

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

S Mineral Springs Rd

Sherron Rd

Subject

S Miami Blvd

Ideal Development Opportunity in Durham

1821 S. Mineral Springs Rd.,
Durham, NC 27703

Fast-Growing Area with Proven Demand for New Housing

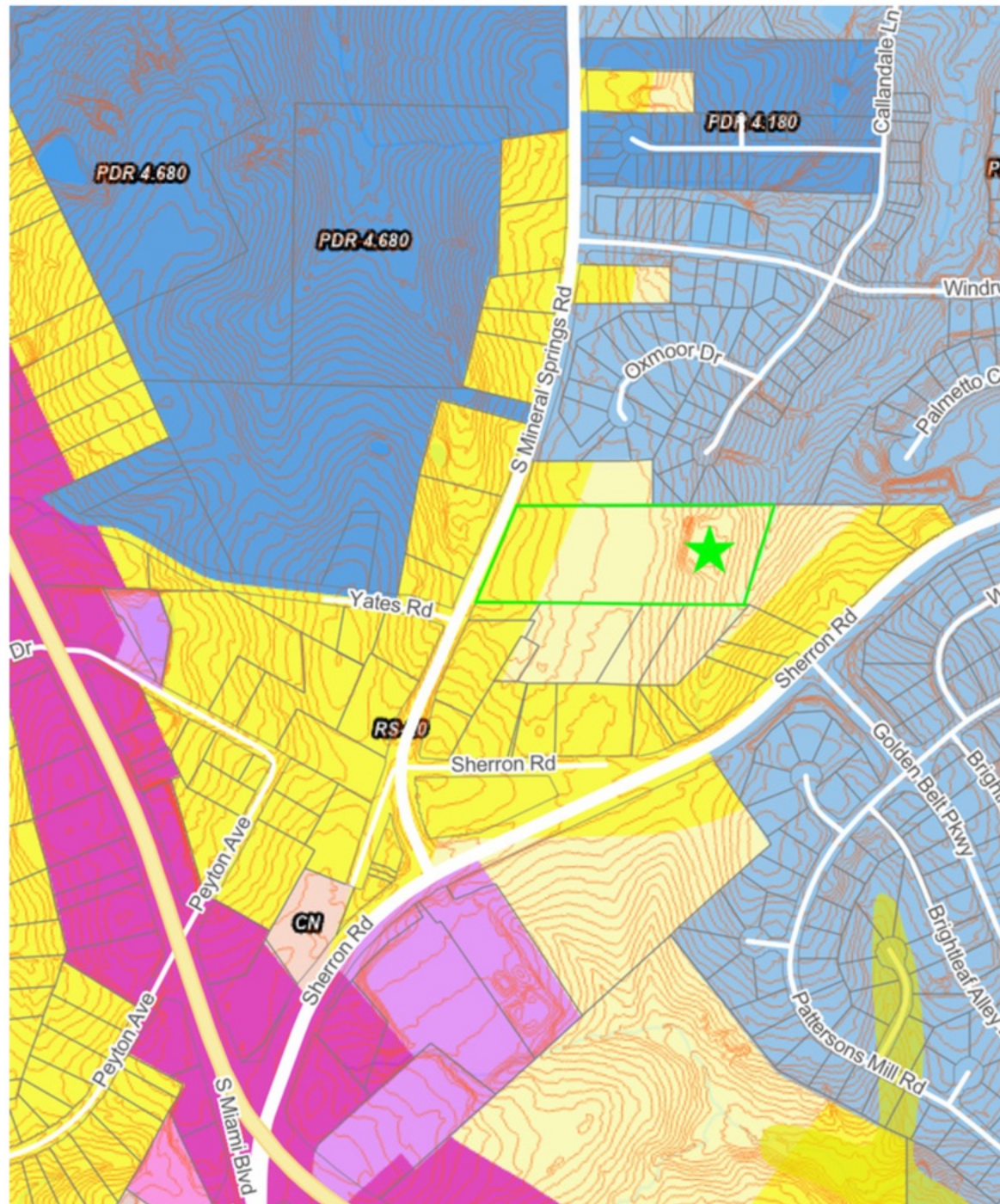
Take advantage of this rare opportunity to invest in a high-demand market, where residential properties are often placed under contract immediately upon listing.



