

LAND FOR SALE | UP TO +/- 1.72 ACRES

# IMPERIAL CORNERS

DURHAM, NC 27703 | HOTEL OPPORTUNITY



RALEIGH DURHAM  
INTERNATIONAL  
AIRPORT

DOWNTOWN  
RALEIGH

NORTH  
RALEIGH

RTP,  
DOWNTOWN DURHAM,  
CHAPEL HILL



IMPERIAL CENTER  
BUSINESS PARK

MORRISVILLE,  
CARY

NATRI PROPERTIES

# PROPERTY OVERVIEW

**LOCATION** Site is located on Page Road adjacent to Imperial Center at I-40 and Page Road

**ACRES** ±1.72 acres

**PARCELS** 0747446439

**PRICE** \$1,375,000

**ZONING** IP

**WATER** City of Durham (Available to Site)

**SEWER** City of Durham (Available to Site)

**GAS** Public Service Company (Available to Site)

**ELECTRICITY** Duke Power (Available to Site)

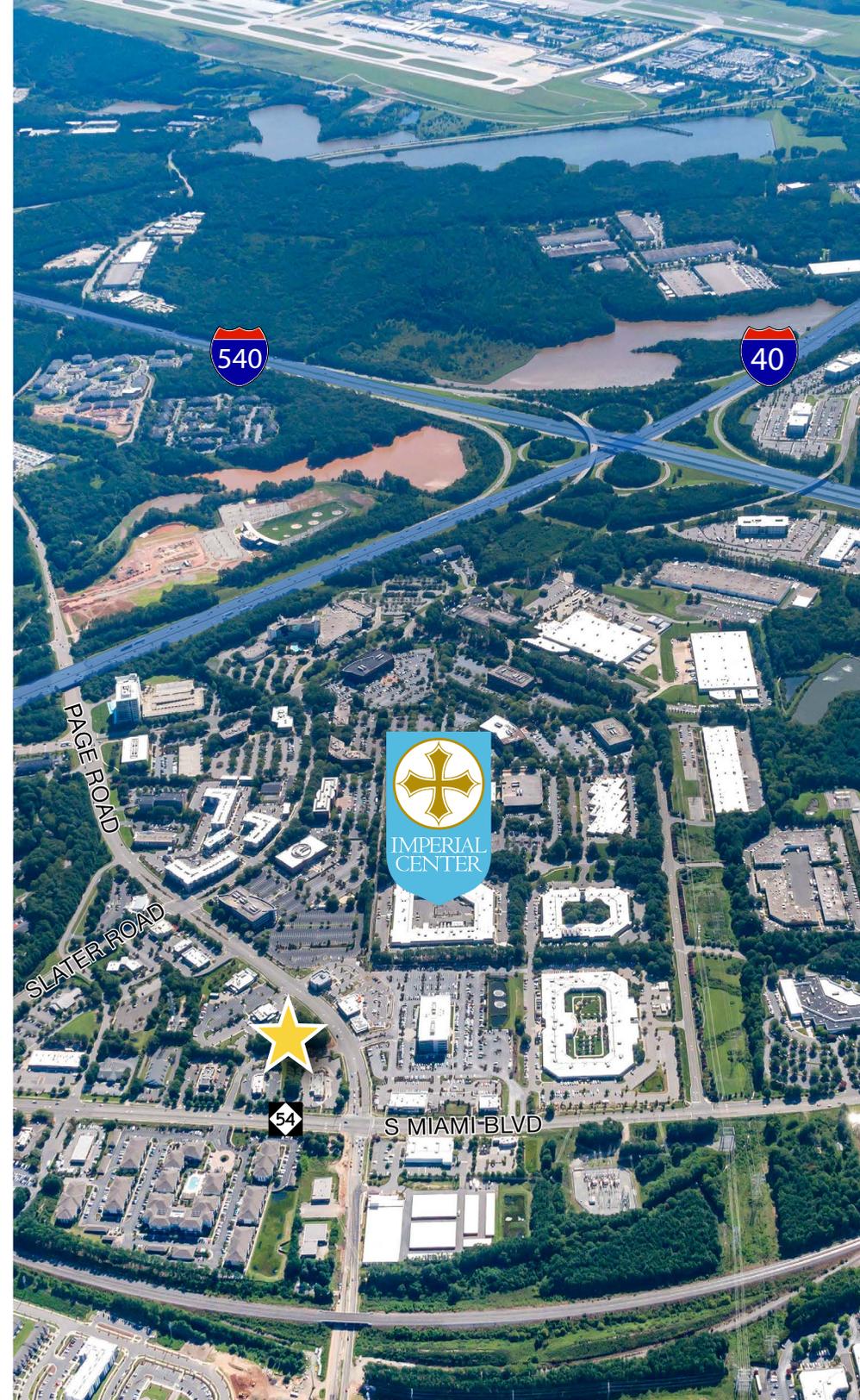
**TRAFFIC**

- Miami Blvd - 23,000 VPD
- Hopson Rd - 12,000 VPD
- Page Rd - 11,000 VPD

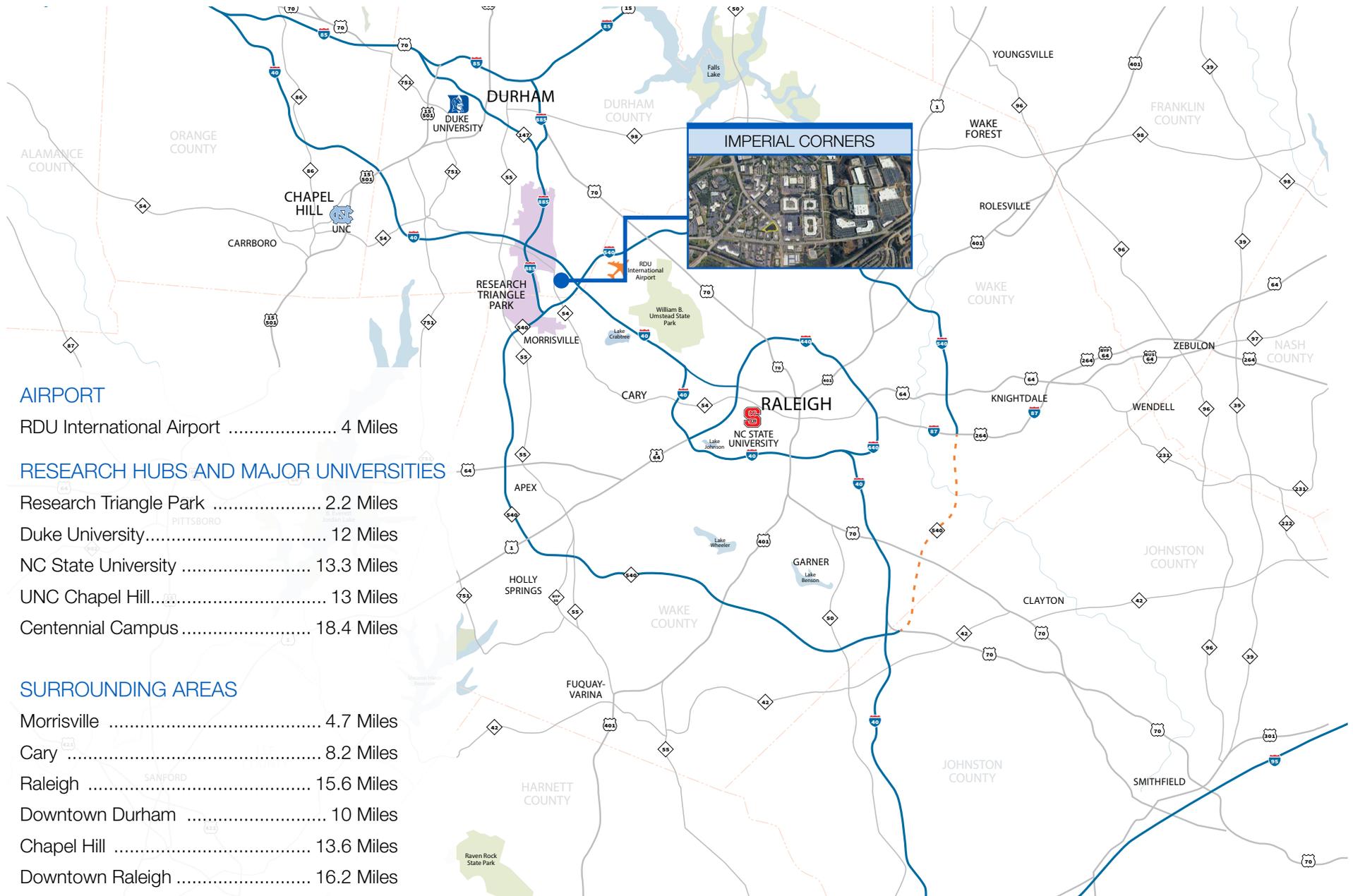
## CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

