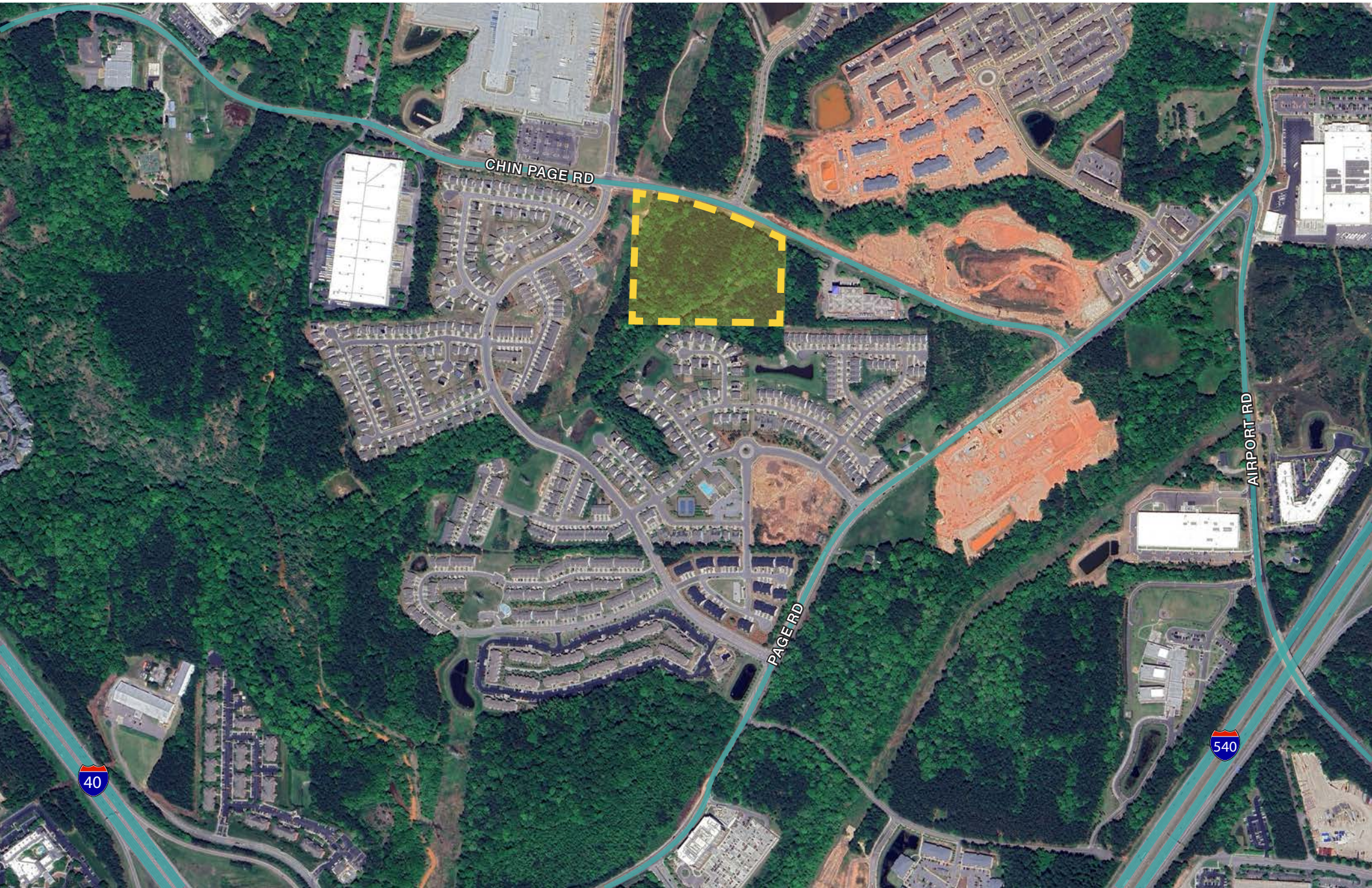


# 5500 CHIN PAGE ROAD

14.09 ACRES | FLEX LAND | DURHAM

LAND  
FOR  
SALE



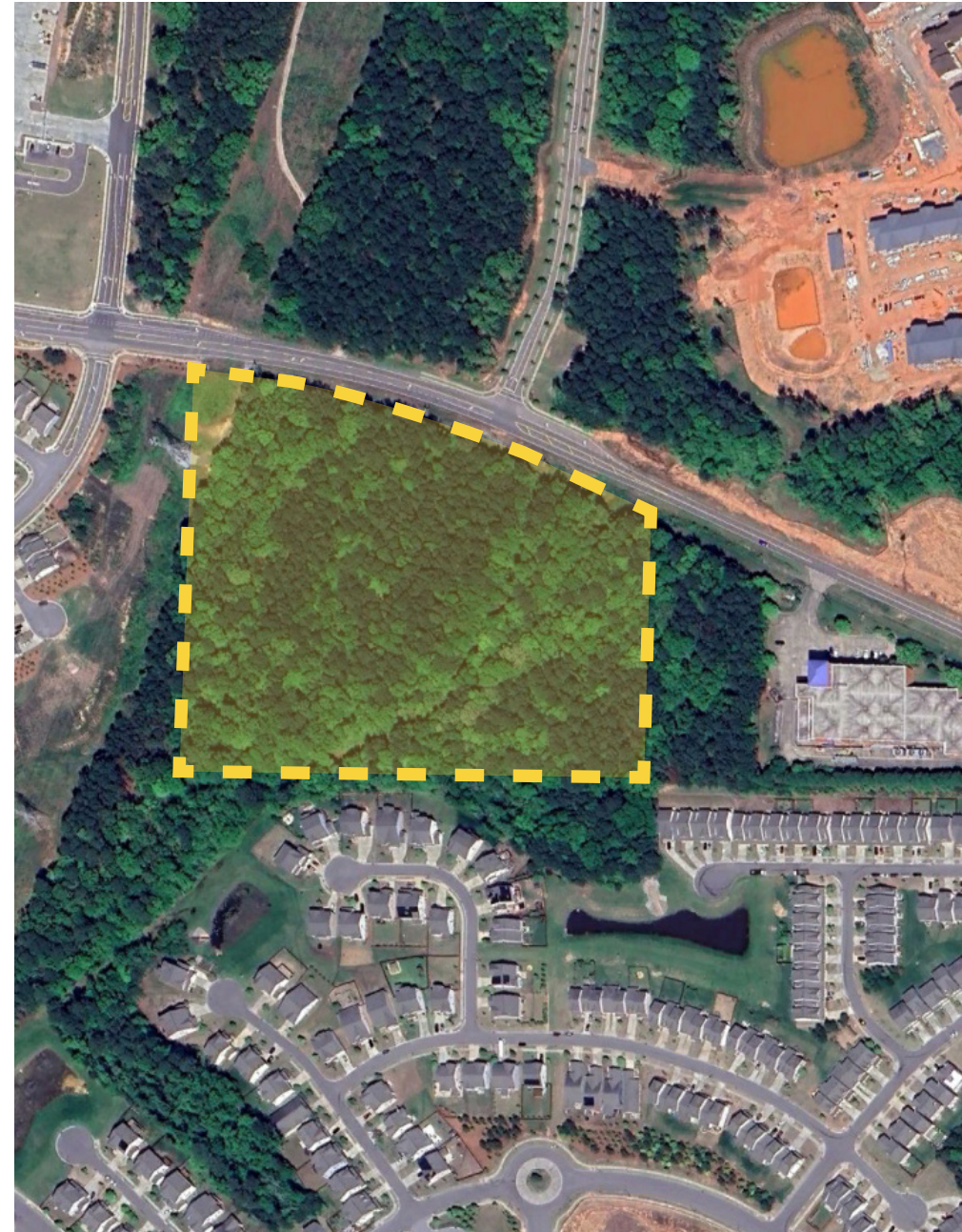
# HIGHLIGHTS

---

---

Great light industrial/flex development opportunity on Chin Page Road with close proximity to FedEx, Wolf Speed, Research Triangle Park (RTP) and World Trade Park.

ADDRESS	5500 Chin Page Rd. Durham, NC 27703
ACRES	14.09 acres, ±9.94 acres useable
PARCEL	0758-00-2343 - Durham County
