

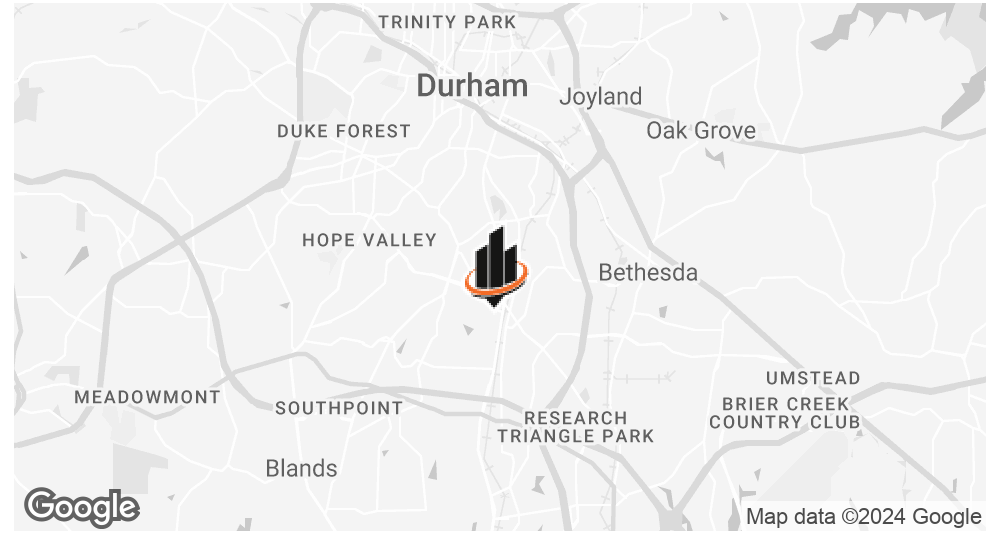


±2.28 ACRES
(±1 ACRE BUILDABLE)

FOR SALE

3430 & 3432 NC-55 HWY
DURHAM, NC 27713

PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	±2.28 Acres (±1 Acre Buildable)
ZONING:	CG
PARCEL ID:	155767 & 155766
TRAFFIC COUNTS:	27,300 VPD (2023)
SALE PRICE:	\$575,000

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to offer for sale these **two well-located commercial land parcels in desirable south Durham, NC with close proximity to Research Triangle Park (RTP).**

This ±2.28-acre site (±1 acre estimated to be buildable) is situated in a high-traffic location on NC-55, adjacent to newly developed residential neighborhoods and across from a light industrial site. A water line is available on-site and a sewer line is available from main near MLK Jr Pkwy or through an existing easement on the adjacent parcel.

PROPERTY HIGHLIGHTS

- Gently sloping topography with potential for a variety of uses in a high growth region
- Ideal for lab/office, medical office, multifamily, retail, or restaurant with high visibility on NC-55
- Sam's Xpress Carwash is currently under construction adjacent to the site
- Less than 2 miles from RTP and approximately 1.5 miles north of I-40