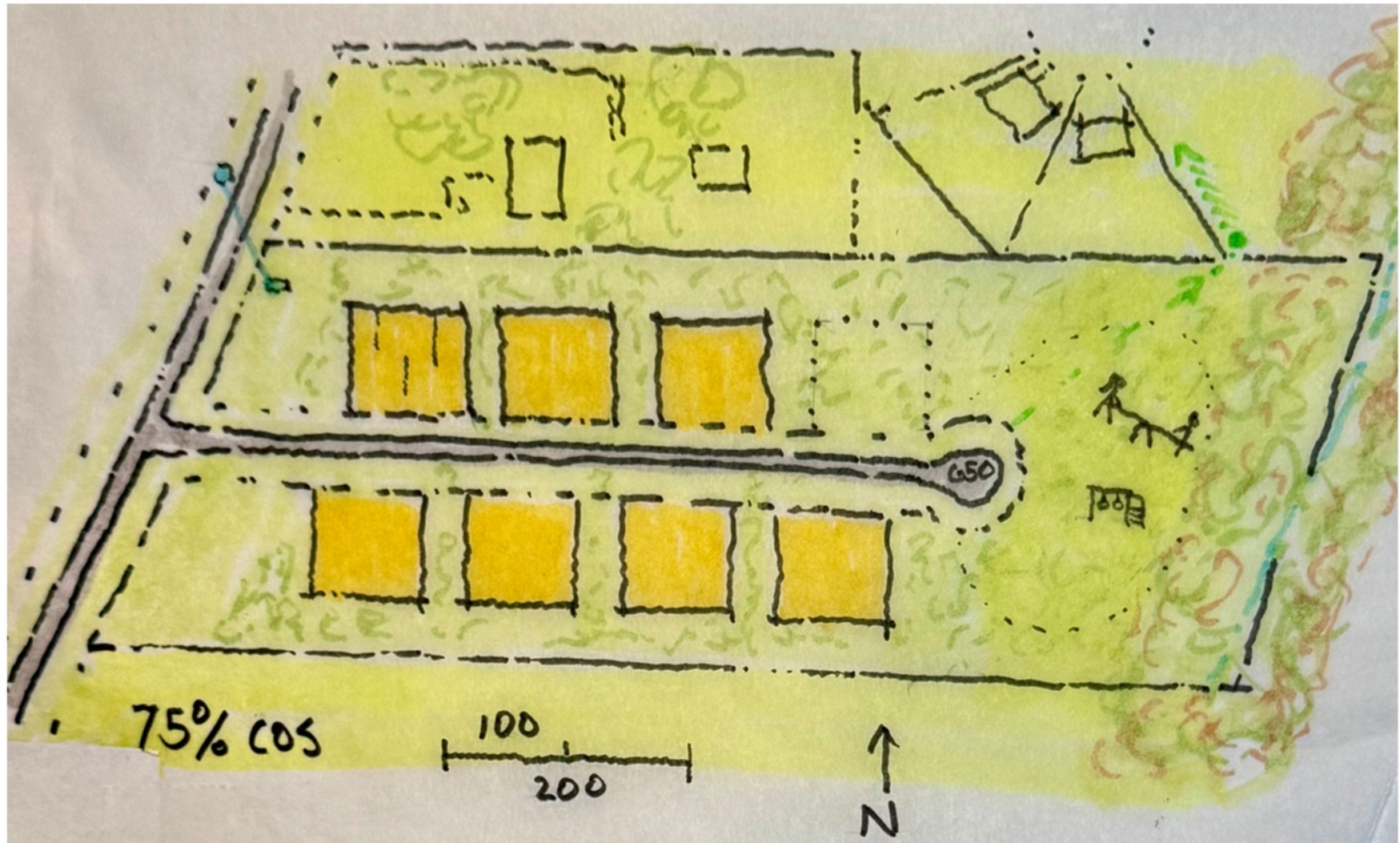
Property Overview

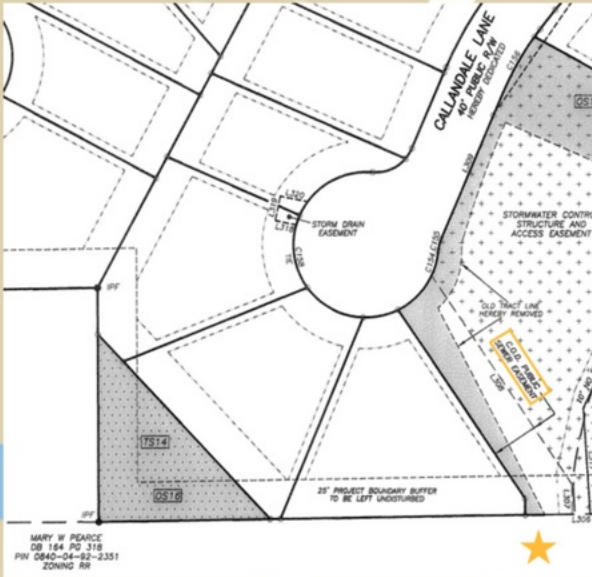
MLS #	10093158
ADDRESS	1821 S. Mineral Springs Rd. Durham, NC 27703
ACRES	6.13
PARCEL NUMBER	0840922351
ONSITE INFRASTRUCTURE	Public Water with 2-inch meter in place; Electric; Fiber
OFFSITE INFRASTRUCTURE	Public Sewer located next door with public sewer easement touching the property line
PRICE	\$1.5M
ROAD FRONTAGE	330 FT on S. Mineral Springs Rd.

EXISTING ZONING MAP



DRAFT SITE PLAN





Property line is shared with recorded public sewer easement. The nearest gravity sewer manhole is located in the easement and less than 20 feet from the property line.



This aerial map of the Spring Valley area in North Carolina is annotated with various icons and labels. A blue box in the top right corner is labeled "Subject". The map features several schools, including Spring Valley Elementary School, Bethesda Elementary School, Pearsonstown Elementary School, Southwest Elementary School, Briar Creek Elementary School, Pleasant Grove Elementary School, William B. Umstead State Park, Parkwood Elementary School, and Lyons Farm Elementary School. Other landmarks include Publix, Dunkin', Starbucks, CVS Pharmacy, The Streets at Southpoint, and RDU. Parks such as C.M. Herdon Park, Tot Lot Playground, Hidden Park & Playground, and Parkwood Lake Playground are also marked. A scale bar in the bottom right corner indicates a distance of 1 mile.

1 mi 



Contact Us

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