



±11.85 ACRES



FOR SALE

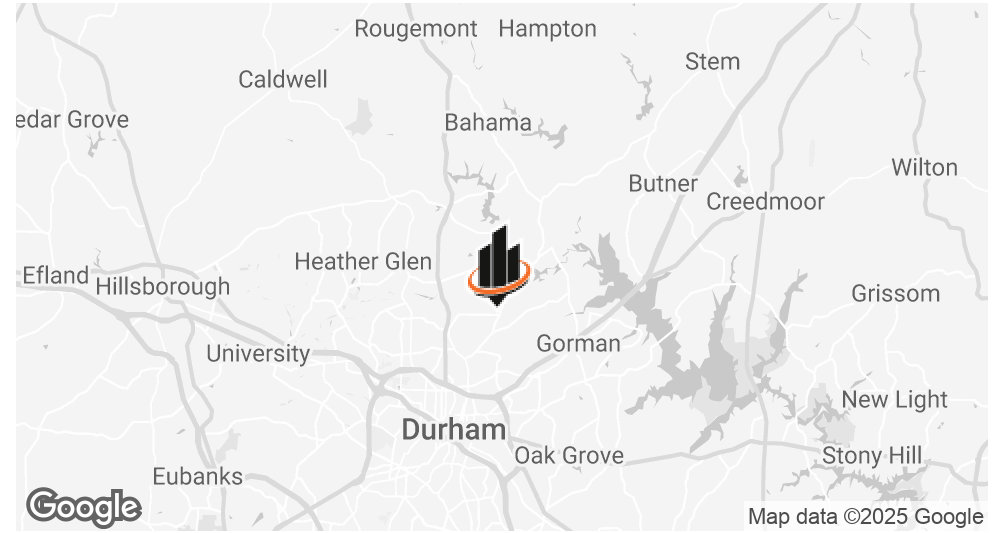


# 1502 OLD OXFORD ROAD

DURHAM, NC 27704



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LOT SIZE:</b>	±11.85 Acres
<b>PARCEL ID:</b>	177741
<b>ZONING:</b>	RS-20 & RR
<b>FUTURE LAND USE MAP DESIGNATION:</b>	Industrial
<b>PRICE/ACRE:</b>	\$84,388.19
<b>SALE PRICE:</b>	\$1,000,000

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for sale this **±11.85-acre land parcel** located in north Durham, NC. **Adjacent to the new Welcome Venture Park**, this site is especially suited for high-density residential or light industrial development.

## PROPERTY HIGHLIGHTS

- Prime location at the signalized intersection of Old Oxford and Hebron Road, with direct access to Hwy 70/I-85, Old Oxford Rd, and the future N. Durham Parkway
- Favorable gently sloping topography with public water and sewer service available adjacent to the property
- 120' wide dedication required for potential N. Durham Parkway expansion