SHARA NEJAD, PEM, LEED AP

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PROPERTY PHOTOS



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PROPERTY OVERVIEW



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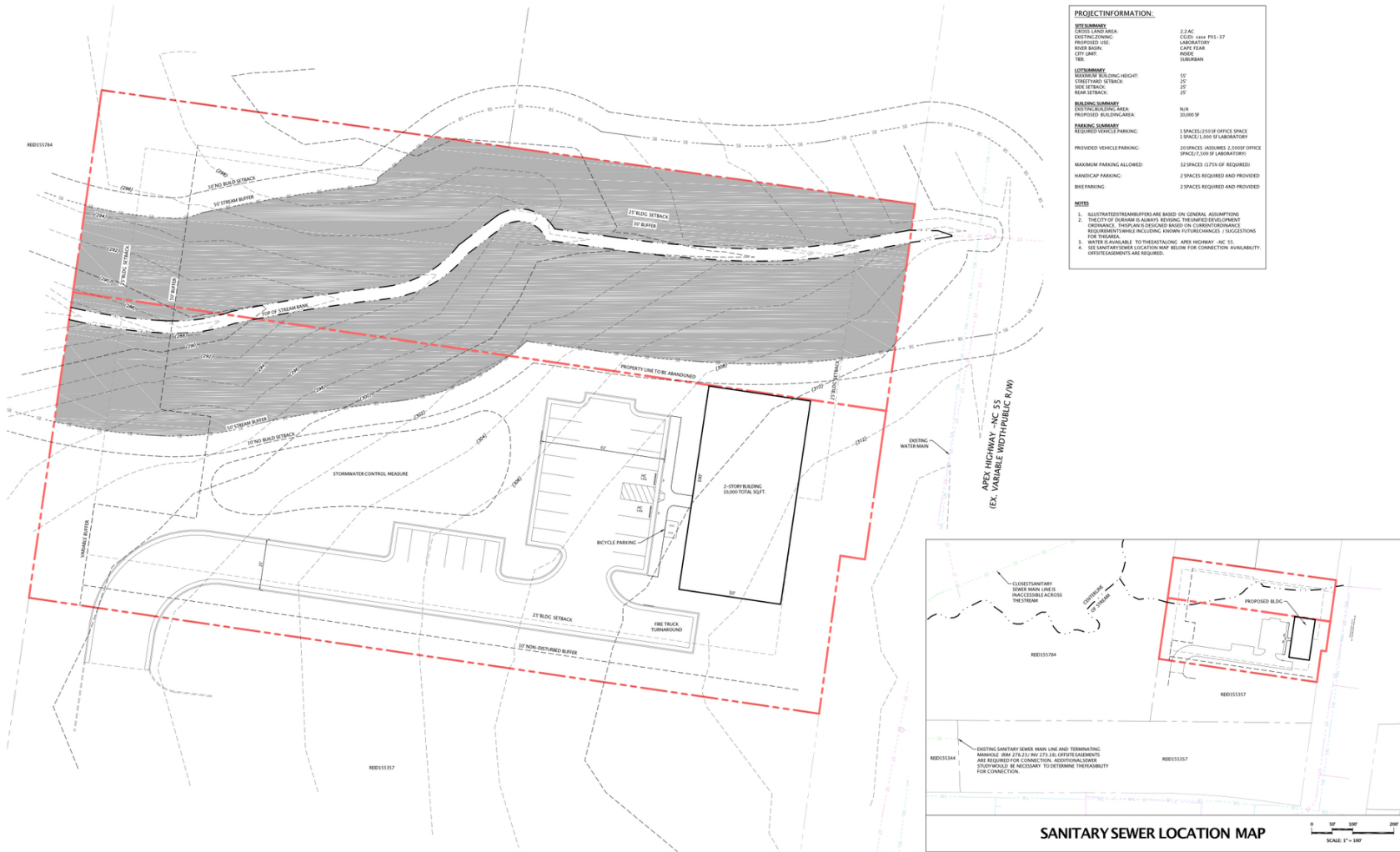
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CONCEPTUAL PLAN FOR A 10,000 SF TWO-STORY OFFICE/LAB FACILITY



OFFICE/LAB FACILITY CONCEPTUAL PLAN
3430 + 3432 NC HWY 55, DURHAM, NC

CONCEPT 1

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RETAILER & TRAFFIC COUNTS MAP



