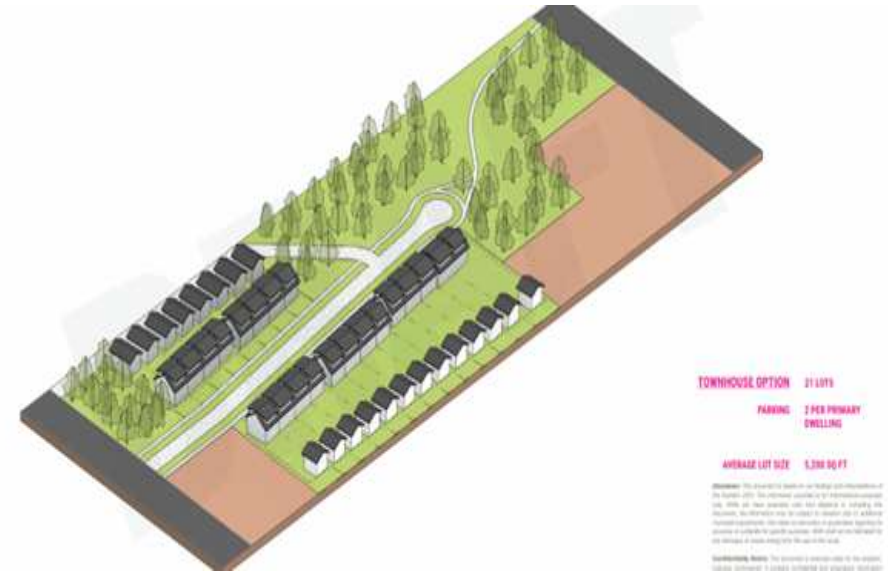
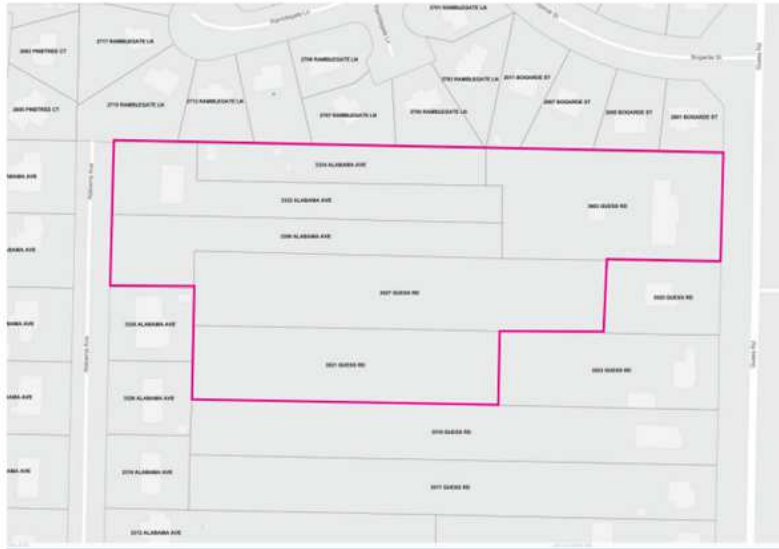


Alabama-Guess Assemblage

Alabama-Guess Assemblage, Durham, NC 27705



Property Description

Infill assemblage consisting of 6 parcels, 2 detached homes and 4 empty lots totaling approximately 5.17 acres. Rare development site within 5 miles of Downtown Durham. Ideal for Townhome development from the existing 6 lot configuration to 20+ building sites. This infill site is well located and there have been several successful new construction infill projects within the neighborhood.

