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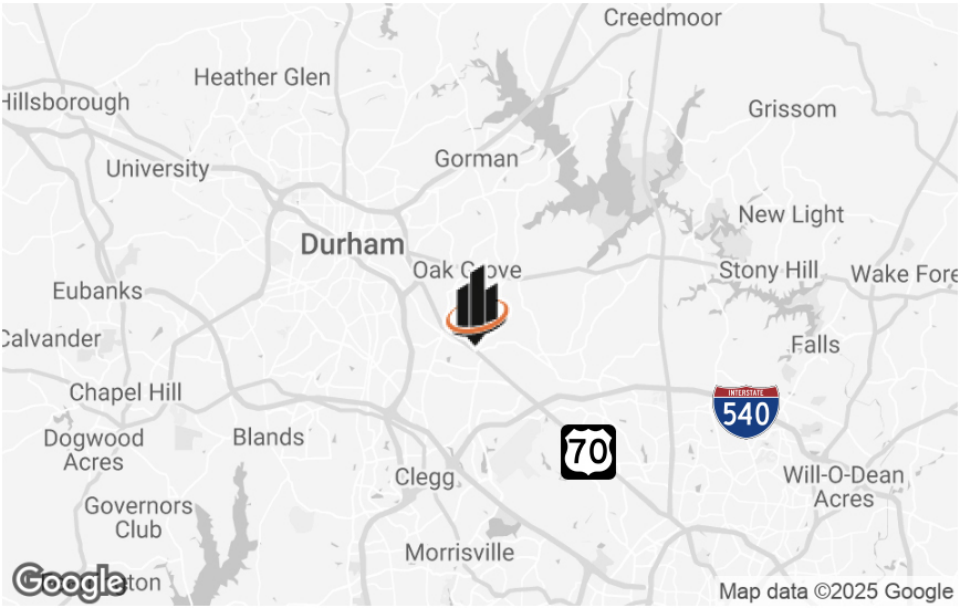


WHIT BRANNON

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FOR SALE | ±1.1 ACRES
3128 US-70 HWY
DURHAM, NC 27703

PROPERTY SUMMARY



ASKING PRICE	\$625,000
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OFFERING SUMMARY	
LOT SIZE:	±1.1 Acres
PARCEL ID:	164094
ZONING:	CG & RR
MARKET:	Southeast Durham
TRAFFIC COUNTS:	±46,828 VPD

PROPERTY OVERVIEW

This ±1.1-acre parcel sits in a **highly strategic location between Raleigh and Durham, benefiting from excellent visibility along a well-traveled corridor** with consistently strong traffic counts. Surrounded by established commercial activity and a rapidly expanding residential population, **this site is well-positioned for long-term appreciation and business success.**

PROPERTY HIGHLIGHTS

- Front portion (65%) is zoned Commercial General (CG), back 35% is Rural Residential (RR)
- Prime infill opportunity with excellent visibility and easy access to US-70, which averages over 46,000 vehicles per day
- Well-positioned for auto related use, though a wide range of retail, service, or neighborhood-oriented uses would work well

