

Offering Memorandum

621 William Vickers Ave

Durham, NC 27701



FOR SALE
\$2,250,000

GARRY CUTRIGHT

Principal

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PROPERTY INFORMATION

Section 1

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Property Description

Presenting 621 William Vickers Ave, a well-positioned investment opportunity in Durham, NC. This prime location offers immense potential for a discerning investor looking to embark on a residential for rent or for sale infill development project. With its strategic positioning, this property presents a unique canvas for a visionary investor. Don't miss the chance to be a part of Durham's growth story with this exceptional investment opportunity.

Offering Summary

Sale Price:	\$2,250,000
Lot Size:	0.53 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	829	2,758	8,083
Total Population	1,224	4,458	18,545
Average HH Income	\$73,399	\$88,573	\$103,515



Location Description

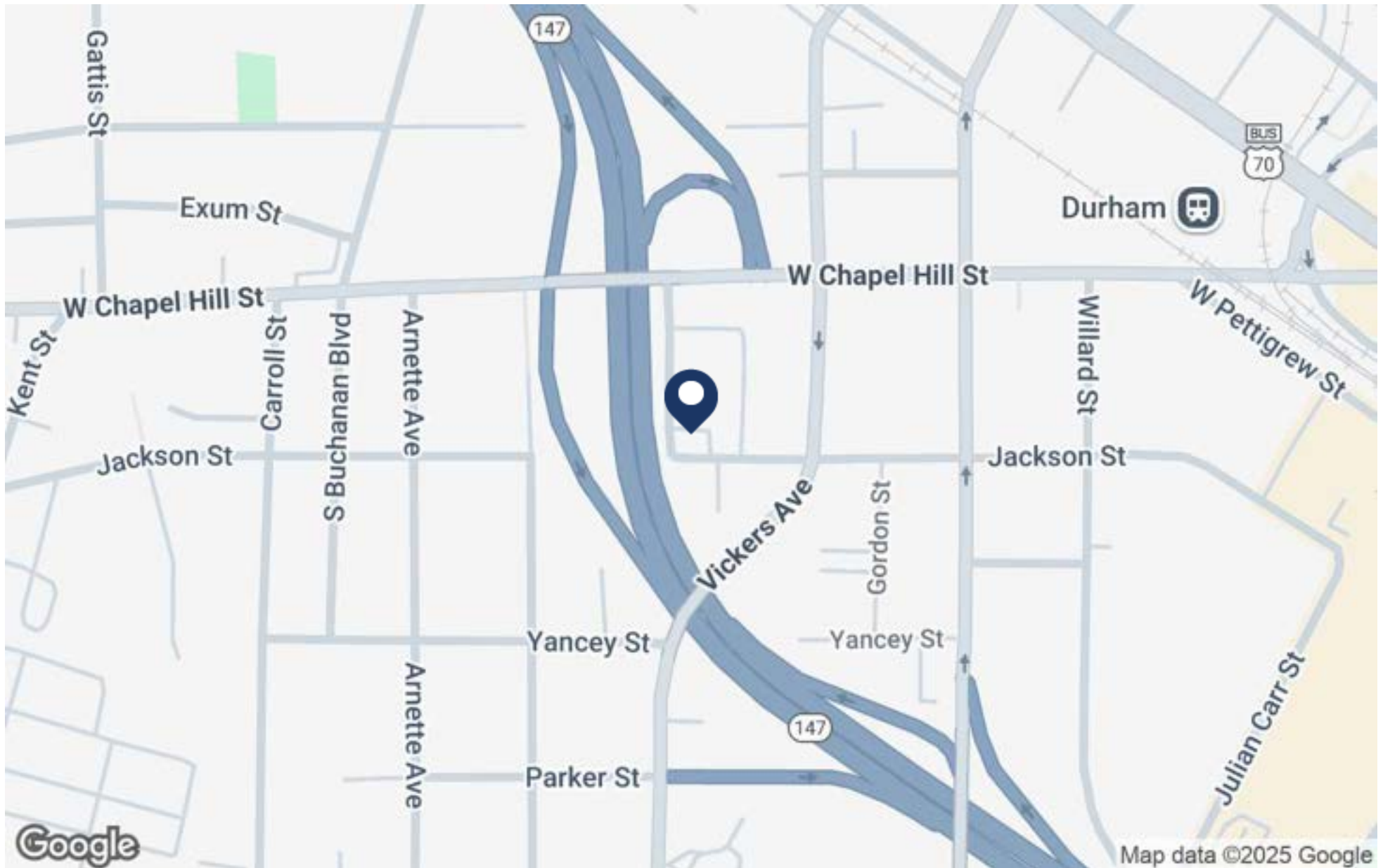
Discover the vibrant and dynamic city of Durham, NC, where the property is situated. Known for its thriving business community and exceptional quality of life, the area offers a perfect blend of urban convenience and Southern charm. Just moments away, you'll find renowned institutions like Duke University and the Research Triangle Park, home to numerous leading tech and biotech companies. Durham's bustling downtown area boasts a diverse range of dining, entertainment, and cultural attractions, making it an appealing destination for businesses and professionals alike. With its rich history, strong economy, and exciting development projects, this location presents an enticing opportunity for residential developers looking for unique locations.

