



90.2 ACRES

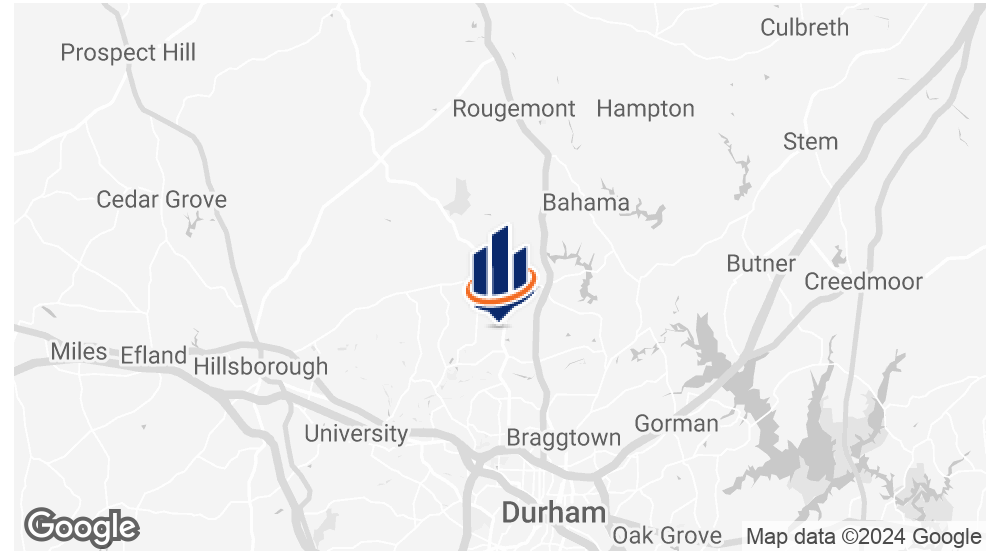
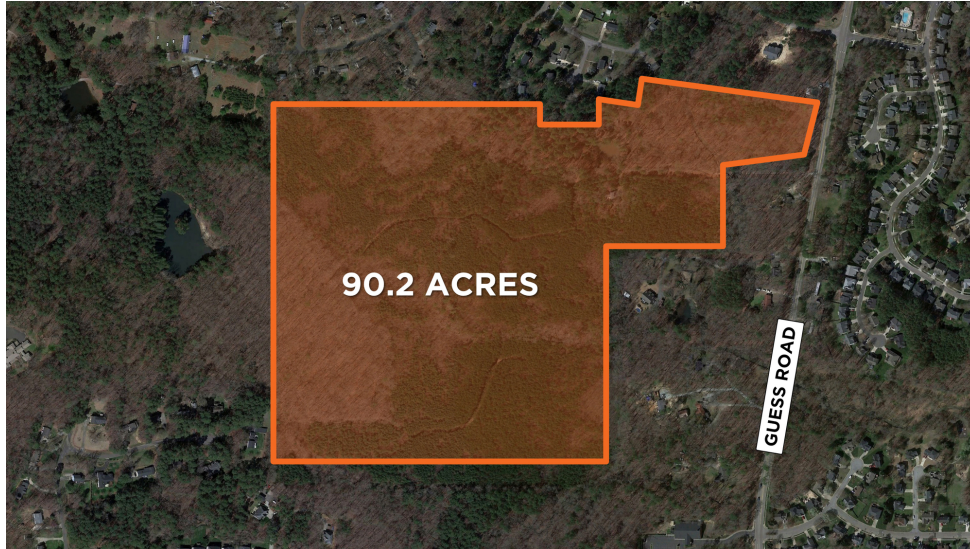
GUESS ROAD

FOR SALE

**5433-5435, 5507, 5513 GUESS ROAD
DURHAM, NC 27712**



PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	±90.2 Acres
PARCEL ID:	184074, 184075, 185112, 185113
ZONING:	Rural Residential (RR)
PRICE:	\$4,510,000 (\$50,000/acre)

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present **for sale this ±90.2 acre land assemblage located off Guess Road in north Durham**. This tract is ideal for residential development, with a concept plan showing potential for 90+ lots (rezoning required). More lots may be permitted depending on the zoning achieved.

PROPERTY HIGHLIGHTS

- City water and sewer nearby (requires rezoning and annexation)
- Less than 1 mile north of the planned Publix-anchored mixed-use development
- Due Diligence materials available (survey, concept plan, soil borings, etc.) - see link in "Documents" section on listing website
- Creek crossing required to access the majority of the property (there is a bridge on the access road that cannot be crossed safely in a vehicle)
- Property tours by appointment only

SETH JERNIGAN, CCIM

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ADJACENT NEIGHBORHOODS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