**GARY W. KRAMLING**

O: 919.287.2136

gary.kramling@svn.com

**CAREY GREENE**

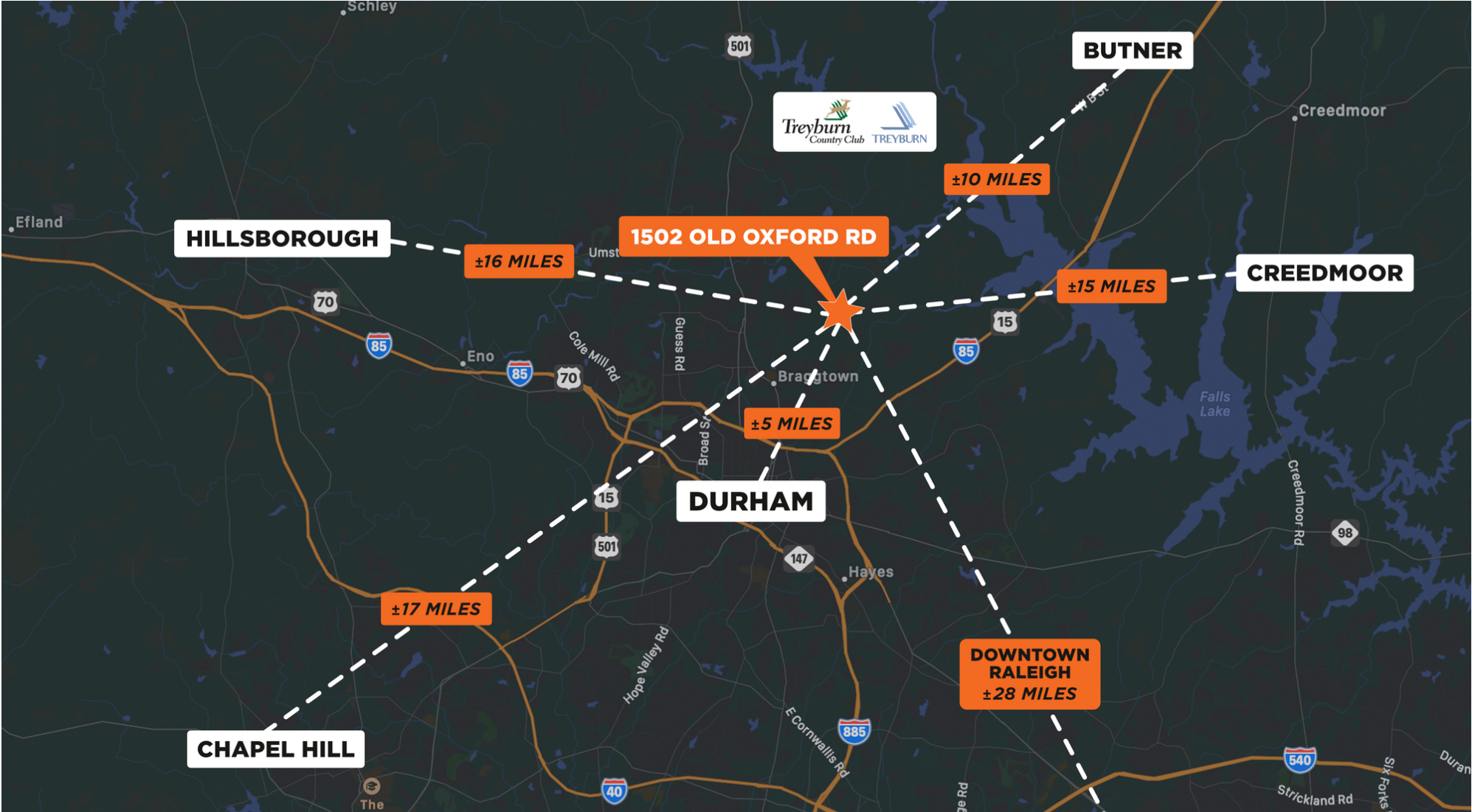
O: 919.287.2135

carey.greene@svn.com

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# LOCATION MAP



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# SITE OVERVIEW & TRAFFIC COUNTS



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# AREA ANALYTICS

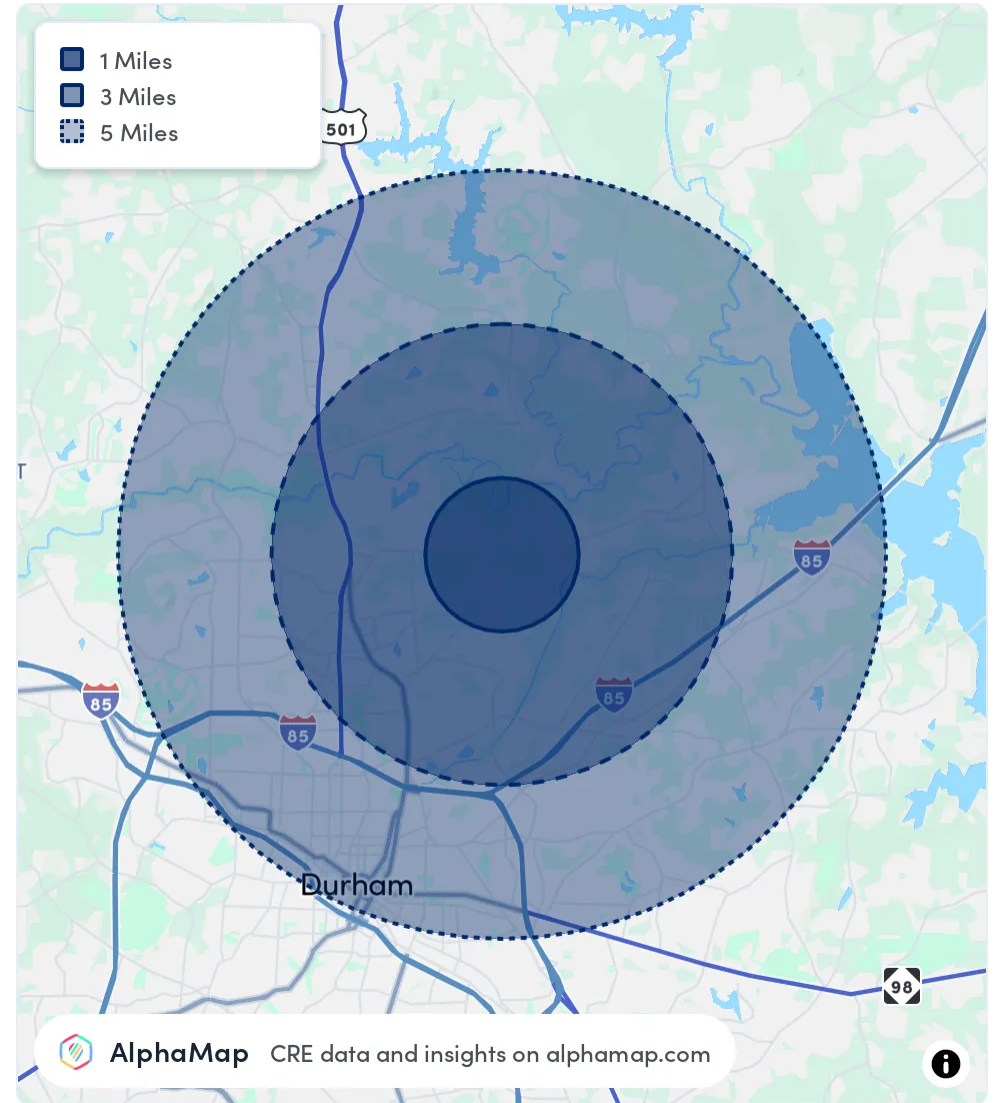
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,967	34,000	113,879
AVERAGE AGE	36	38	38
AVERAGE AGE (MALE)	34	36	37
AVERAGE AGE (FEMALE)	37	40	39

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	960	12,749	44,074
PERSONS PER HH	3.1	2.7	2.6
AVERAGE HH INCOME	\$86,109	\$78,628	\$88,234
AVERAGE HOUSE VALUE	\$261,844	\$288,023	\$383,850
PER CAPITA INCOME	\$27,777	\$29,121	\$33,936

Map and demographics data derived from AlphaMap



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PRESENTED BY:



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919.287.2135 | [carey.greene@svn.com](mailto:carey.greene@svn.com)