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DEMOGRAPHICS MAP & REPORT

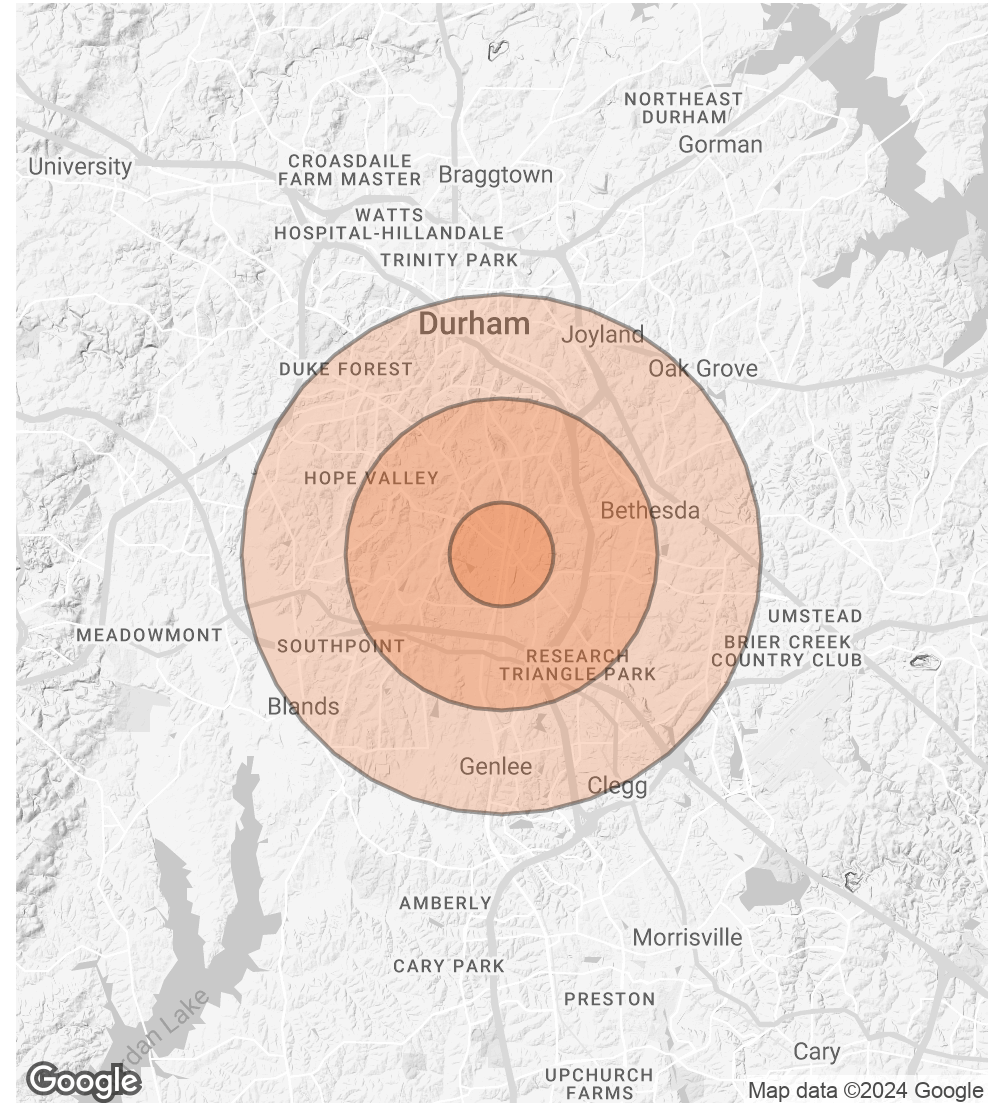
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,958	55,538	157,399
AVERAGE AGE	32.8	35.5	35.8
AVERAGE AGE (MALE)	33.5	34.1	34.3
AVERAGE AGE (FEMALE)	34.0	37.2	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,426	24,828	70,582
# OF PERSONS PER HH	2.5	2.2	2.2
AVERAGE HH INCOME	\$68,563	\$75,723	\$83,342
AVERAGE HOUSE VALUE	\$159,701	\$178,775	\$223,568

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



SHARA NEJAD, PEM, LEED AP

Advisor

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Direct: **919.287.3212** | Cell: **919.972.8681**

BIOGRAPHY

Shara Nejad has been actively involved in the commercial real estate industry for over 15 years. Her roots began in the design and construction of commercial buildings, where she developed a strong commitment to the highest professional standards in client services. She's been involved in a wide range of successful design and construction projects from universities, cGMP and R&D facilities to multifamily buildings, large office buildings, mixed-use, and hybrid office/lab facilities. She's also been an active real estate investor for over 12 years. Shara's background gives her a unique advantage to leverage her expertise in facility management and building construction to work with her clients through all stages of a real estate transaction to successfully achieve their goals. Outside of work, Shara enjoys outdoor adventures and traveling around the world with her family, and their dog, Coco.

EDUCATION & PROFESSIONAL HISTORY

- Master of Science in Mechanical Engineering, Villanova University
- Bachelor of Science in Mechanical Engineering, KNT University of Technology
- Senior Facilities Engineer, RTI International
- Project Engineer, Precis Engineering Inc.

MEMBERSHIPS & ASSOCIATIONS

- Licensed Real Estate Broker, North Carolina
- Professional Energy Manager (PEM), NC State
- LEED Accredited Professional, U.S. Green Building Council
- Member, Triangle Commercial Real Estate Women (TCREW)
- Member, Triangle Commercial Association of REALTORS®
- Past PTO Member and Ex-Officio for Board of Trustees, Montessori Community School

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