

# LAND FOR SALE 4802 CHEEK RD

Durham, NC 27704



## PROPERTY DESCRIPTION

Land for sale in eastern Durham County on Cheek Road.

## PROPERTY HIGHLIGHTS

- ±69.34 acres
- Less than three miles from I-85 and Falls Lake
- Rural Residential (RR) zoning <https://durham.municipal.codes/UDO/6.2.1>
- Proposed Future Land Use: Mixed Residential Neighborhood (anticipated adoption December 2022)
- Parcel ID 170507



## OFFERING SUMMARY

Sale Price: \$65,000 / acre (\$4,507,100)

Lot Size: 69.34 Acres

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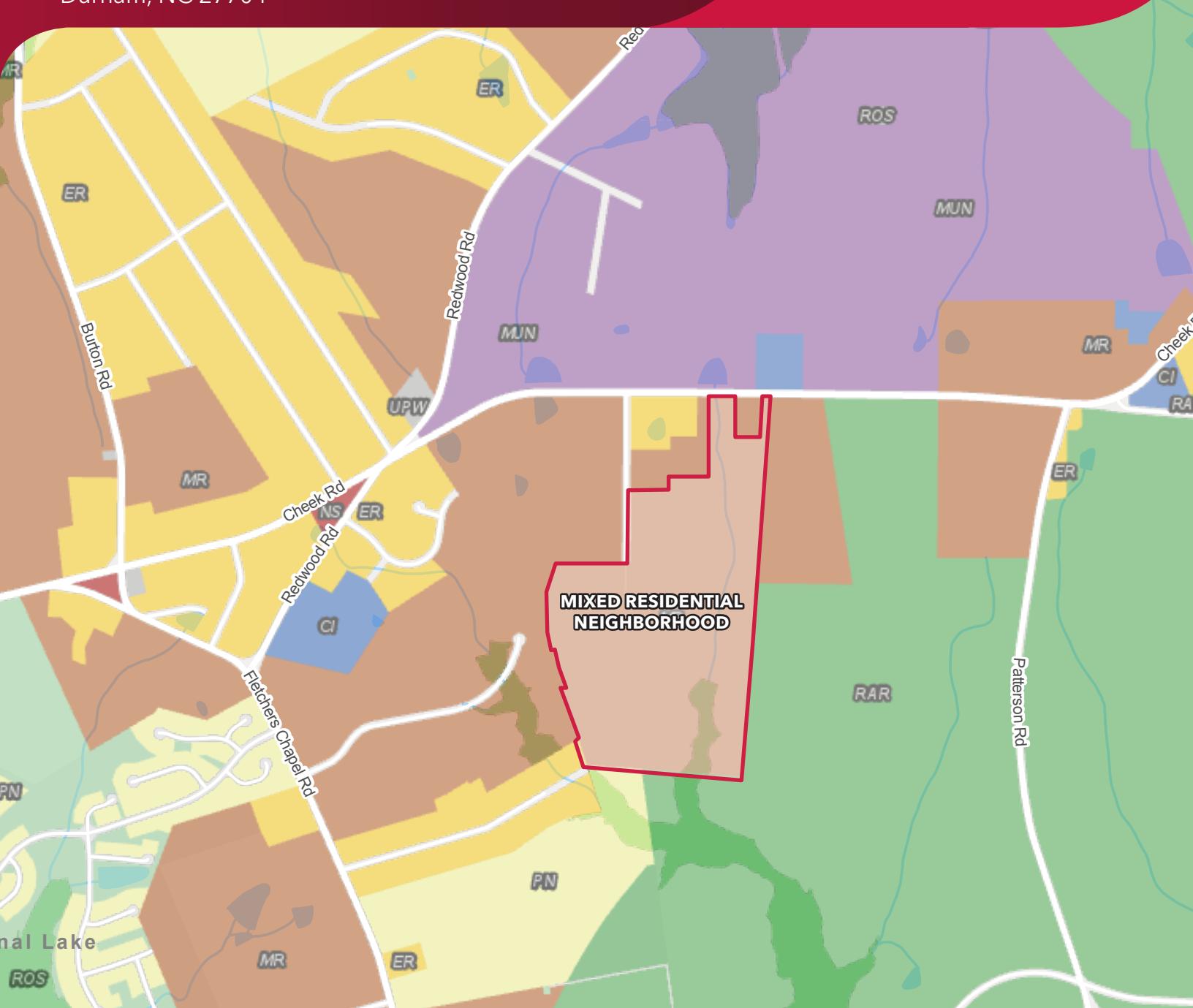
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No liability of any kind is to be imposed on the broker herein.