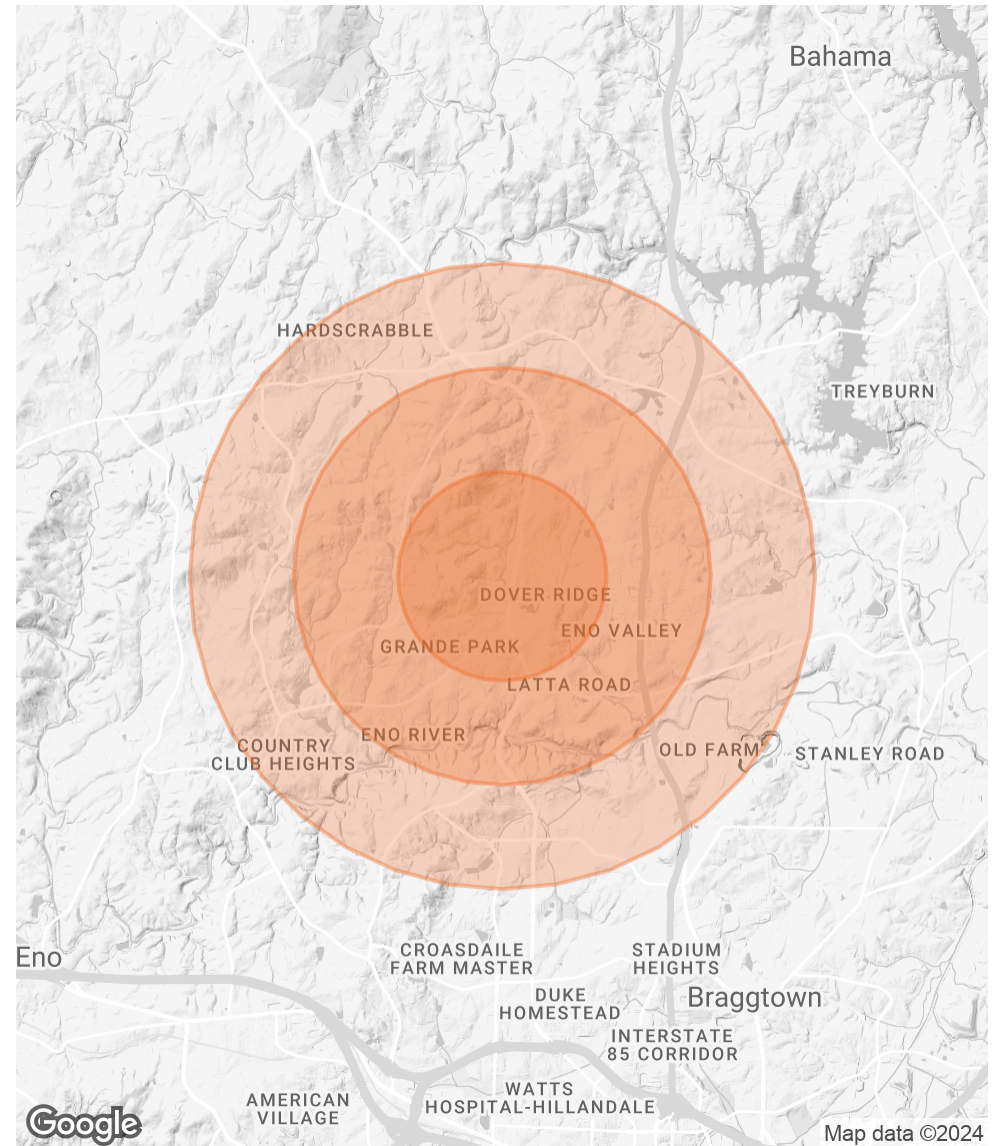
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,577	11,997	27,159
AVERAGE AGE	42.6	44.6	43.0
AVERAGE AGE (MALE)	37.4	41.1	39.8
AVERAGE AGE (FEMALE)	41.4	45.5	44.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,570	5,123	12,095
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$84,862	\$88,269	\$87,472
AVERAGE HOUSE VALUE	\$231,490	\$244,323	\$239,024

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



SETH JERNIGAN, CCIM

President

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PROFESSIONAL BACKGROUND

Seth Jernigan has a life-long affiliation with SVN | Real Estate Associates. As the second generation of leadership, Seth's exposure to the real estate industry started at a young age. His professional career began at Accenture, a global management consulting firm in Charlotte, NC, where he learned to apply a disciplined project management approach to complex business environments. Seth brought his consulting skills to SVN | REA in the early 2000s, focusing on the commercial brokerage division and business development. He now oversees all company operations and remains active in commercial brokerage, alongside a team of 9 experienced brokers, closing nearly 200 transactions annually.

EDUCATION

- Bachelor of Science degree in Business and Finance, North Carolina State University

MEMBERSHIPS

- Member and Past President of Durham's largest civic club, The Rotary Club of Durham
- Past Chair, Durham Convention and Visitor's Bureau Board (n.k.a. Discover Durham)
- Past Board Member, Caring House
- Board Member, The Emily Krzyzewski Center Board of Directors
- Member, Truist Durham Advisory Board
- Past Board Member and Vice Chairman, The Forest at Duke
- Past Deacon, Trinity Avenue Presbyterian Church
- Past Trustee and Past President, Durham Academy Alumni Board
- Licensed Real Estate Broker, North Carolina
- Member, Certified Commercial Investment Member
- Member, Durham Regional Association of REALTORS®
- Member, Triangle Commercial Association of REALTORS®
- Member, North Carolina Association of REALTORS®

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