



Commercial Land For Sale in Durham

*2624 Apex Hwy
(NC Hwy 55)*

VERSATILE INVESTMENT OPPORTUNITY

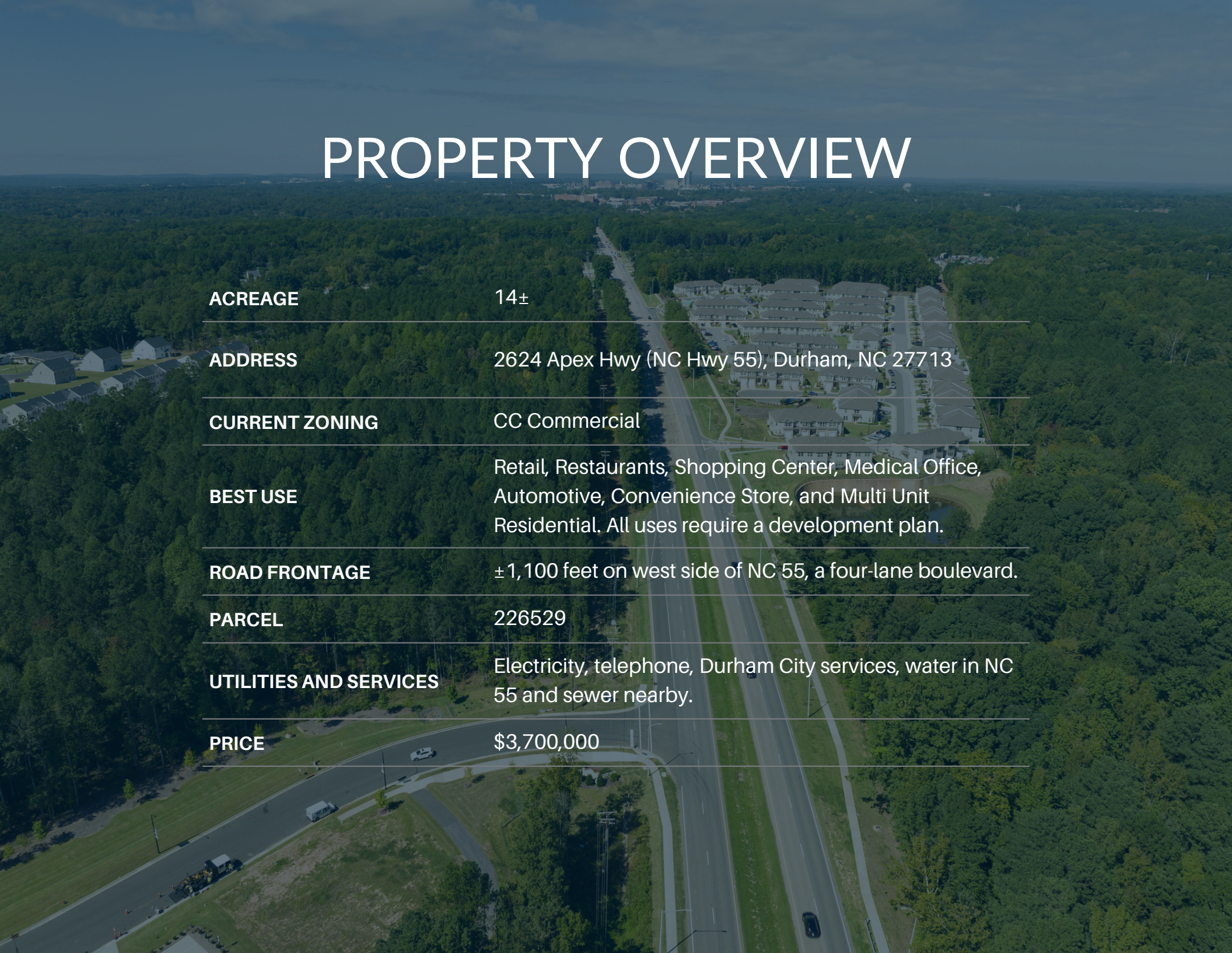
This land tract in South Durham, North Carolina offers a prime location just 10 minutes from Downtown Durham, Research Triangle Park, RDU International Airport, and Streets of Southpoint Mall.

