



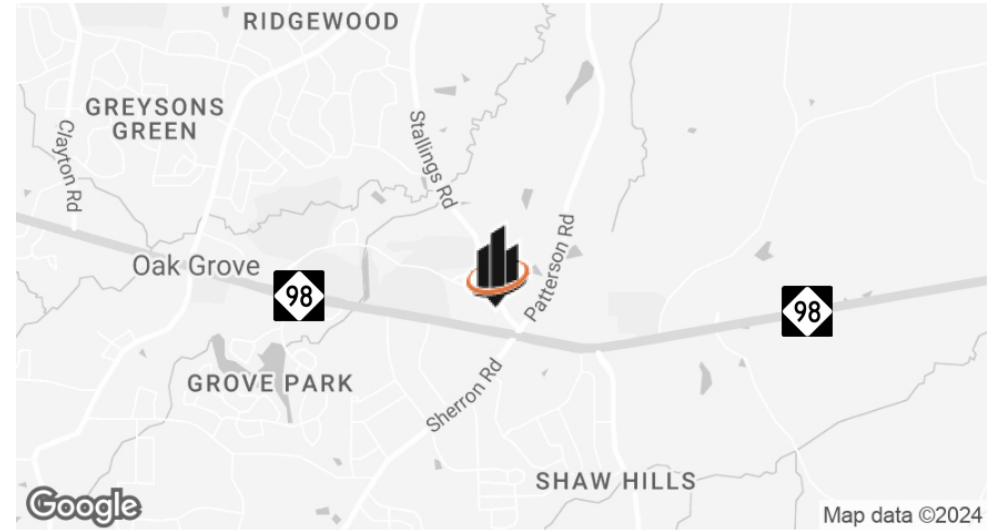
±1.78 ACRES

FOR SALE

125 STALLINGS ROAD

DURHAM, NC 27703

PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	±1.78 Acres
PARCEL ID:	166335
ZONING:	CG (D)
SALE PRICE:	\$1,500,000

PROPERTY OVERVIEW

SVN | Real Estate Associates, as exclusive listing agent, is pleased to offer for sale 125 Stallings Road in Durham, NC. **This ±1.78-acre parcel features gentle topography and is well situated in a busy retail corridor in a rapidly-growing eastern part of Durham**, where numerous housing developments are planned, underway, or recently completed.

PROPERTY HIGHLIGHTS

- Ideal for retail, flex, and special use (**utilities located nearby**)
- Close proximity to hundreds of new homes in fast-growing east Durham
- Located on Stallings Road (7,200 VPD), just off NC Hwy 98 (13,600 VPD) with a signalized intersection at Sherron Road (11,200 VPD)

CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

GARY W. KRAMLING
O: 919.287.2136
gary.kramling@svn.com

125 STALLINGS ROAD | Durham, NC 27703



AREA OVERVIEW



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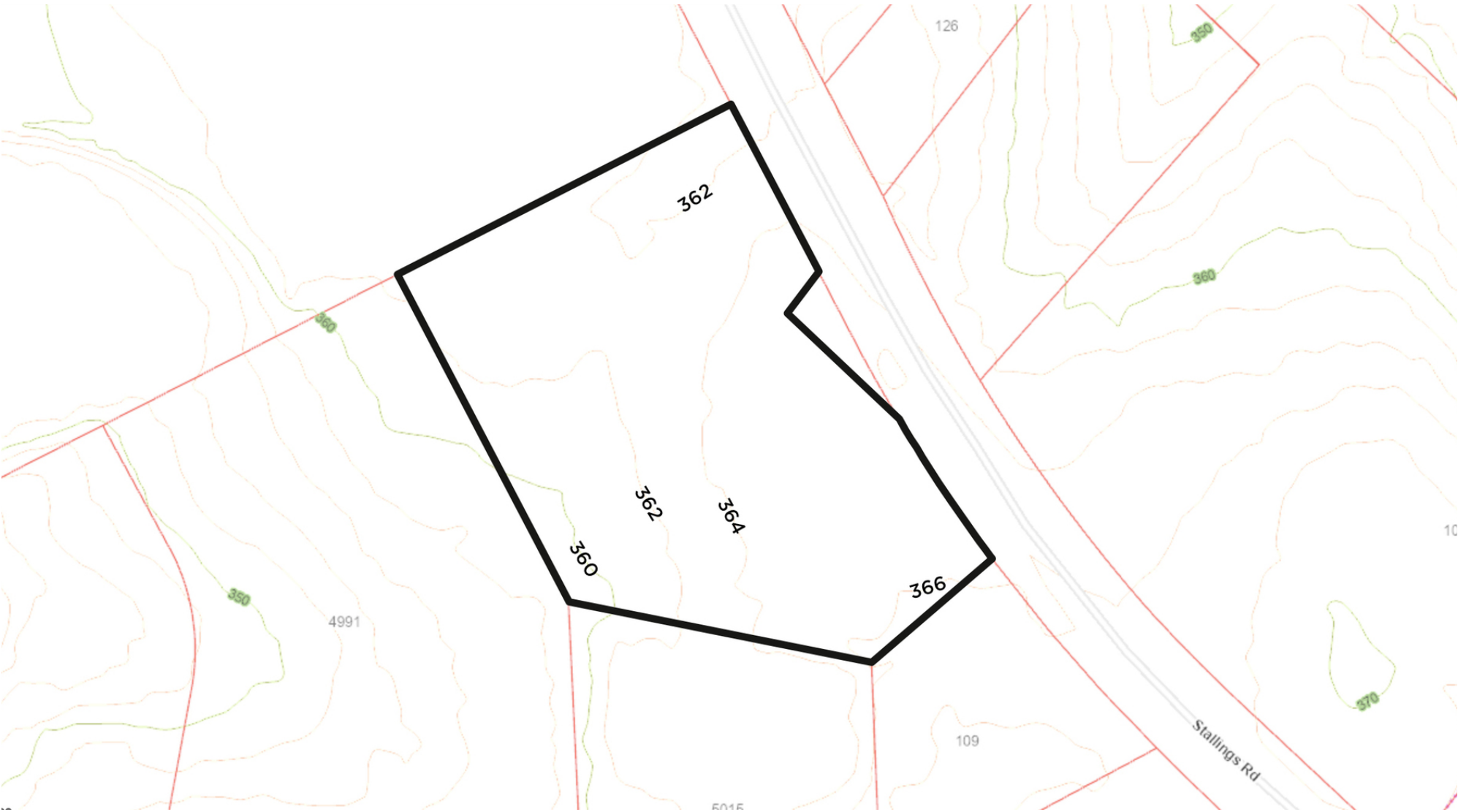
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TOPOGRAPHY MAP



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DEMOGRAPHICS MAP & REPORT

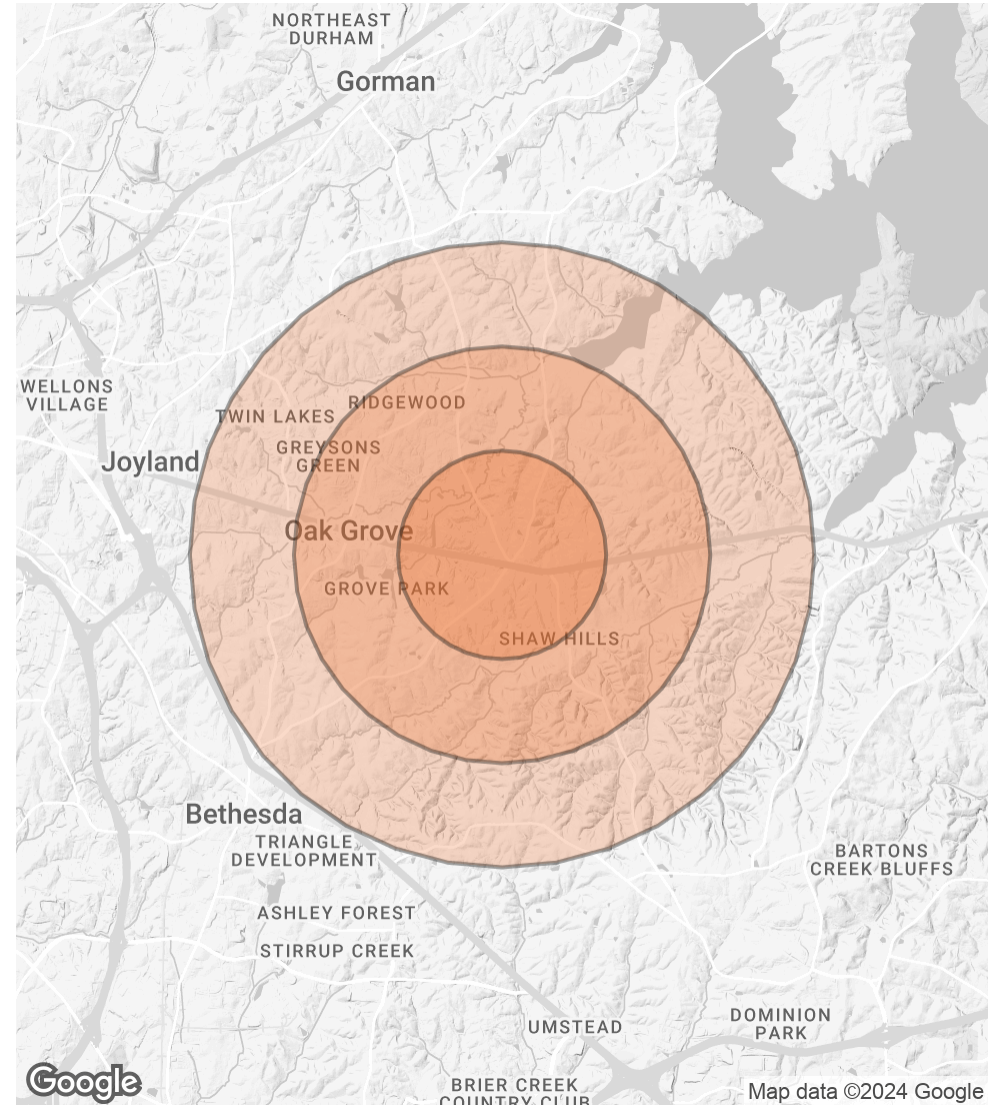
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	154	671	4,222
AVERAGE AGE	39	39	38
AVERAGE AGE (MALE)	38	38	37
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	55	240	1,499
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$134,069	\$135,359	\$139,872
AVERAGE HOUSE VALUE	\$390,360	\$395,160	\$401,345