**NAITRI** PROPERTIES



# TRIANGLE REGION



## AIRPORT

RDU International Airport ..... 4 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park ..... 2.2 Miles  
 Duke University ..... 12 Miles  
 NC State University ..... 13.3 Miles  
 UNC Chapel Hill ..... 13 Miles  
 Centennial Campus ..... 18.4 Miles

## SURROUNDING AREAS

Morrisville ..... 4.7 Miles  
 Cary ..... 8.2 Miles  
 Raleigh ..... 15.6 Miles  
 Downtown Durham ..... 10 Miles  
 Chapel Hill ..... 13.6 Miles  
 Downtown Raleigh ..... 16.2 Miles

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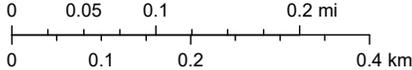
# ZONING MAP



1/28/2026

Parcels, Durham County	RR	CC	CG	MU
<b>Zoning</b>	RS-20	CN	IL	SRP
PDR-HDR (8 - 12 du/ac)	RS-M	OI	IP	UC
PDR-VHR (> 12 du/ac)				

1:9,081



NC CGIA, Vantor, Esri Community Maps Contributors, Duke University, Wake County, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph,

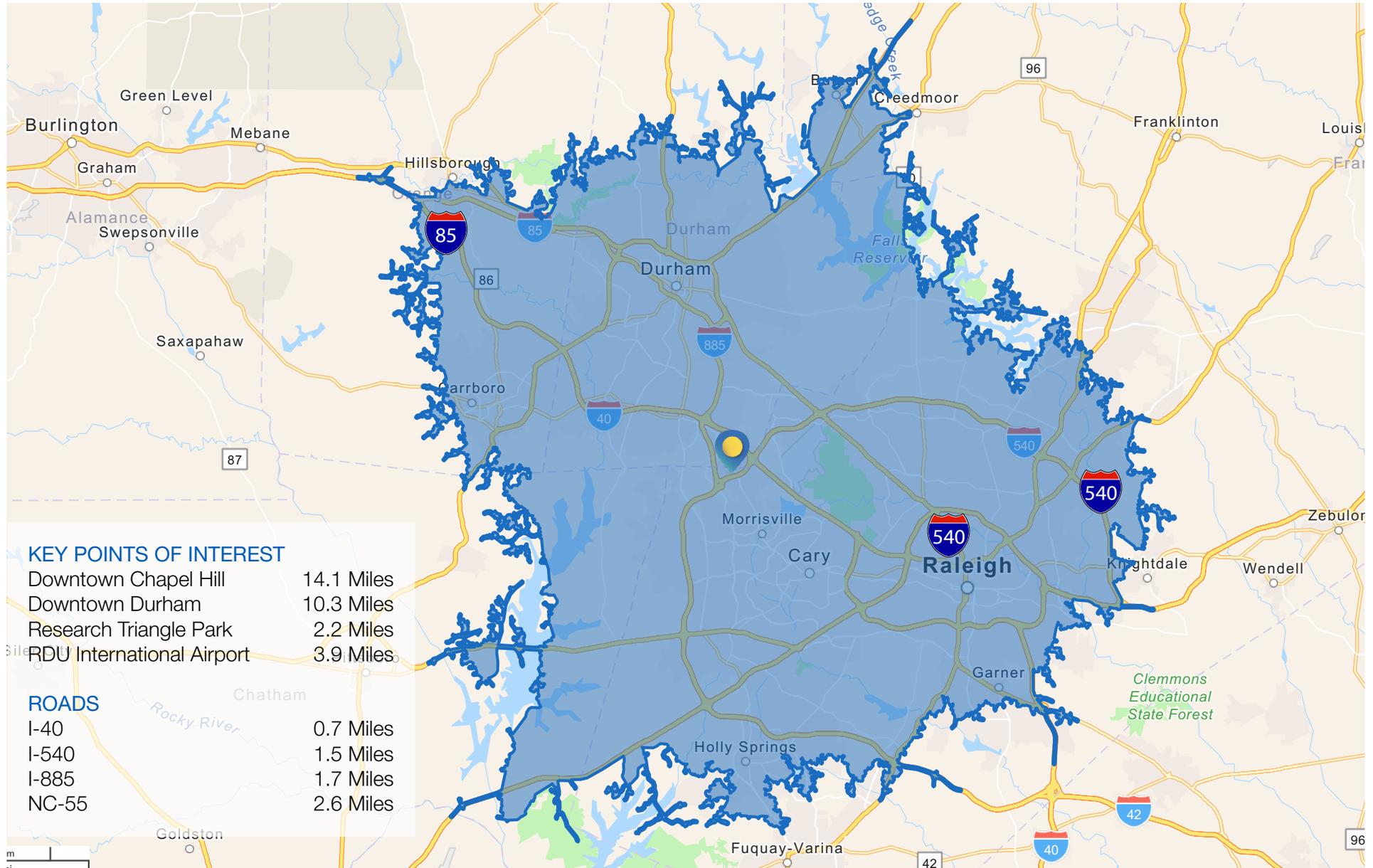
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# DRIVE TIME MAP



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# IMPERIAL CENTER MASTER PLAN

## AMENITIES

### 1 IMPERIAL CORNERS

#### DINING

Arby's  
Bojangles  
Greek Cuisine  
Jimmy John's  
LuLu Bang Bang  
McDonald's  