ZONING	<a href="#">IL - Current Zoning</a>
FUTURE ZONING	Apartment & Townhouse Neighborhood
PRICE	\$275,000/gross acre
FEATURES	Less than 2 miles from I-40 & I-540 4 Miles to RDU International Airport



## CONTACT

ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)

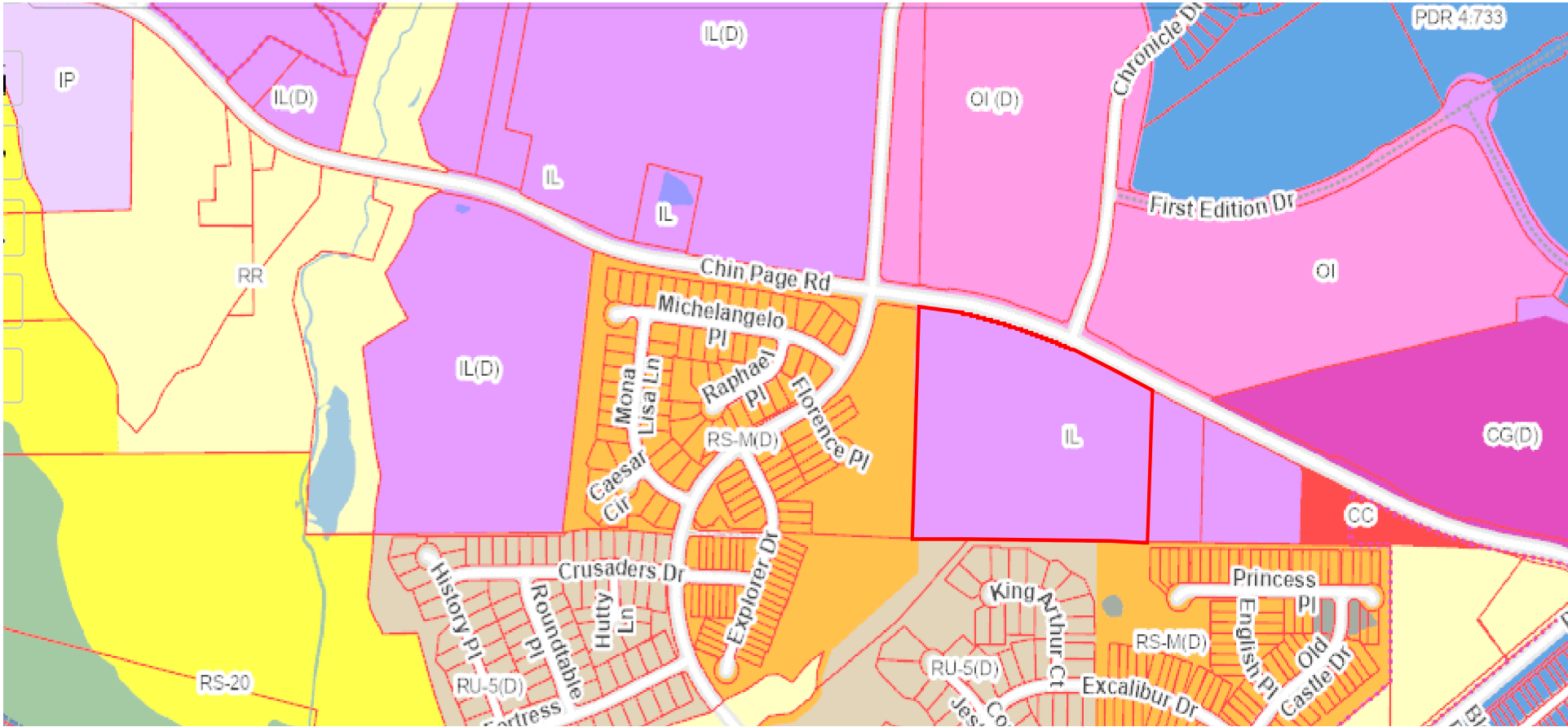
ED BROWN, SIOR, CCIM | 919.714.7116 | [ebrown@triprop.com](mailto:ebrown@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI** TRI PROPERTIES

