	130363	±0.02	RU-5(2)
No Address	Vacant Lot	235429	±0.52	Industrial Light (IL)

### Rent Roll

Address	Tenant	SF (Tax Record)	Annual Rent	Annual Rent/SF	Lease From	Lease To
2003 Holloway St	Occupied (Restaurant)	±2,400	\$36,282.84 (MG)	\$15.12	06/01/2016	MTM
2005 Holloway St	Occupied (Residential)	±1,500	\$11,040	\$14.92	04/01/2021	MTM
2007 Holloway St	Vacant (Residential)	±1,231	\$0	\$0		

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# TRAFFIC COUNTS MAP



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## RETAILER MAP



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