

DRY CREEK RD

Durham, NC 27707 Orange County - PIN 9890564576

25 ACRES OF LAND FOR SALE



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CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Step into the opportunity of a lifetime with this prime property located in the desirable Durham area. Spanning 25 acres, this offering presents the ideal canvas for a high-end custom home developer or an individual seeking to create a luxury estate. Boasting a secluded yet accessible location, it offers the perfect setting for a private retreat that's just minutes away from top universities, Downtown Durham and Chapel Hill. With the potential for up to 7 home sites, this property provides an exceptional opportunity for luxurious custom home development in the heart of Durham's thriving landscape.

PROPERTY HIGHLIGHTS

- Convenient access to I-40
- Gently rolling landscape
- Secluded yet central location

OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	25 Acres
Zoning:	RB
County:	Orange County

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	170	1,072
Total Population	50	535	3,002
Average HH Income	\$154,454	\$209,853	\$194,394

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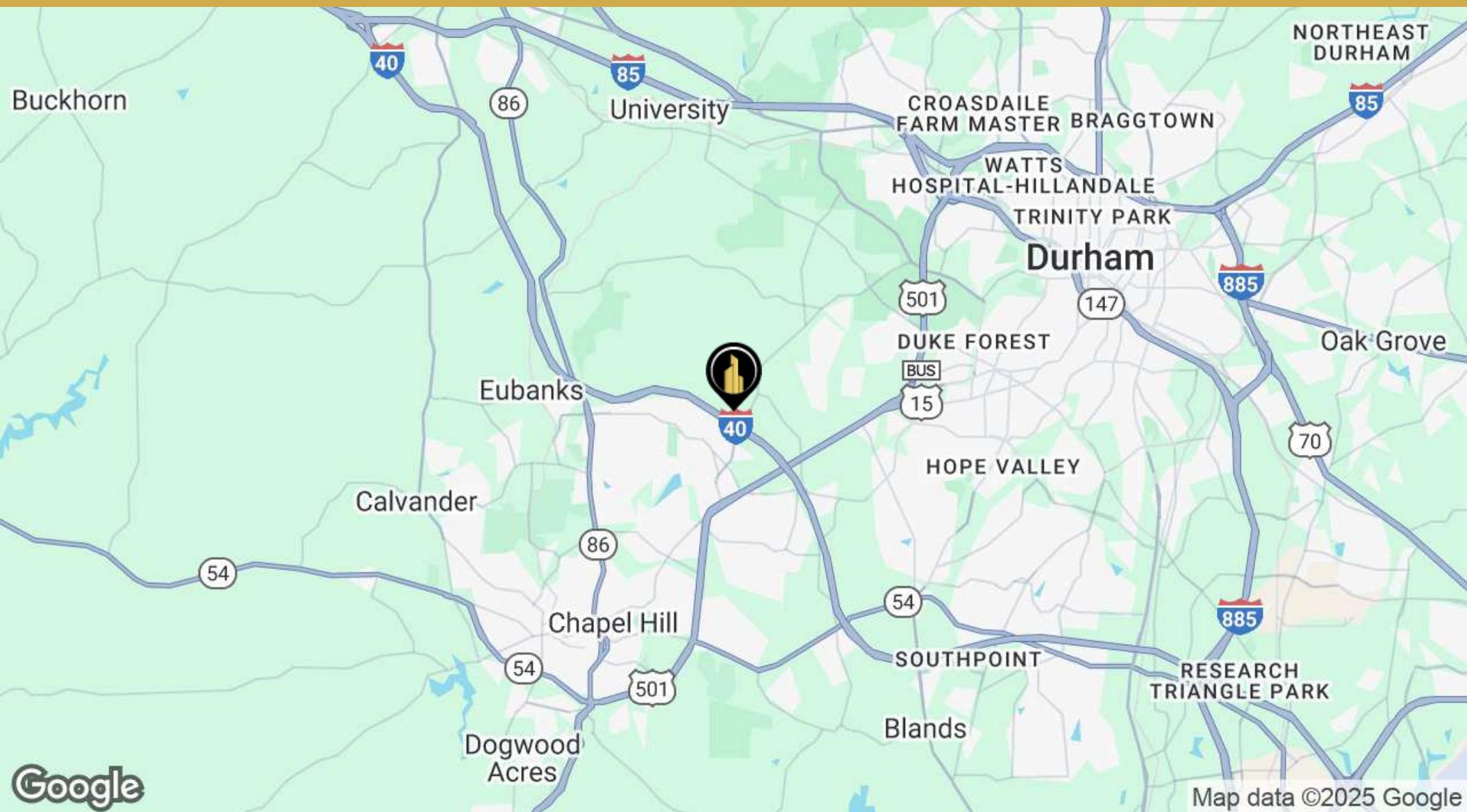
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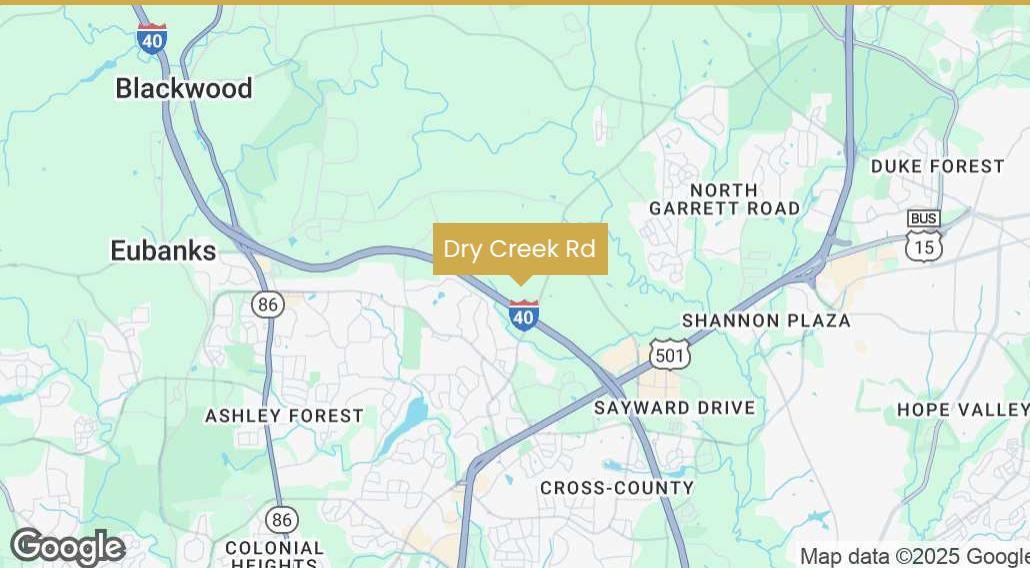
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LOCATION DESCRIPTION