# ZONING

## CURRENT LAND USE MAP - ZONED IL



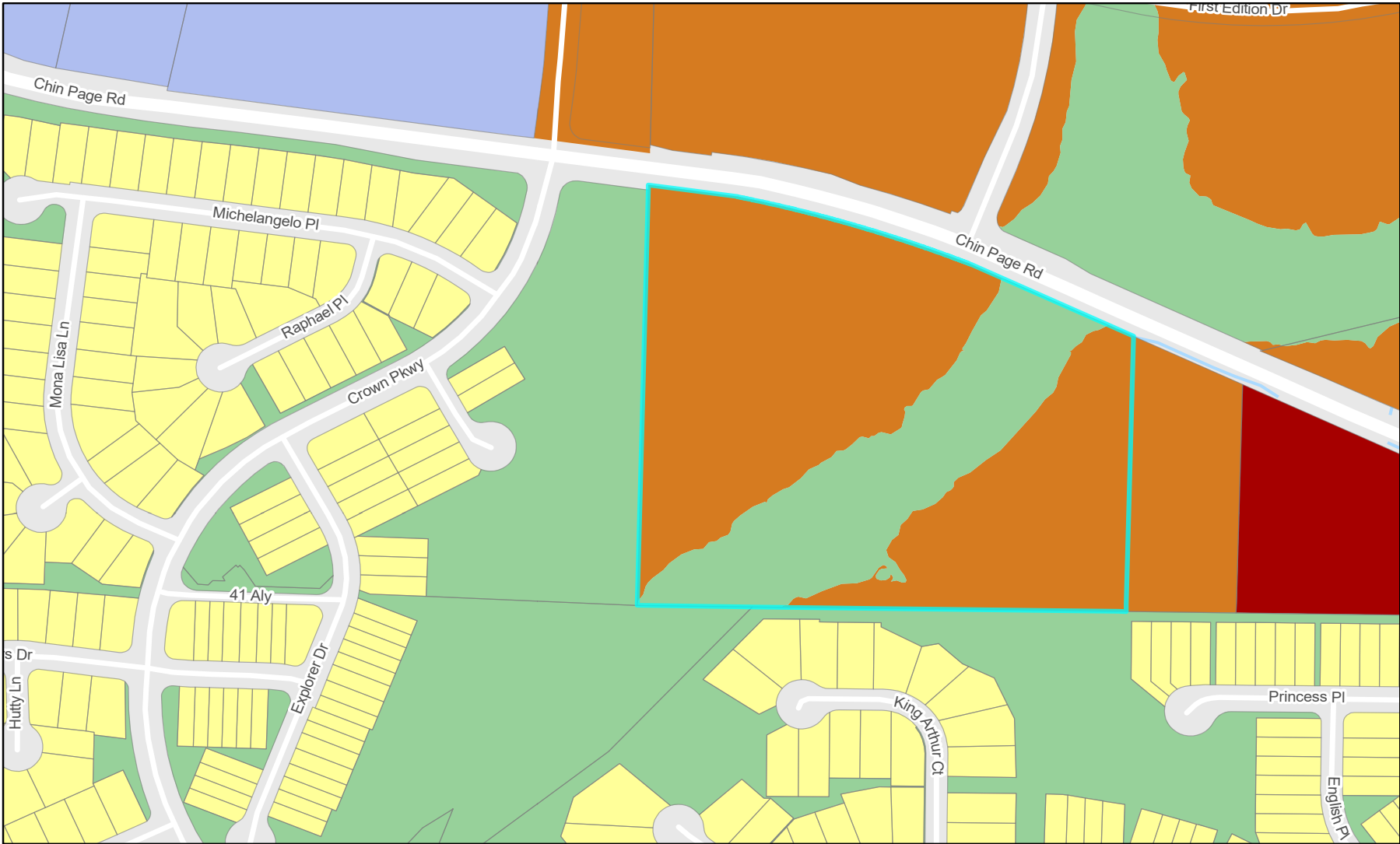
### CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com  
ED BROWN, SIOR, CCIM | 919.714.7116 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

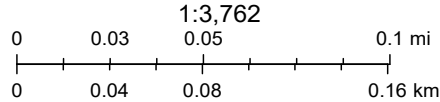


# FUTURE LAND USE MAP



10/2/2024

- Parcels, Durham County
- General Industrial
- Neighborhood Service Area
- Apartment & Townhouse Neighborhood
- Planned Suburban Neighborhood