Property Highlights

- Infill Townhome Development Opportunity
- Low available inventory within submarket, with strong upward demand
- Within 3 miles of Duke and 5 miles of Downtown Durham
- Numerous development options with current zoning tier

Offering Summary

Sale Price: \$1,600,000

Lot Size: 5.17 Acres

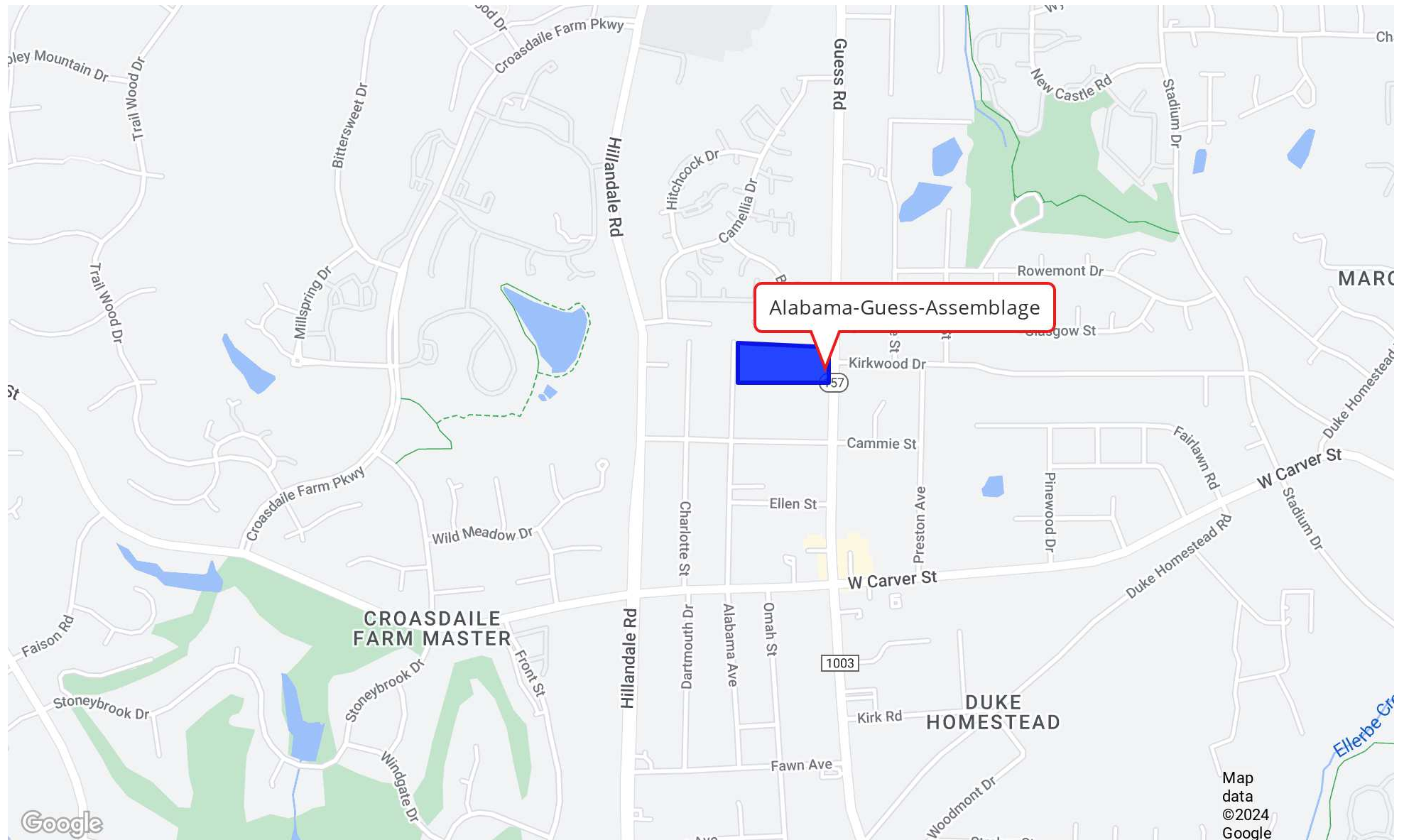
Demographics	1.5 Miles	2.5 Miles	3.5 Miles
Total Households	10,463	26,230	41,981
Total Population	19,952	55,639	90,809
Average HH Income	\$62,776	\$68,450	\$71,751