The property is well suited for retail, multi-unit residential, or mixed-use development under the current CC zoning. The city of Durham is, however, proposing a rezoning to RX-3 Residential.

Its visibility and access make it an excellent fit for development of multi unit residential use under the City's proposed RX-3 zoning and mixed use retail under its current zoning creating a strong opportunity for investors and developers seeking flexibility in a high-growth area.

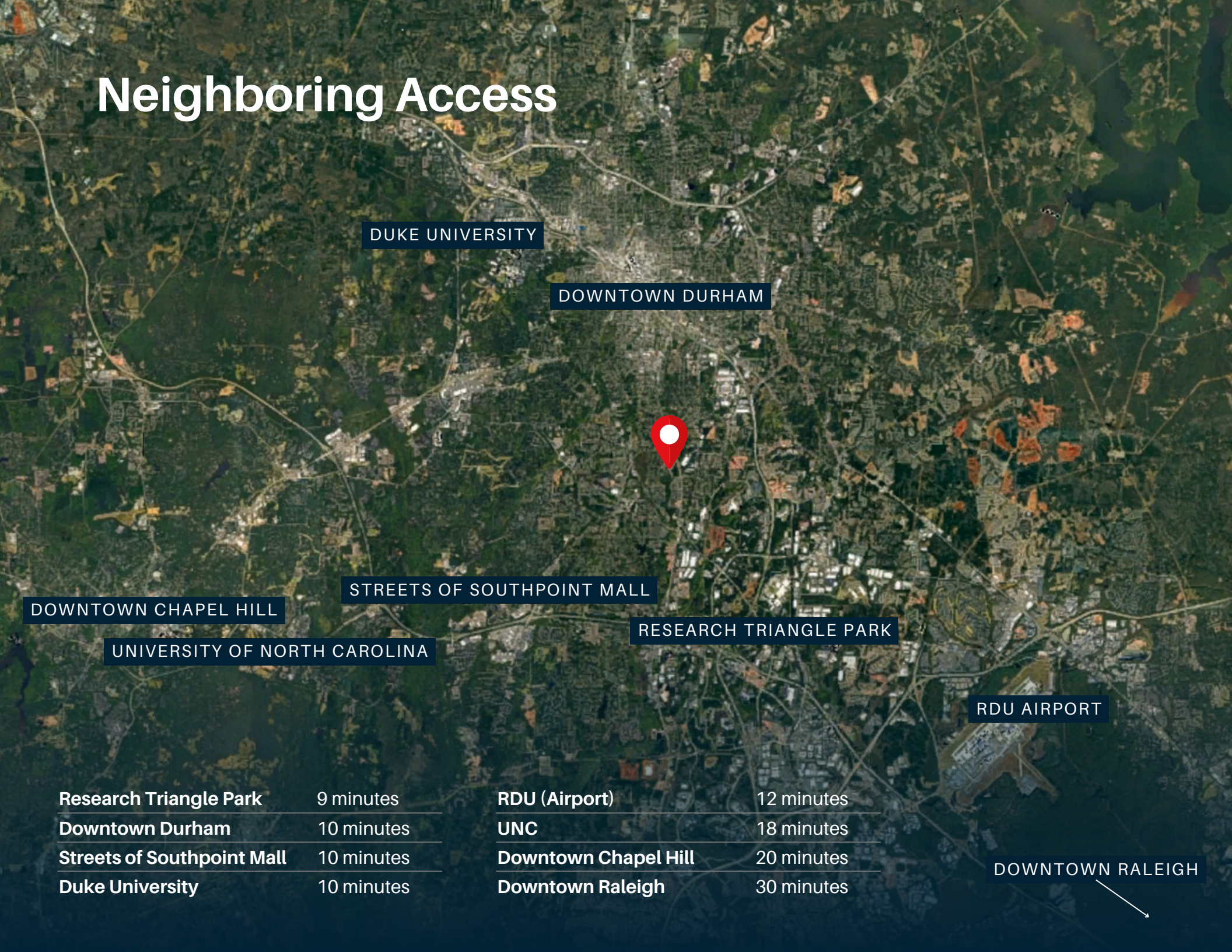


PROPERTY OVERVIEW



ACREAGE	14±
ADDRESS	2624 Apex Hwy (NC Hwy 55), Durham, NC 27713
CURRENT ZONING	CC Commercial
BEST USE	Retail, Restaurants, Shopping Center, Medical Office, Automotive, Convenience Store, and Multi Unit Residential. All uses require a development plan.
ROAD FRONTAGE	±1,100 feet on west side of NC 55, a four-lane boulevard.
PARCEL	226529
UTILITIES AND SERVICES	Electricity, telephone, Durham City services, water in NC 55 and sewer nearby.
PRICE	\$3,700,000