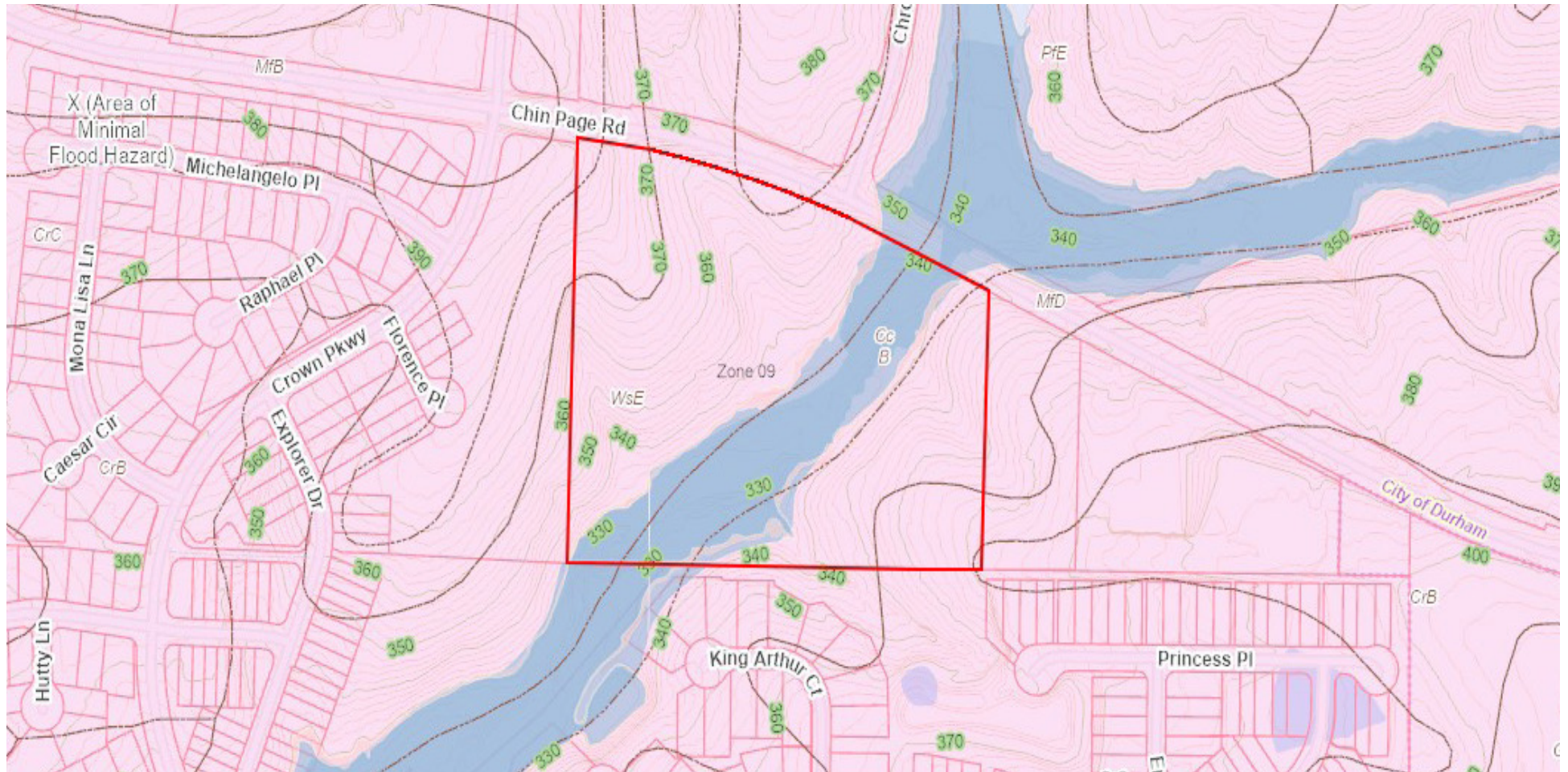


ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com  
 ED BROWN, SIOR, CCIM | 919.714.7116 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



# TOPO MAP



## CONTACT

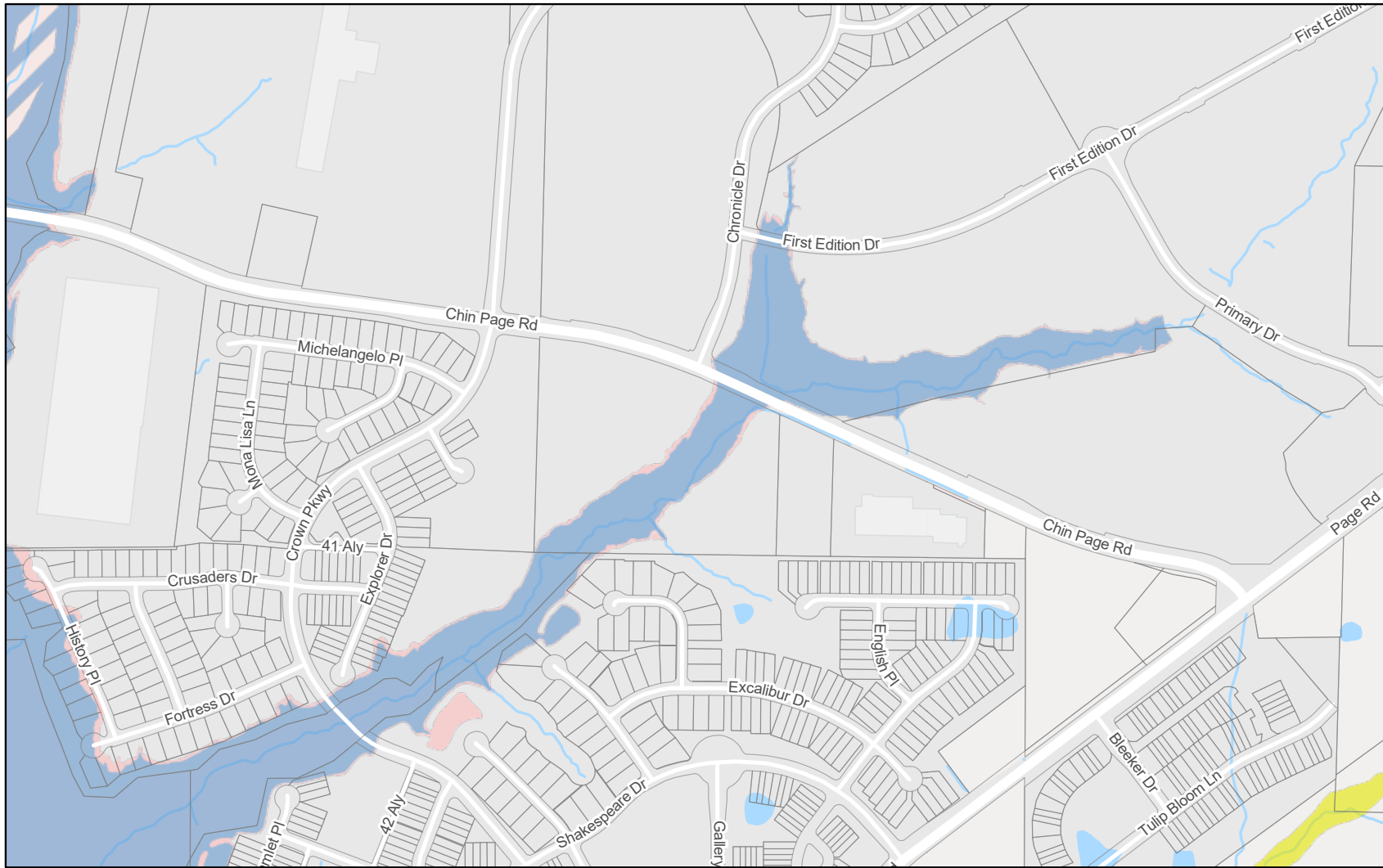
ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)