Mez  
Page Road Grill  
Randy's Pizza  
Starbucks  
Thai Indian  
Tropical Smoothie Cafe  
Wok'n Grille  
Zaxby's

#### BANKING

Coastal Federal Credit Union  
State Employee's Credit Union  
Truist

#### OTHER

Estes Conference Center  
FedEx Print & Ship Center  
Lyla Jones Cake Studios  
Page Road Dry Cleaners  
Whole Life Chiropractic

### 2 IMPERIAL CENTER

#### DINING

Chelsea Café  
Imperial Center Food Truck Rodeo  
Seasons Restaurant - Sheraton  
&More grab-and-go café - Sheraton  
Gatherings full bar - Sheraton

#### HOTELS

Fairfield by Marriott  
Sheraton Imperial  
Spring Hill Suites  
Wingate by Windham

#### OTHER

Fitness Connection  
Convention Center at the Sheraton  
12 Event and Meeting room options at the Sheraton

### 3 CHURCHILL COMMONS

#### DINING

Chipotle  
Farmside Kitchen  
Firehouse Subs  
First Watch  
Moe's Southwest Grill  
Panera Bread

#### BANKING

Bank of America  
First Citizens Bank  
First National Bank

#### OTHER

AT&T

### 4 SHILOH CROSSING

#### DINING

Bruegger's Bagels  
Jake's Wayback Burgers  
Naga's South Indian Cuisine  
Manhattan Cafe  
Urban Noodle

#### OTHER

Concentra Urgent Care  
Home2 Suites by Hilton  
P4S Golf  
Sabzi Mandi  
True Vision Eye Care  
Walmart