KEVIN DAVIS

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Alabama-Guess Assemblage

Alabama-Guess Assemblage, Durham, NC 27705



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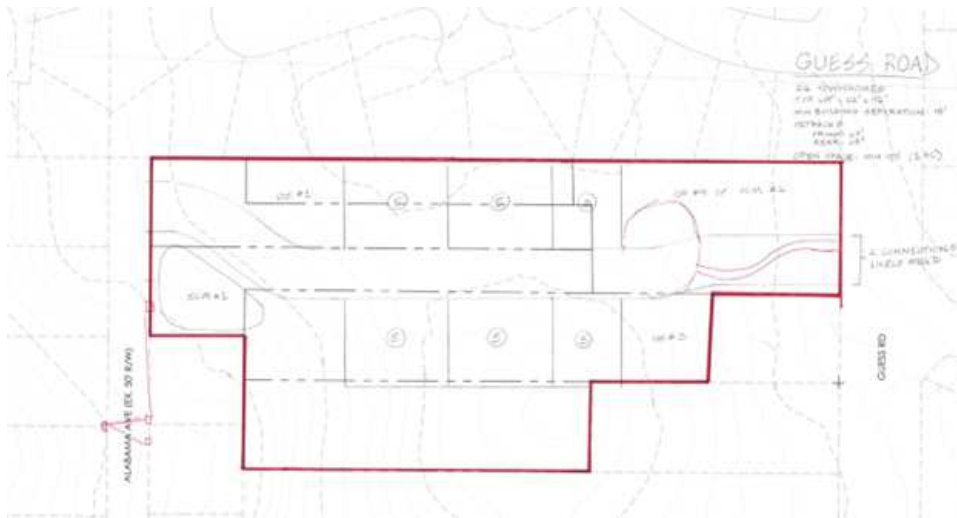
kevin@calculuscommercial.com

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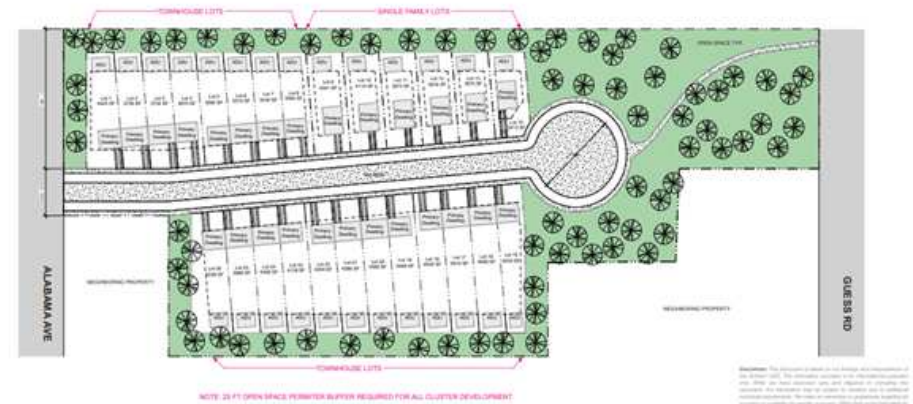
206 North Dillard Street, Durham, NC 27701