ED BROWN, SIOR, CCIM | 919.714.7116 | [ebrown@triprop.com](mailto:ebrown@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

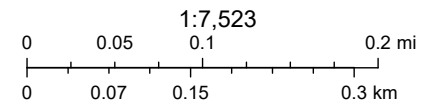
**NAI** TRI PROPERTIES

# FLOOD ZONE MAP



10/25/2024

- Parcels, Durham County
- AE
- X (0.2% Annual Chance Flood Hazard)
- X (1% Future Conditions)
- X (Area of Minimal Flood Hazard)
- AE (Floodway)



## CONTACT

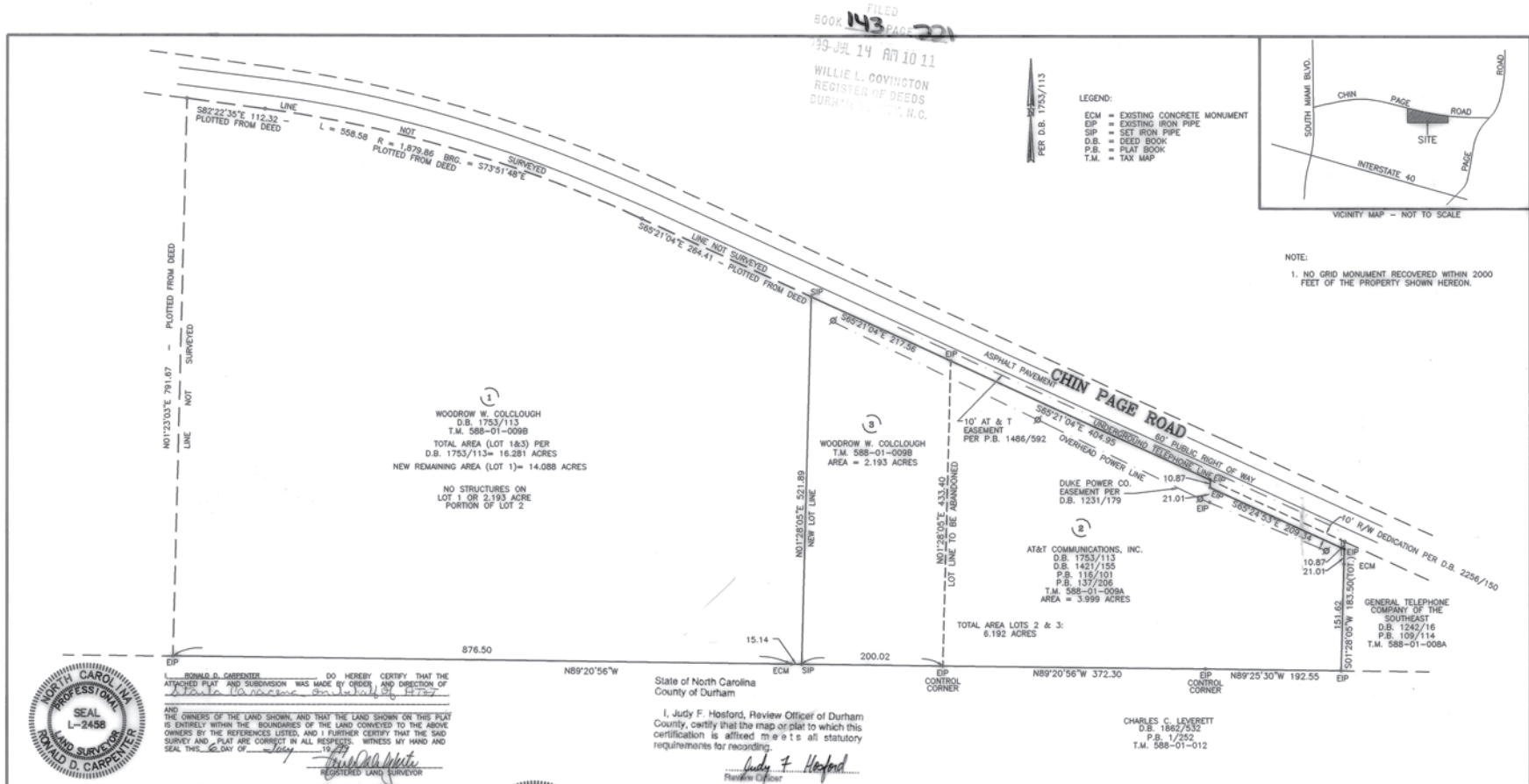
ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

ED BROWN, SIOR, CCIM | 919.714.7116 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