Neighboring Access



DUKE UNIVERSITY

DOWNTOWN DURHAM



STREETS OF SOUTHPOINT MALL

DOWNTOWN CHAPEL HILL

RESEARCH TRIANGLE PARK

UNIVERSITY OF NORTH CAROLINA

RDU AIRPORT

Research Triangle Park	9 minutes
Downtown Durham	10 minutes
Streets of Southpoint Mall	10 minutes
Duke University	10 minutes

RDU (Airport)	12 minutes
UNC	18 minutes
Downtown Chapel Hill	20 minutes
Downtown Raleigh	30 minutes

DOWNTOWN RALEIGH



POPULATION

	2 mile	5 mile	10 mile
2020 Population	29,371	179,712	465,199
2024 Population	32,749	193,858	500,104
2029 Population Projection	35,746	210,667	553,637
Annual Growth 2020-2024	2.9%	2.0%	1.9%
Annual Growth 2024-2029	1.8%	1.7%	2.1%
Median Age	33.5	35.8	36.8
Bachelor's Degree or Higher	38%	47%	55%
U.S. Armed Forces	62	258	427

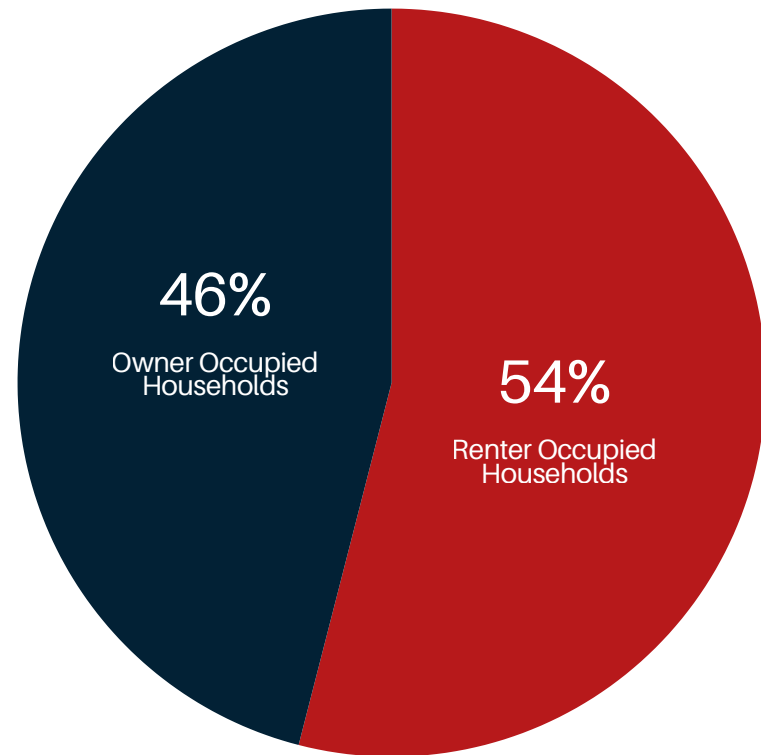
HOUSEHOLDS

	2 mile	5 mile	10 mile
2020 Households	11,293	74,609	188,471
2024 Households	12,402	79,840	202,654
2029 Household Projection	13,624	87,208	225,464
Annual Growth 2020-2024	4.0%	3.1%	3.1%
Annual Growth 2024-2029	2.0%	1.8%	2.3%
Owner Occupied Households	6,638	39,693	113,834
Renter Occupied Households	6,987	47,514	111,630
Avg Household Size	2.3	2.2	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$329.8M	\$2.3B	\$6.7B