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COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



## PROPOSED DURHAM FUTURE LAND USE MAP, EXPECTED ADOPTION DECEMBER 2022

Mixed Residential Neighborhood Description: <https://engagedurham.com/wp-content/uploads/2021/11/MRN.pdf>

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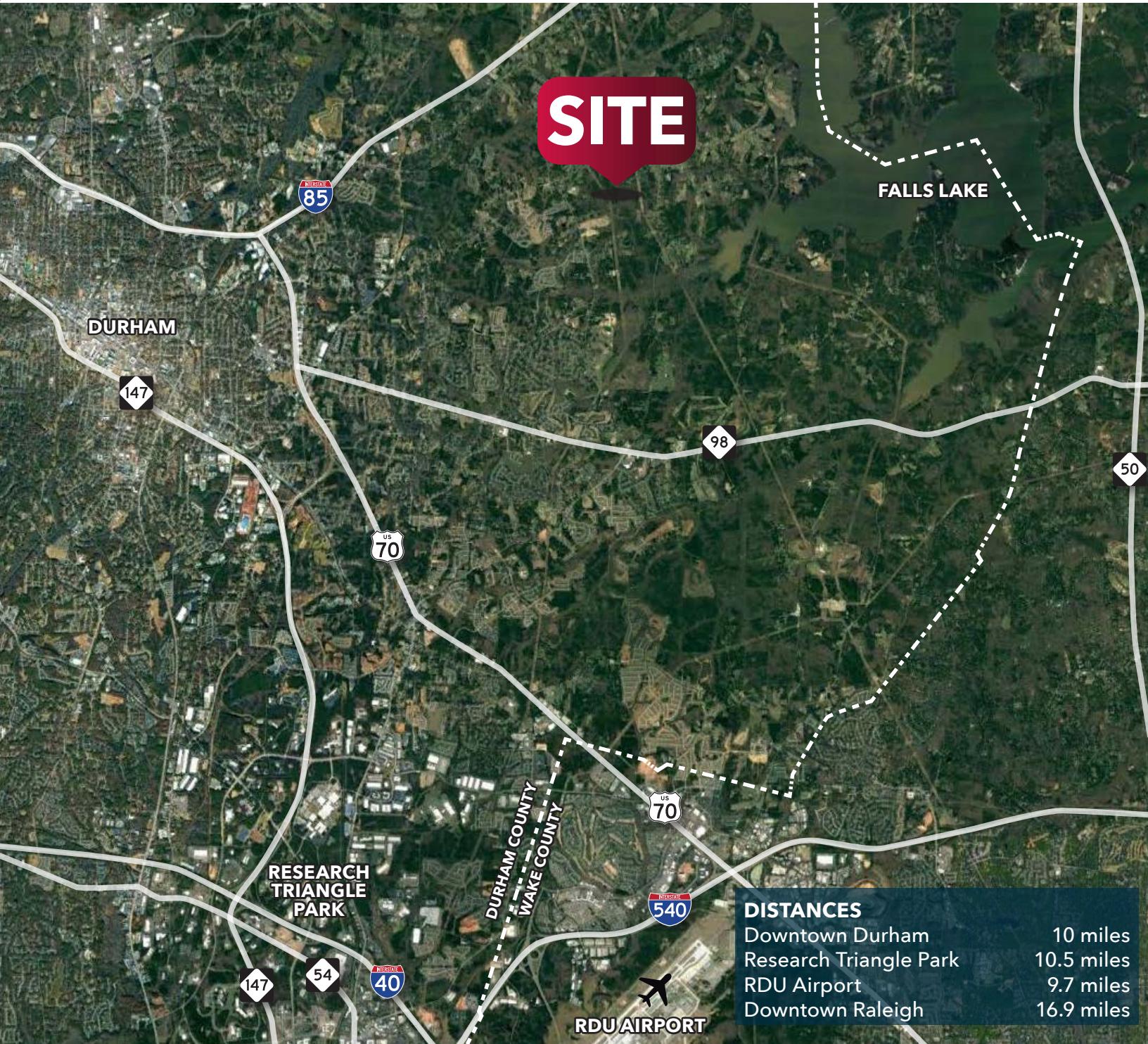
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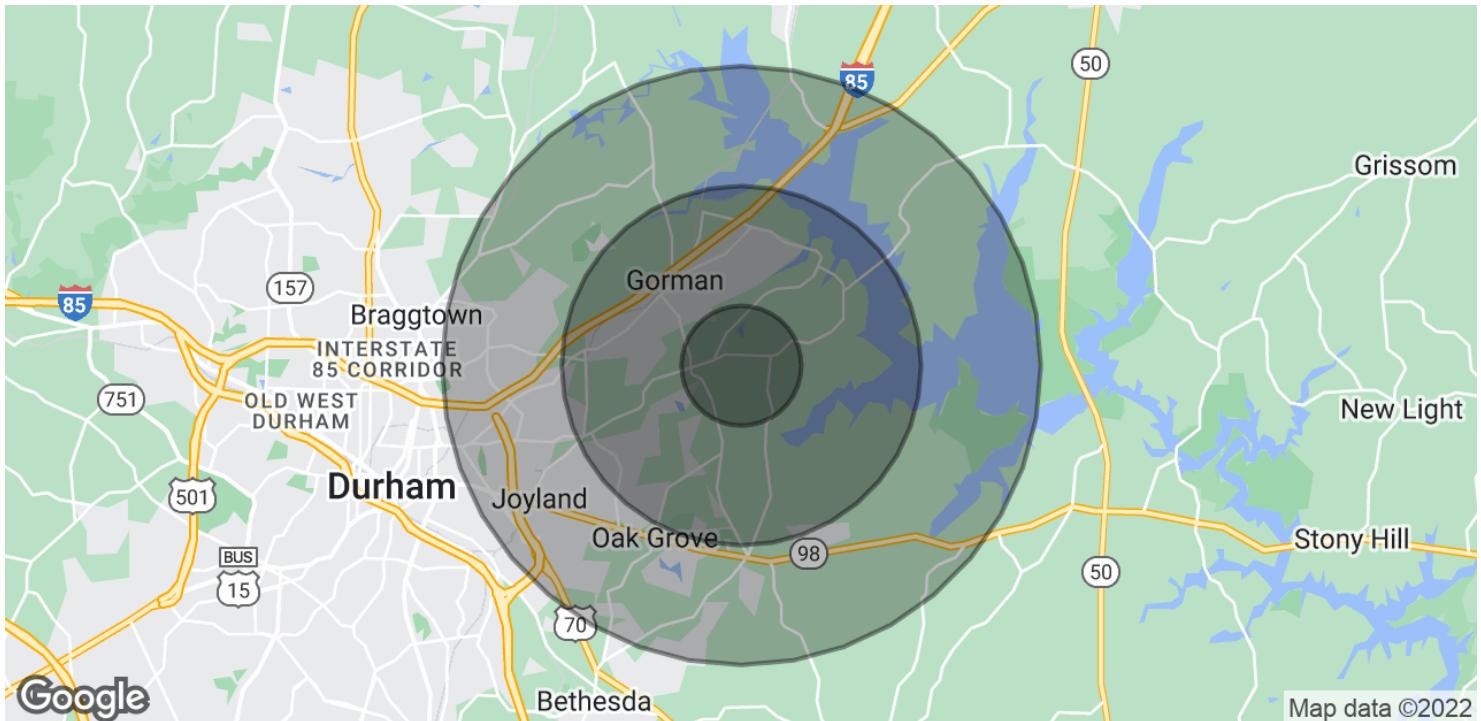
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	959	12,570	46,044
Average Age	46.1	39.9	35.8
Average Age (Male)	43.2	37.2	34.4
Average Age (Female)	46.0	39.9	36.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	352	4,527	16,888
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$69,689	\$85,333	\$75,991
Average House Value	\$857,833	\$281,268	\$282,388

\* Demographic data derived from 2020 ACS - US Census

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