Nestled between Durham and Chapel Hill, this property is perfectly situated to tap into the best of both worlds. Imagine the appeal of being close to Duke University and UNC Chapel Hill, with access to the prestigious Chapel Hill school district for potential residential development. Plus, easy access to I-40 opens up seamless connectivity to the entire region, making this location even more desirable for future residents. It's not just about investing in property; it's about investing in a thriving community that offers the best of education and lifestyle.

POINTS OF INTEREST

DISTANCE

Downtown Durham	15 Min (8.2 mi)
Duke Hospital	14 Min (6.2 mi)
UNC Chapel Hill	13 Min (5.8 mi)
RDU Airport	21 Min (16.9 mi)
Southpoint Mall	15 Min (8.7 mi)

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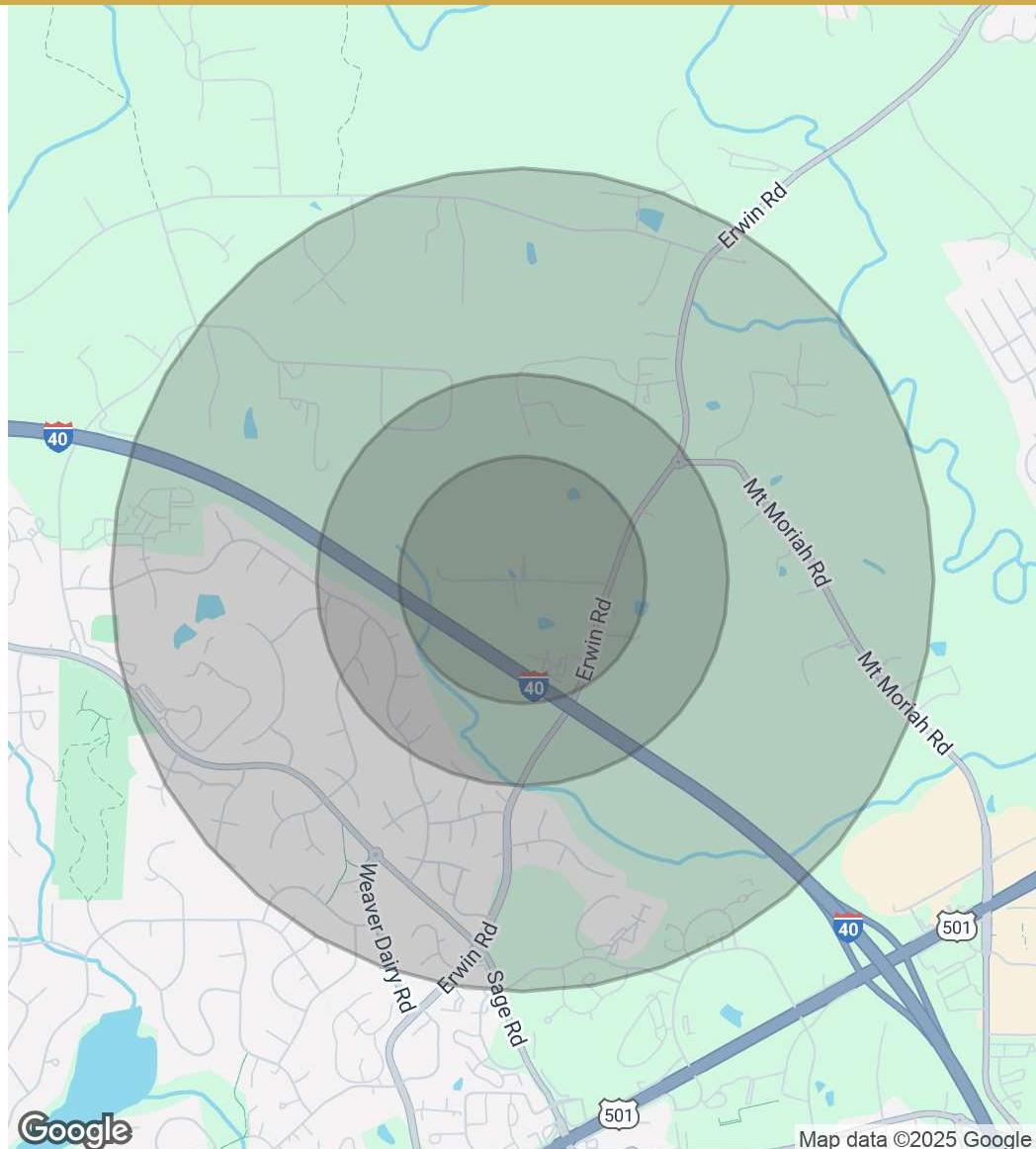
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	50	535	3,002
Average Age	46	41	40
Average Age (Male)	46	41	39
Average Age (Female)	45	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	170	1,072
# of Persons per HH	2.6	3.1	2.8
Average HH Income	\$154,454	\$209,853	\$194,394
Average House Value	\$703,647	\$737,332	\$710,331

Demographics data derived from AlphaMap



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