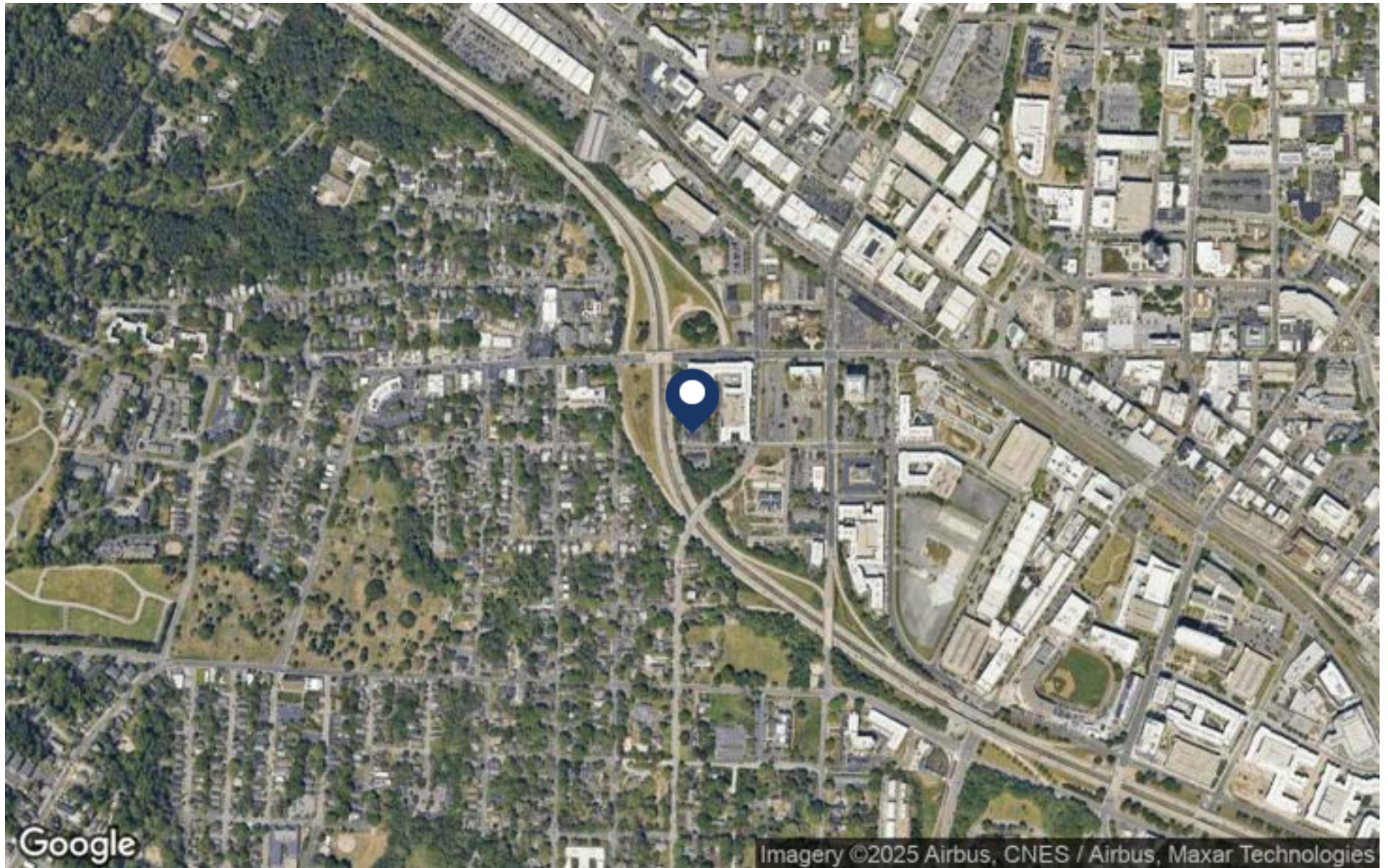
Site Description

Centrally located site within the Downtown Durham Core. This site offers a large amount of existing impervious surface which is ideal for a residential infill site. Strong performing multi-family comps as well as for sale product in the immediate vicinity. The subject site provides proximity to two of the largest future development sites in Durham (ATC II & Former Police HQ).

Depending on concept and design, the site has the ability for high visibility on NC – 147.







Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,224	4,458	18,545
Average Age	39	38	35
Average Age (Male)	39	38	35
Average Age (Female)	39	38	35

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	829	2,758	8,083
# of Persons per HH	1.5	1.6	2.3
Average HH Income	\$73,399	\$88,573	\$103,515
Average House Value	\$552,780	\$615,020	\$493,791

Demographics data derived from AlphaMap