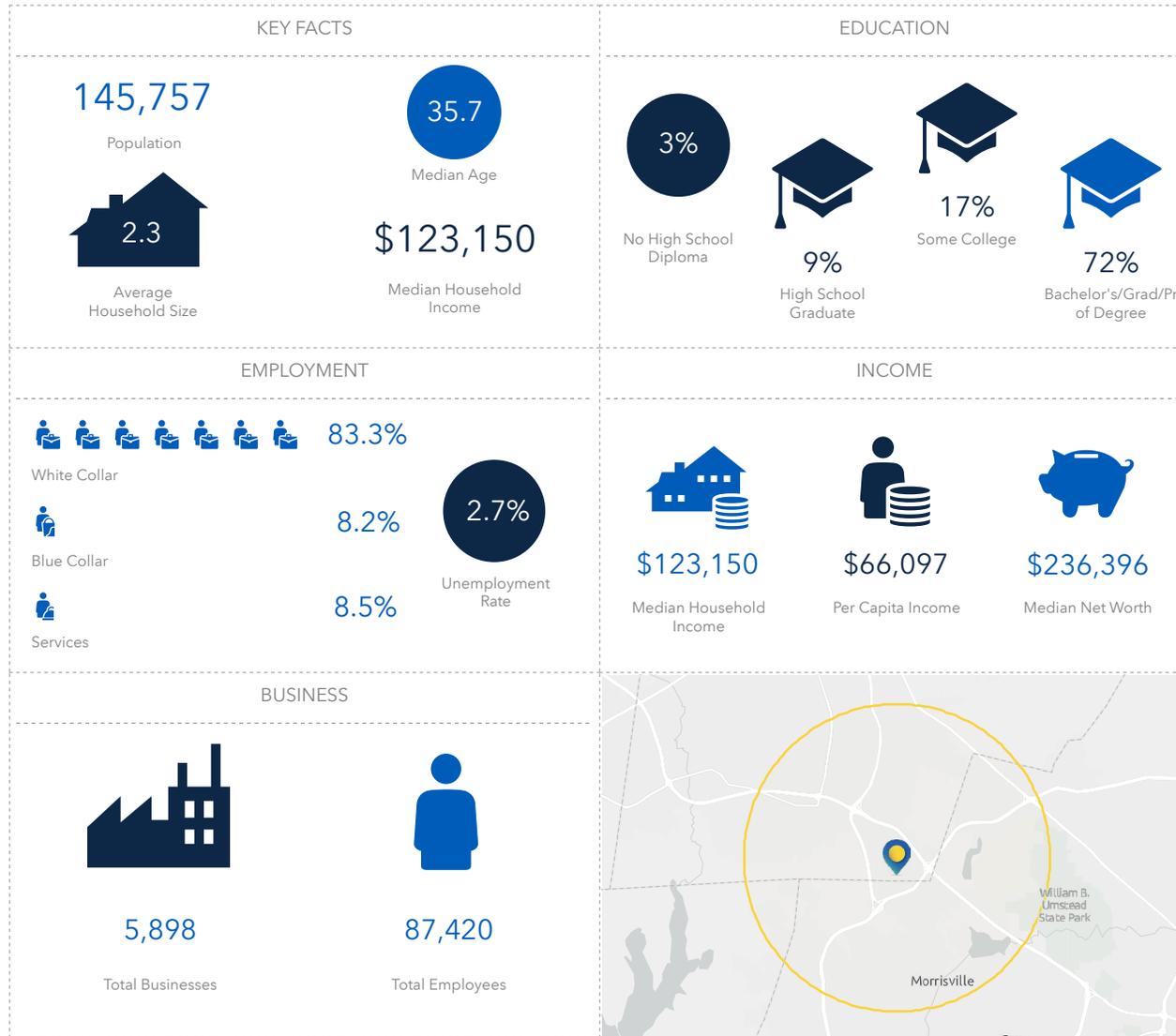
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# DEMOGRAPHICS

## 5 MILE RADIUS



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