# PLAT MAP



## CONTACT

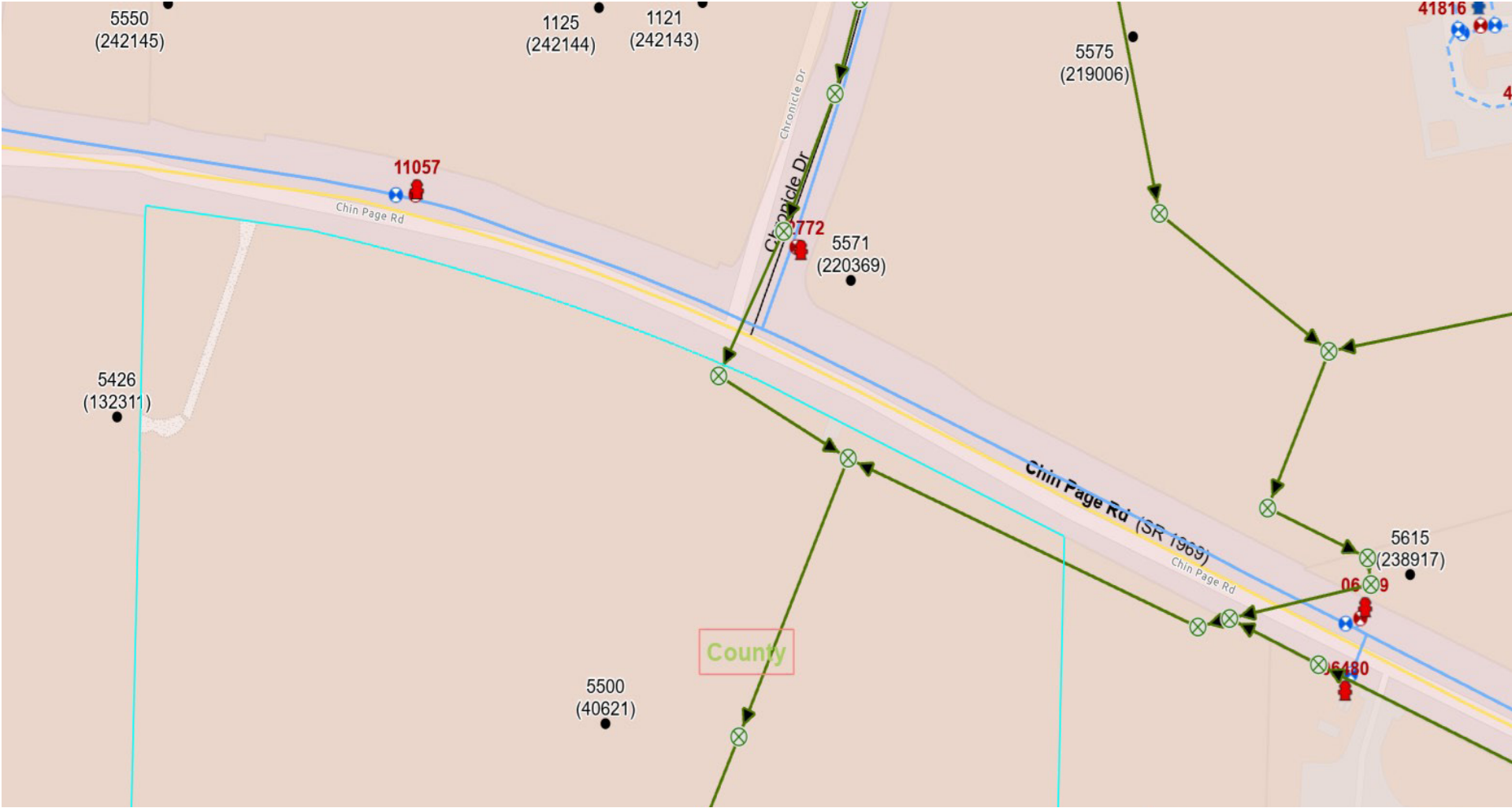
ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

ED BROWN, SIOR, CCIM | 919.714.7116 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



# WATER AND SEWER MAP



### CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com  
ED BROWN, SIOR, CCIM | 919.714.7116 | ebrown@triprop.com

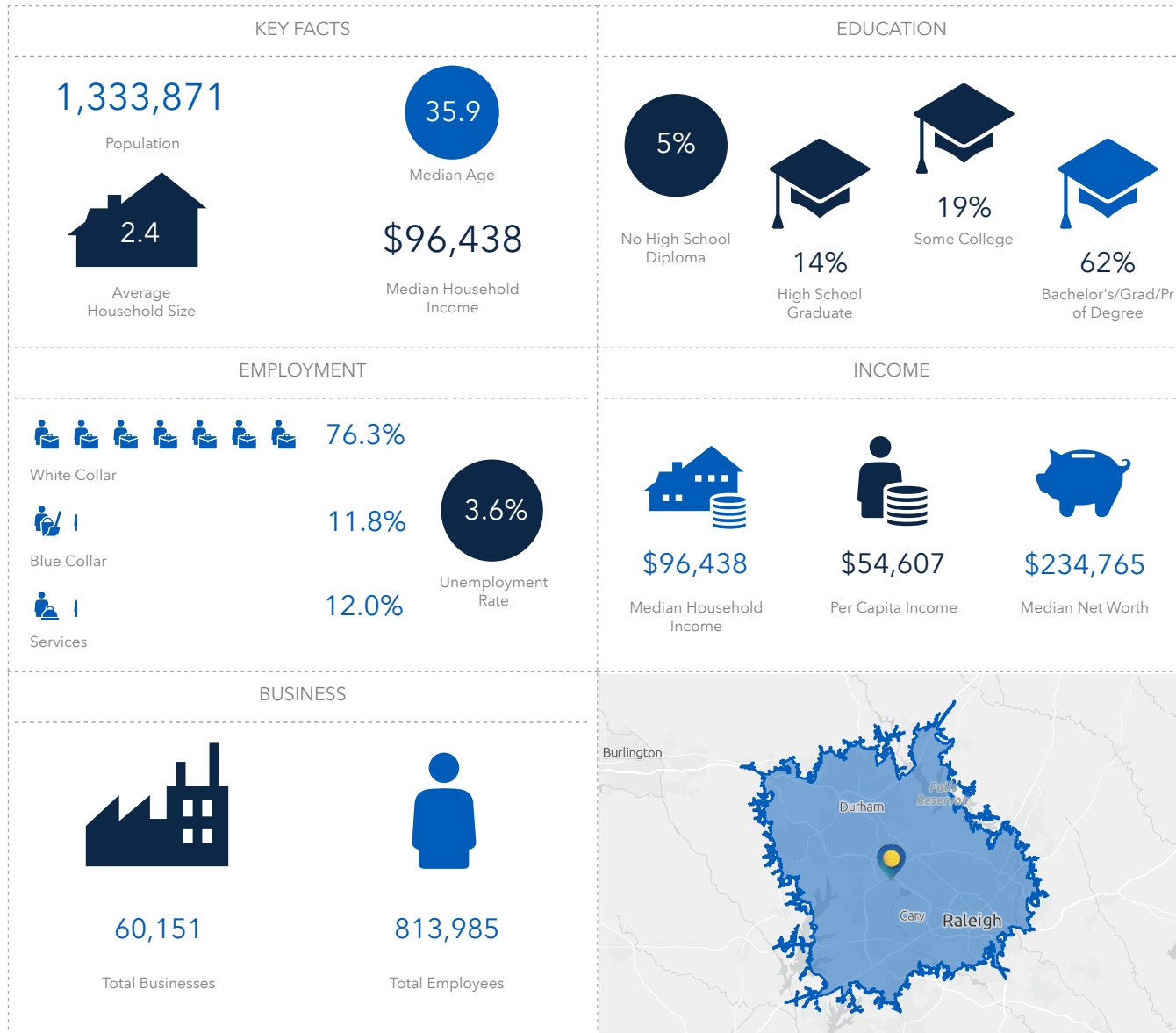
All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.