Demographics data derived from AlphaMap



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ADVISOR BIO



CAREY GREENE

Senior Vice President

carey.greene@svn.com

Direct: **919.287.2135** | Cell: **919.949.5672**

PROFESSIONAL BACKGROUND

Carey is a Senior Vice President at SVN | Real Estate Associates with 20 years of commercial real estate experience. A native of Miami, Florida, he is a long-time Durham resident with degrees from two of the area's universities with very different shades of blue. Carey completed his undergraduate studies at Duke University, graduating summa cum laude. He later earned his MBA with a concentration in real estate from the University of North Carolina at Chapel Hill's Kenan-Flagler Business School, where he made the dean's list, was a Premier Fellow, and a recipient of the Leonard Wood scholarship award.

In 2022, Carey formed the Ascend Industrial Team to focus exclusively on industrial advisory work in the Greater Triangle and Triad regions of North Carolina. Having worked two decades in CRE - including 15 as a broker - Carey took his many years of experience working on industrial transactions and his passion for working with family-owned/non-profit businesses to dedicate his brokerage practice full-time to industrial real estate services. In this role, he focuses heavily on advising property owners with leasing, sales, and long-term decision-making strategies to maximize the value of their assets. He also works with buyers and tenants on industrial acquisitions and leasing. Steeped in a reputation for hard work and integrity, Carey's many clients and relationship partners continue to put their trust in him by sending repeat business and referrals.

In addition to industrial brokerage, he also has broad experience in urban infill, covered land and investment sales transactions and has been a leader in sales and leasing work in downtown Durham. From 2018 to 2023, her served as Managing Director at SVN | REA, guiding and supporting the commercial brokerage team and was involved in overall strategy and business development efforts. In 2024, Carey moved back into solely focusing on client work.

Outside of brokerage, Carey has worked in property management and has also participated in a sponsor role in adaptive reuse and rehabilitation projects. These include the renovation of the circa 1931 historic Snow Building, and most recently, the adaptive-reuse of the 1968 Home Savings & Loan office building into the boutique 53-room The Durham hotel. Both properties are in downtown Durham. Carey and his wife have two children and two rescue dogs. You may find him "rucking" around Durham's many walking trails or on the baseball field where he coaches his son's South Durham Little League team.

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ADVISOR BIO



GARY W. KRAMLING

Senior Advisor

gary.kramling@svn.com

Direct: **919.287.2136** | Cell: **919.909.2428**

PROFESSIONAL BACKGROUND

Gary is a long-time Durham resident and community advocate. He has been an active real estate investor for over 25 years. At SVN | REA, Gary specializes in advising clients in sales transactions across all property types. Clients of his include business owners, land owners, investors, and real estate developers.

Gary has a special affinity and skill at bringing together buyers and sellers of properties that are well-positioned for redevelopment or adaptive-reuse. He is also experienced in helping clients successfully trade properties through an IRC Section 1031 Like-Kind Exchange.

EDUCATION

- Bachelor of Science, California Polytechnic State University

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Triangle Commercial Association of REALTORS®
- Board of Directors--Member, DECI
- Volunteer, Durham School of the Arts

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