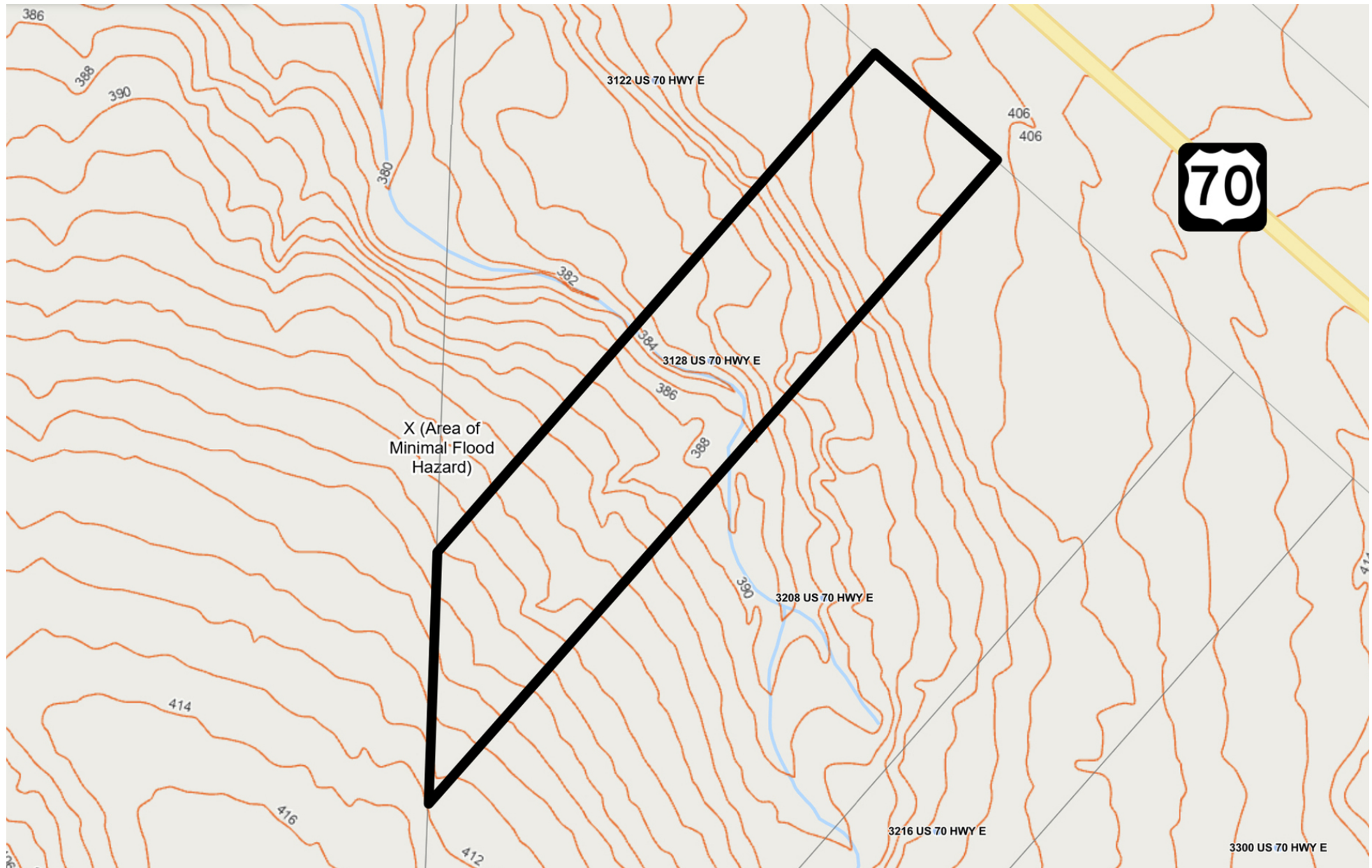
PARCEL OVERVIEW



PROPERTY PHOTOS



TOPOGRAPHY & HYDROLOGY MAP



RETAILER MAP

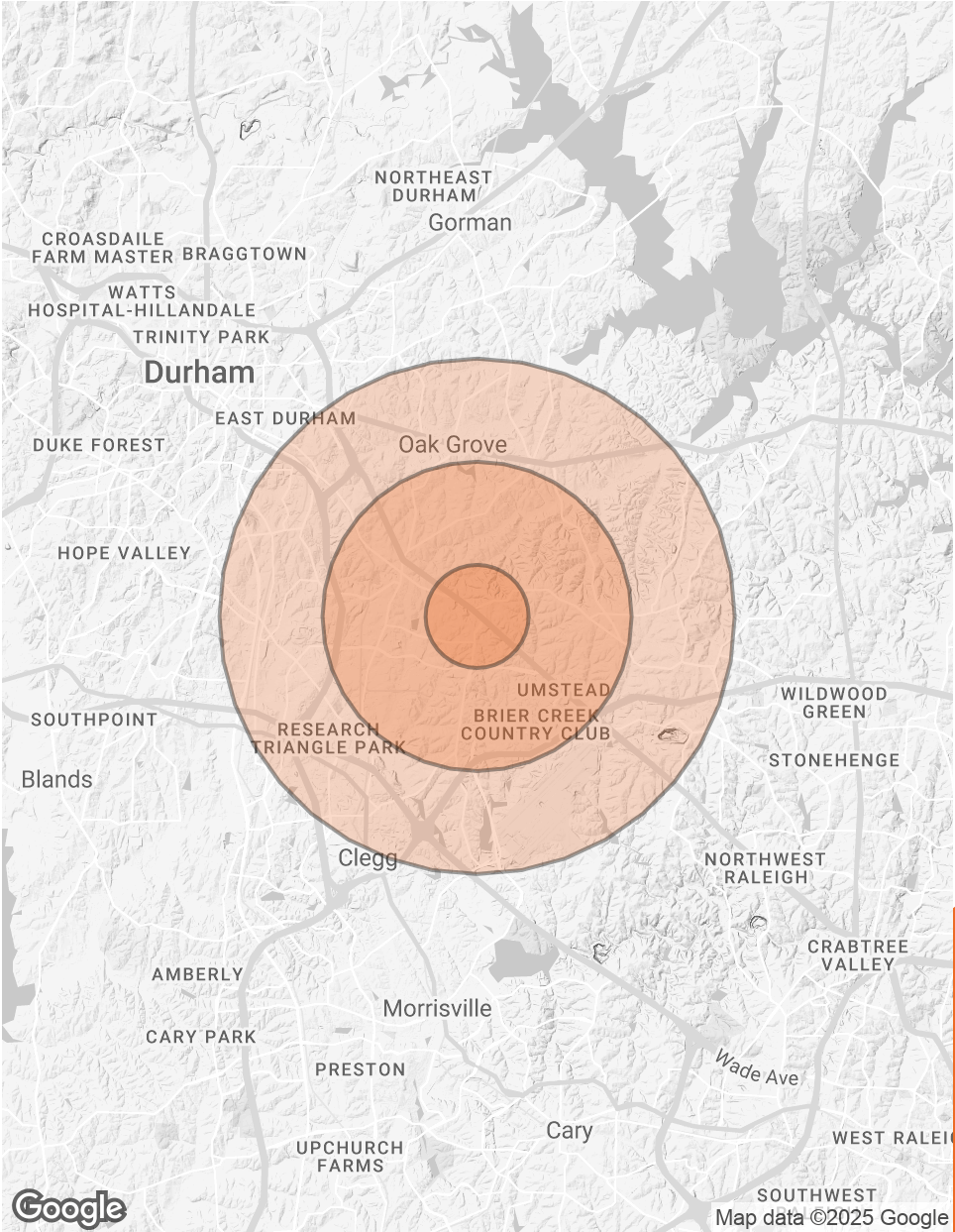


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,911	48,126	109,486
AVERAGE AGE	39	40	38
AVERAGE AGE (MALE)	38	39	37
AVERAGE AGE (FEMALE)	40	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,295	22,308	46,369
# OF PERSONS PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$136,518	\$136,117	\$124,876
AVERAGE HOUSE VALUE	\$399,928	\$468,828	\$418,976

Demographics data derived from AlphaMap





Local Expertise.
National Reach.

SVN | Real Estate Associates

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