# DEMOGRAPHICS

## KEY COMMUTING RADIUS



### CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

ED BROWN, SIOR, CCIM | 919.714.7116 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

# AMENITIES

The land at 5500 Chin Page Rd is surrounded by a wealth of amenities to live, work, and play. The below list of amenities is within 20 minute drive of the property.

## FOOD

Babymoon Café  
Bad Daddy's Burgers  
Benetis Restaurant  
Blue Bell Creameries  
Blue Ridge Deli & Café  
Brigs at the Park Restaurant  
Byrd's BBQ Restaurant & Catering  
Carmen's Cuban Café & Lounge  
Chick-Fil-A  
Chophouse  
Cook Out  
Cracker Barrel  
Farmside Kitchen  
First Watch  
Fount Coffee + Kitchen  
Glasshouse Kitchen  
Golden Corral  
It's a Southern Thing  
J & J Fish & Chicken  
Jersey Mike's Subs  
La Cocina Mexican Restaurant  
LuLu Bang Bang  
McDonald's  
Mez Contemporary Mexican  
Mis Caseritos  
Moe's Southwest Grill  
Naga's South Indian Cuisine

Nzingas Kitchen  
Page Road Grill  
Piney Point Grill and Seafood Bar  
Pizza Hut  
Starbucks  
Subway  
Taco Ardiente  
Taqueria Esmeralda  
Thai 55  
The Flying Biscuit Café  
The Goat Brier Creek  
The House  
Tropical Smoothie Café  
Twisted Ladder  
V's Kitchen  
Waffle House  
Wendys  
William's Gourmet Kitchen  
Zaxbys

## HOTELS

Aloft  
Cambria Hotel  
Candlewood Suites  
Comfort Inn  
Country Inn & Suites  
Courtyard  
Days Inn

DoubleTree  
Extended Stay  
Fairfield Inn & Suites  
Hampton Inn  
Hilton Garden Inn  
Holiday Inn  
Holiday Inn Express  
Homewood Suites  
Hyatt Place  
LaQuinta Inn & Suites  
Marriott  
Quality Inn & Suites  
Residence Inn  
Sheraton Imperial Hotel  
Sleep Inn  
Spring Hill Suites  
The Westin  
Towne Place Suites  
Tru by Hilton

## PARKS & REC

Bethesda Cricket Ground  
Drive Shack  
Fitness Connection  
Frankie's  
Kitts Creek Tennis Courts  
Lake Crabtree County Park  
Meridian Park

NC Museum of Art  
Piney Wood Park  
Pump It Up  
RTP Softball Fields  
Topgolf  
Triangle Badminton and Table Tennis  
Triangle Shooting Academy  
Urban Air Trampoline and Adventure Park

## SHOPPING

Brier Creek Commons  
Brightleaf Square  
Harris Teeter  
Parkwest  
Publix Super Market  
Wegmans

## BANKS

Bank of America  
Chase Bank  
Fidelity Bank  
First Citizens Bank  
Navy Federal Credit Union  
Truist  
Wells Fargo Bank  
Woodforest National Bank

