



±5.9 ACRES

FOR SALE

3533 GIBSON ROAD
DURHAM, NC 27703

PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	±5.9 Acres
APN:	162493 & 162546
ZONING:	RS-20 & RR
SALE PRICE:	\$299,000

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for sale **two vacant land parcels totaling ±5.9 acres at 3533 Gibson Road in Durham, NC.**

Ideal for residential development, these parcels are located just minutes from NC Hwy 98 (1 mile), US 70/I-885 (1 mile), downtown Durham (6 miles), RTP (6 miles), and Duke University/Hospital (8 miles).

PROPERTY HIGHLIGHTS

- Utilities located at the property
- Land use study completed
- Located near the new Durham East End Connector (I-885), which improves access to major employment centers such as RTP and supports development in east Durham

MICHAEL RIVARD

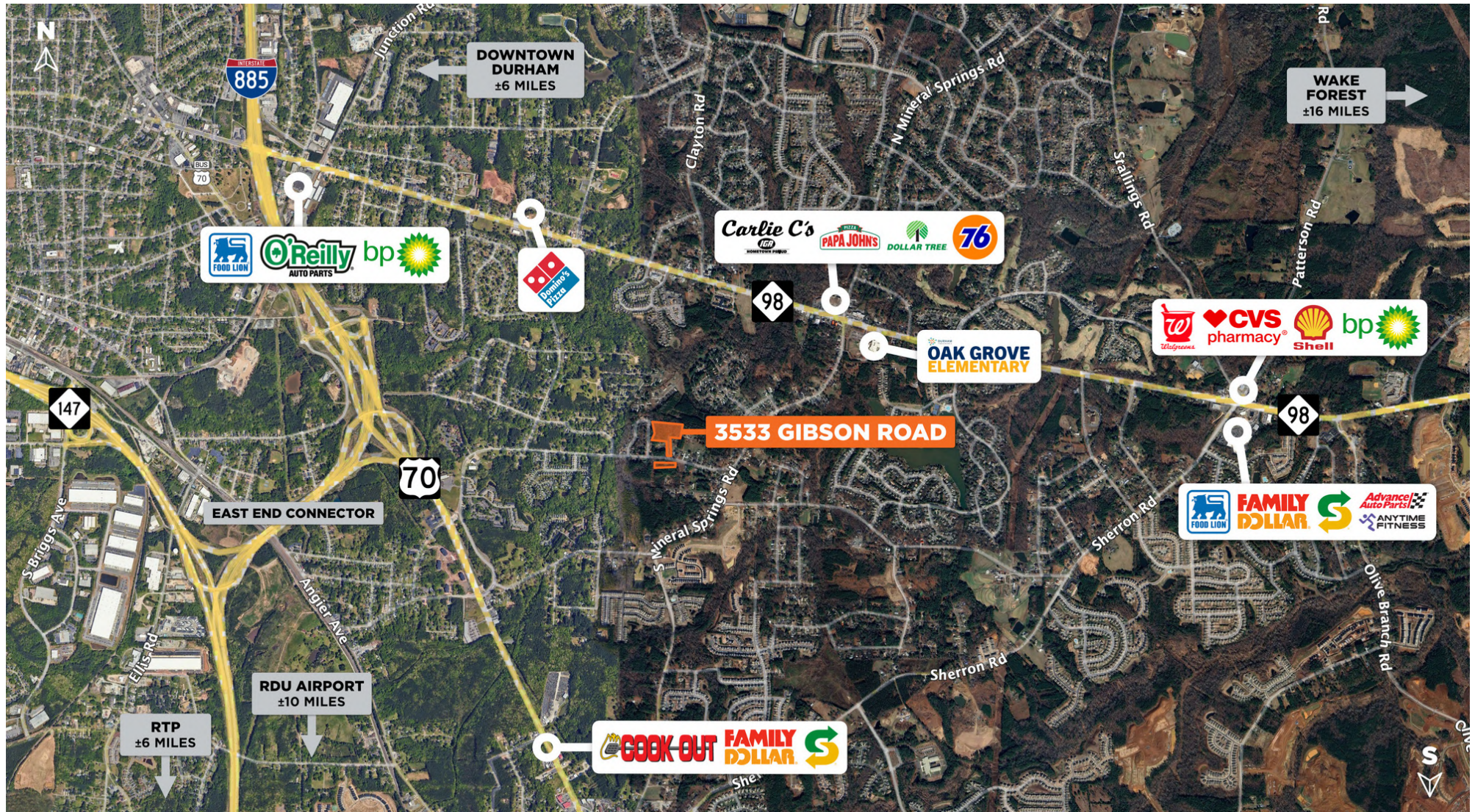
O: 919.287.3215

michael.rivard@svn.com

3533 GIBSON ROAD | Durham, NC 27703



RETAILER MAP



MICHAEL RIVARD

O: 919.287.3215

michael.rivard@svn.com

3533 GIBSON ROAD | Durham, NC 27703



DEMOGRAPHICS MAP & REPORT

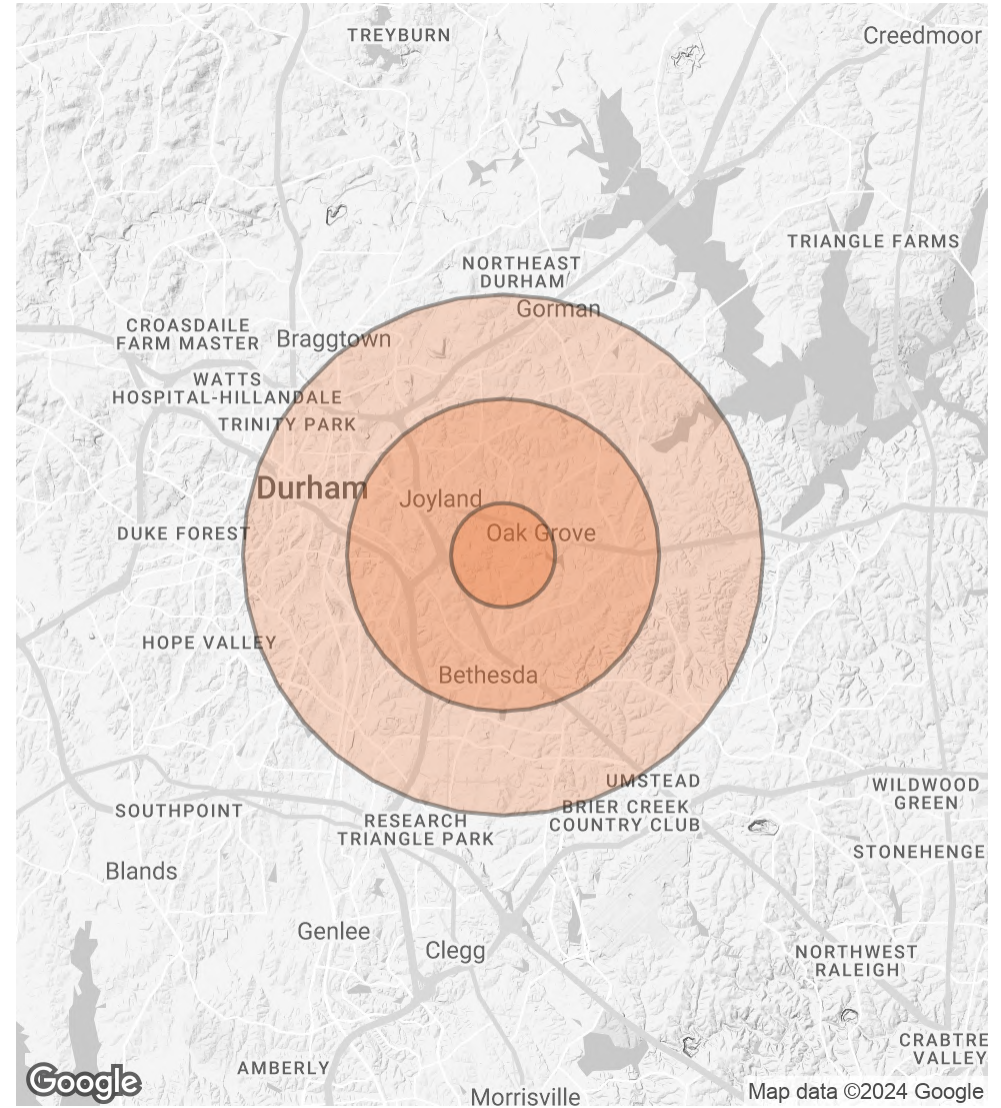
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,089	53,099	125,914
AVERAGE AGE	34.9	34.3	35.1
AVERAGE AGE (MALE)	35.8	33.6	34.4
AVERAGE AGE (FEMALE)	32.3	33.7	35.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,923	20,840	52,875
# OF PERSONS PER HH	2.8	2.5	2.4
AVERAGE HH INCOME	\$73,714	\$75,624	\$73,893
AVERAGE HOUSE VALUE	\$187,024	\$181,207	\$208,556