INCOME

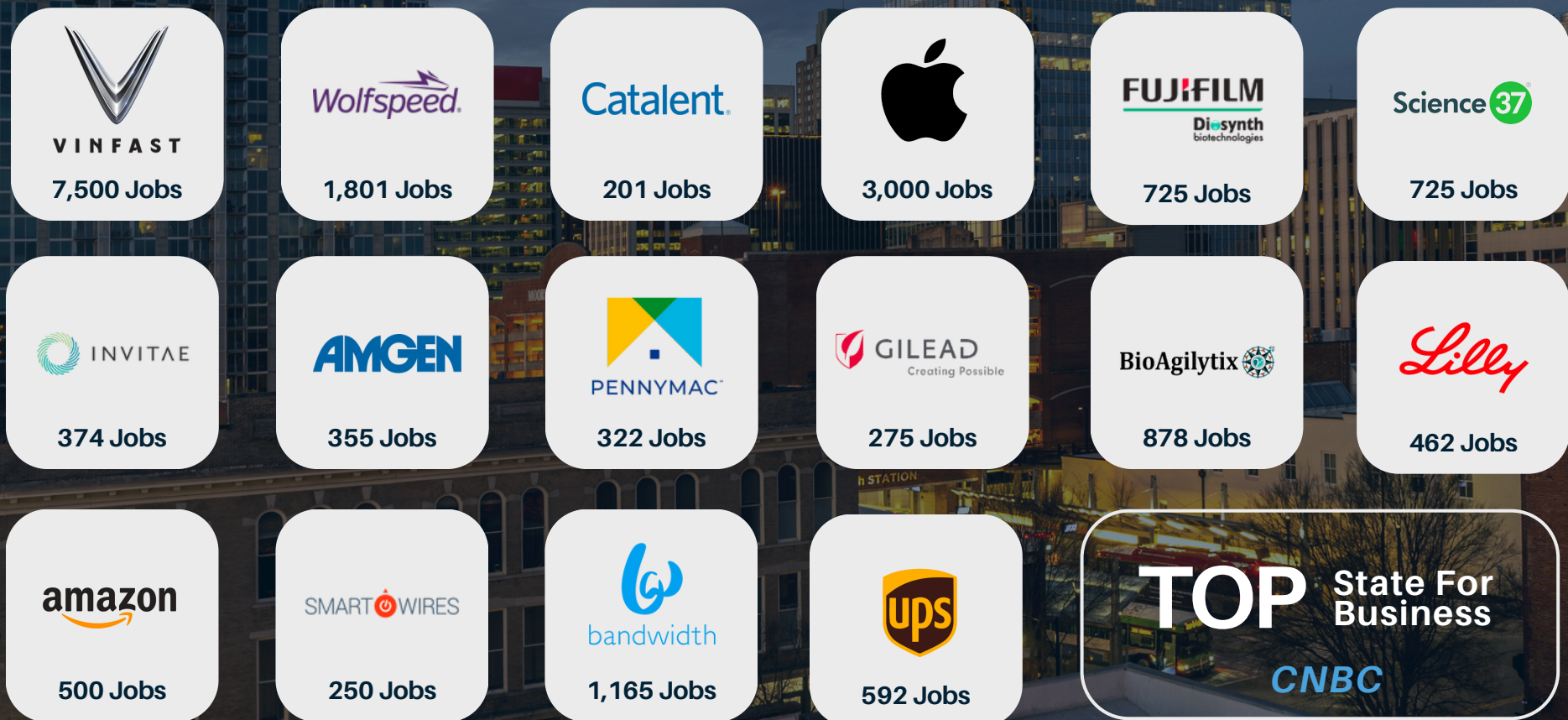
	2 mile	5 mile	10 mile
Avg Household Income	\$77,400	\$94,419	\$111,234
Median Household Income	\$53,945	\$69,222	\$83,853
< \$25,000	2,181	12,198	27,083
\$25,000 - 50,000	3,670	17,567	36,413
\$50,000 - 75,000	1,746	12,945	29,295
\$75,000 - 100,000	1,845	9,973	24,102
\$100,000 - 125,000	801	7,210	20,020
\$125,000 - 150,000	787	5,832	16,789
\$150,000 - 200,000	747	6,929	20,758
\$200,000+	625	7,187	28,193

HOUSING OCCUPANCY



MAJOR PLAYERS COMING TO THE TRIANGLE

Corporate giants are reshaping the Triangle, creating jobs and driving demand for housing, signaling an era of rapid growth in the area. Here are some recent corporate announcements bringing growth to Chapel Hill and beyond.





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