## CONTACT

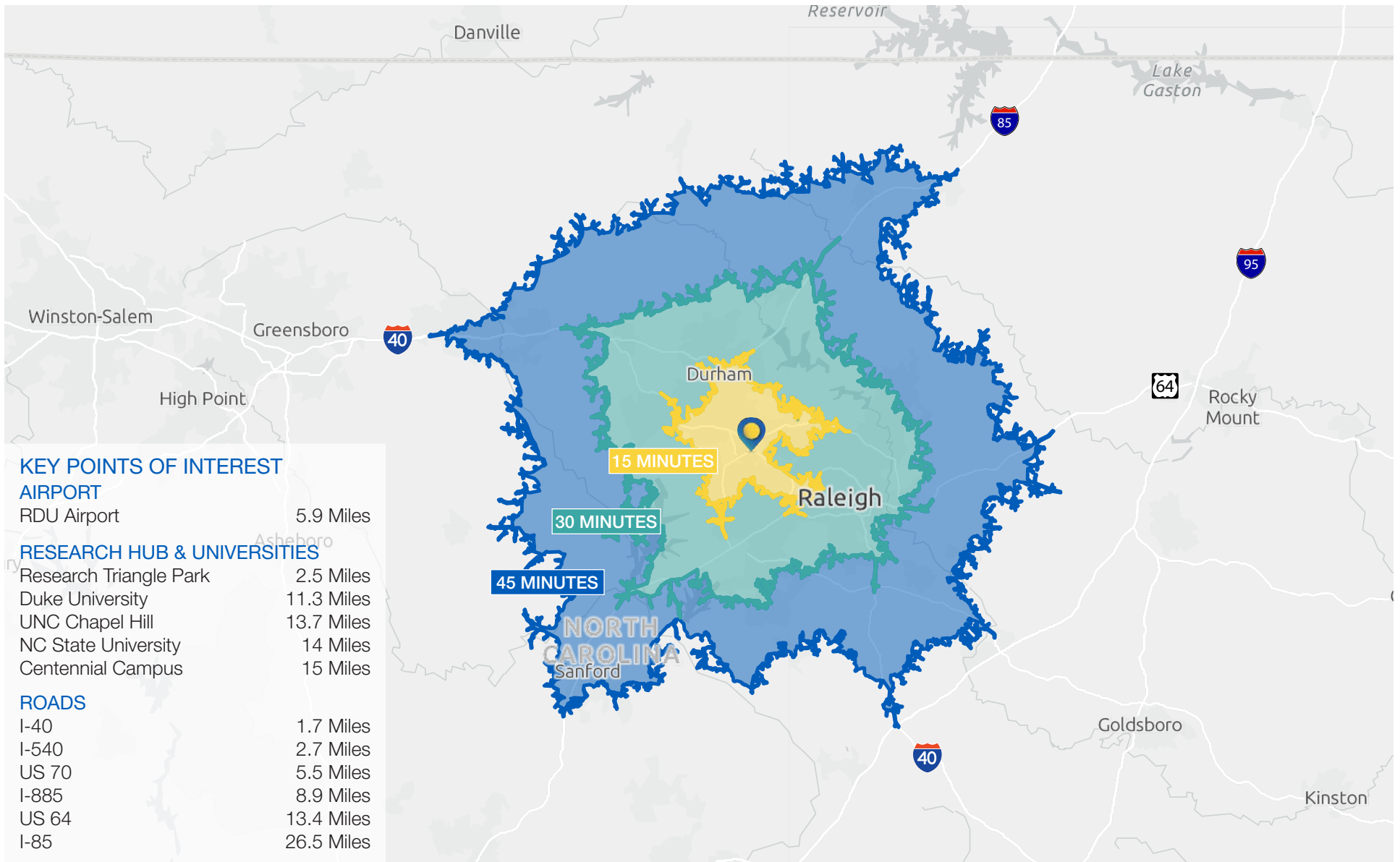
ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

ED BROWN, SIOR, CCIM | 919.714.7116 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



# LOCATION



## CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

ED BROWN, SIOR, CCIM | 919.714.7116 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



# DURHAM COUNTY

## NORTH CAROLINA

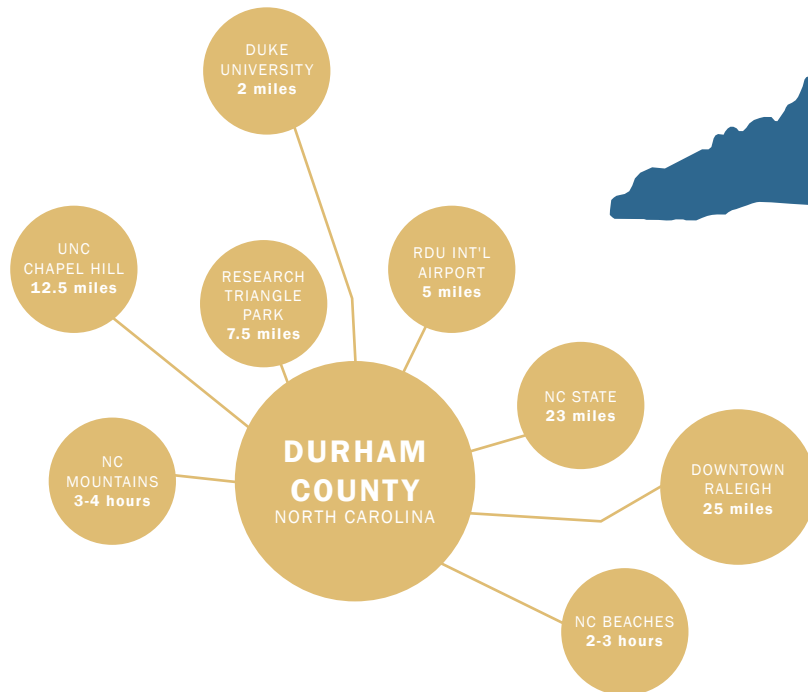
Durham County, located in the central region of North Carolina, is part of the Research Triangle, a major hub of research, technology, and higher education. Durham County's economy is bolstered by the presence of research institutions, healthcare facilities like Duke University Health System, and tech companies, all centered around the Research Triangle Park (RTP), one of the largest research parks in the world. RTP, which also extends into nearby Wake and Orange counties, has attracted multinational corporations, start-ups, and innovators in biotech, pharmaceuticals, and information technology.

Durham County is well-connected by several major roadways, making it accessible to surrounding regions and beyond. Interstates and highways make Durham County highly accessible, facilitating local commuting and longer trips across the state and the region. The area's roadways also provide convenient connections to Raleigh-Durham International Airport (RDU), which is located just a short drive from downtown Durham. Durham County is approximately equidistant from the state's beaches to the east and the mountains to the west.

### DEMOGRAPHICS

- Population growth: **5.5% growth since 2020**
- Educational attainment: **90.7% high school graduate or higher**
- Median household income: **\$74,927**
- Median Age: **34.7 years old**

Source [www.census.gov](http://www.census.gov)



### MAJOR EMPLOYERS

- Aisin
- Blue Cross and Blue Shield of NC
- Wolfspeed
- IQVIA
- Biogen
- GlaxoSmithKline
- Fidelity Investments
- IBM
- Cisco Systems
- BioMerieux

**#4**  
Best Place  
to Start a Business  
WalletHub 2024

**#14**  
Best City for Job Seekers  
in the US  
MoneyGeek 2024

**#8**  
Best University in the  
Nation - DUKE  
U.S. News & World Report  
2024

**#1**  
Best US Metro for Women  
in Tech-Mid-Sized Metro  
CoworkingCafe Study  
2024

### CONTACT

ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)

ED BROWN, SIOR, CCIM | 919.714.7116 | [ebrown@triprop.com](mailto:ebrown@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