Alabama-Guess Assemblage

Alabama-Guess Assemblage, Durham, NC 27705



OPTION B: MIXED CLUSTER DEVELOPMENT



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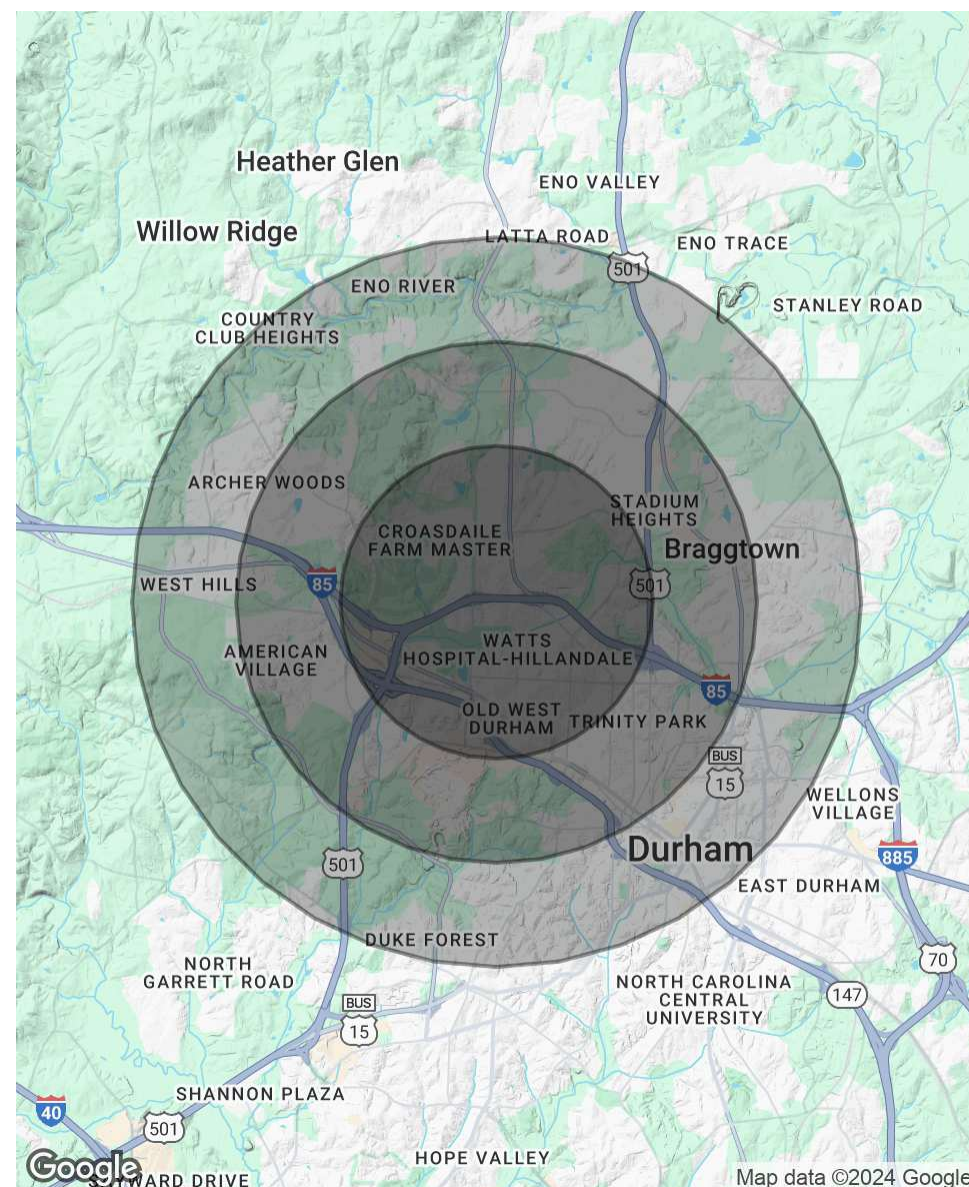
Alabama-Guess Assemblage

Alabama-Guess Assemblage, Durham, NC 27705

Population	1.5 Miles	2.5 Miles	3.5 Miles
Total Population	19,952	55,639	90,809
Average Age	35.7	33.7	34.9
Average Age (Male)	34.7	33.0	34.2
Average Age (Female)	36.3	34.1	35.7

Households & Income	1.5 Miles	2.5 Miles	3.5 Miles
Total Households	10,463	26,230	41,981
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$62,776	\$68,450	\$71,751
Average House Value	\$208,548	\$227,208	\$232,524

2020 American Community Survey (ACS)



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