* Demographic data derived from 2020 ACS - US Census



MICHAEL RIVARD

O: 919.287.3215

michael.rivard@svn.com

3533 GIBSON ROAD | Durham, NC 27703



ADVISOR BIO



MICHAEL RIVARD

Advisor

michael.rivard@svn.com

Direct: 919.287.3215 | **Cell:**

PROFESSIONAL BACKGROUND

Michael brings his many years of experience in commercial real estate to SVN | REA, specializing in investment properties with a focus on multifamily assets.

Michael maximizes value for his clients utilizing a collaboration of financial analysis, research analytics, appraisers, marketing specialists, and administrative coordination. He possesses an extensive track record for investment sales, combining asset knowledge, market expertise, construction processes, and capital markets resources to ensure maximum asset value in the marketplace.

Outside of the office, you can find Michael exploring the many great outdoor opportunities North Carolina has to offer, from the beaches to the mountains, with his family and friends. He is also an accomplished musician with many notable recordings and live performances nationwide.

EDUCATION

- Boston University - Commercial Real Estate Program

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina, BIC designation
- Member, Triangle Commercial Association of REALTORS®
- Member, North Carolina Association of REALTORS®

MICHAEL RIVARD

O: 919.287.3215

michael.rivard@svn.com

3533 GIBSON ROAD | Durham, NC 27703

