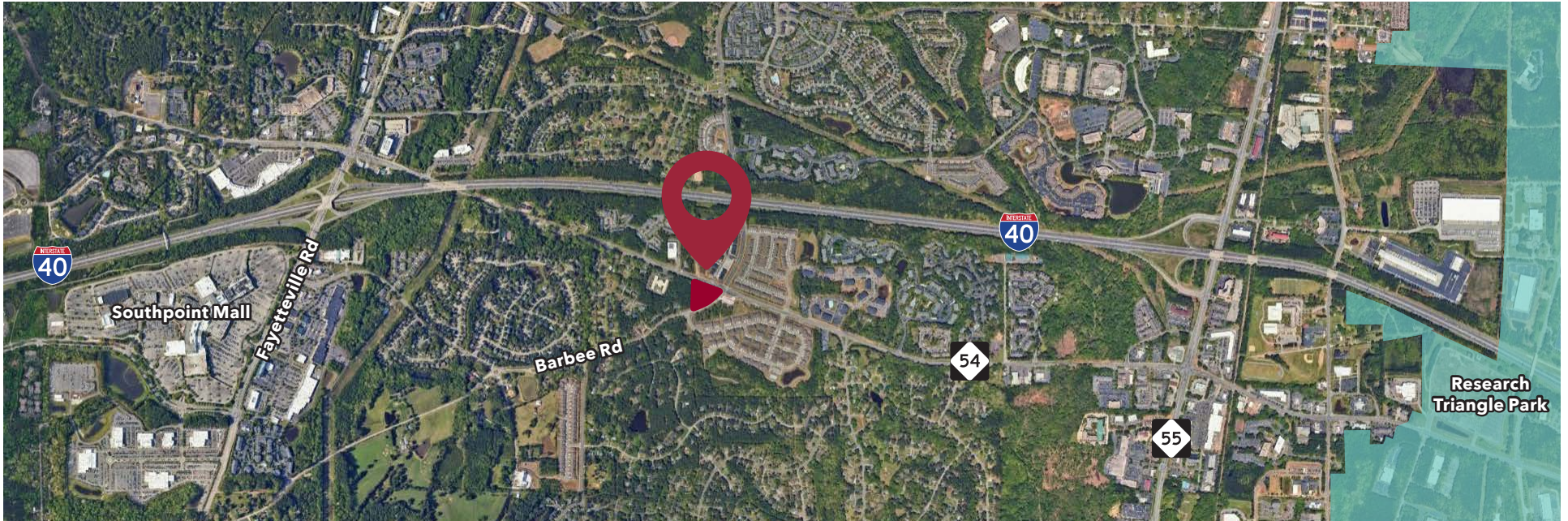


LAND FOR SALE

1004 NC 54 HWY E

Durham, NC 27713



PROPERTY DESCRIPTION

±1.70-acre site for sale at the corner of NC 54 Hwy E and Barbee Road in Durham County. Prime site for commercial development with strong visibility and new nearby residential development.

- » 1.70 acres
- » Corner parcel at signalized intersection
- » 16,500 vehicles per day (2021)
- » Future Place Type is Neighborhood Services
- » Current zoning is RS-20 and RR
- » Durham County REID 152969

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

Karah Jennings McConnell
kjennings@lee-associates.com
O: 919.576.2502
M: 919.817.0705

LOCATION

The property is located at the corner of NC 54 Hwy E and Barbee Road, close to I-40 and between Research Triangle Park and Southpoint Mall in within the City of Durham.

SALE PRICE

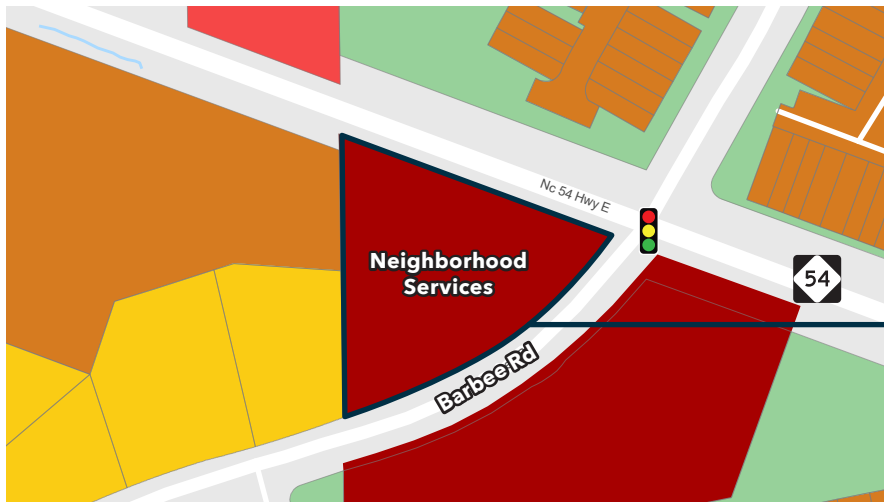
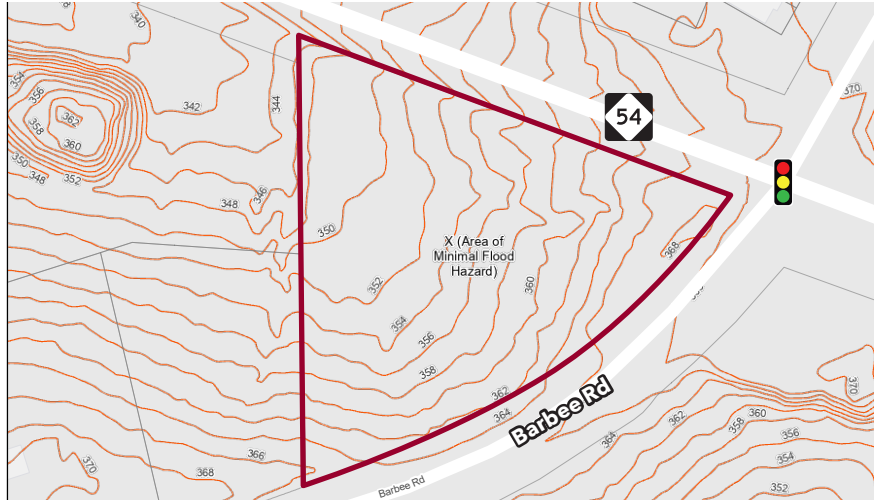
\$1,600,000

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE

1004 NC 54 HWY E

Durham, NC 27713



COMPREHENSIVE PLAN PLACE TYPE

Neighborhood Services provide ways for residents in nearby neighborhoods to access daily needs and services like daycares, pharmacies, community spaces, offices, and small-scale stores. These areas are located along main streets, with buildings close to the street. Existing areas sometimes include former homes that have been converted into businesses and often have little or no off-street parking options.

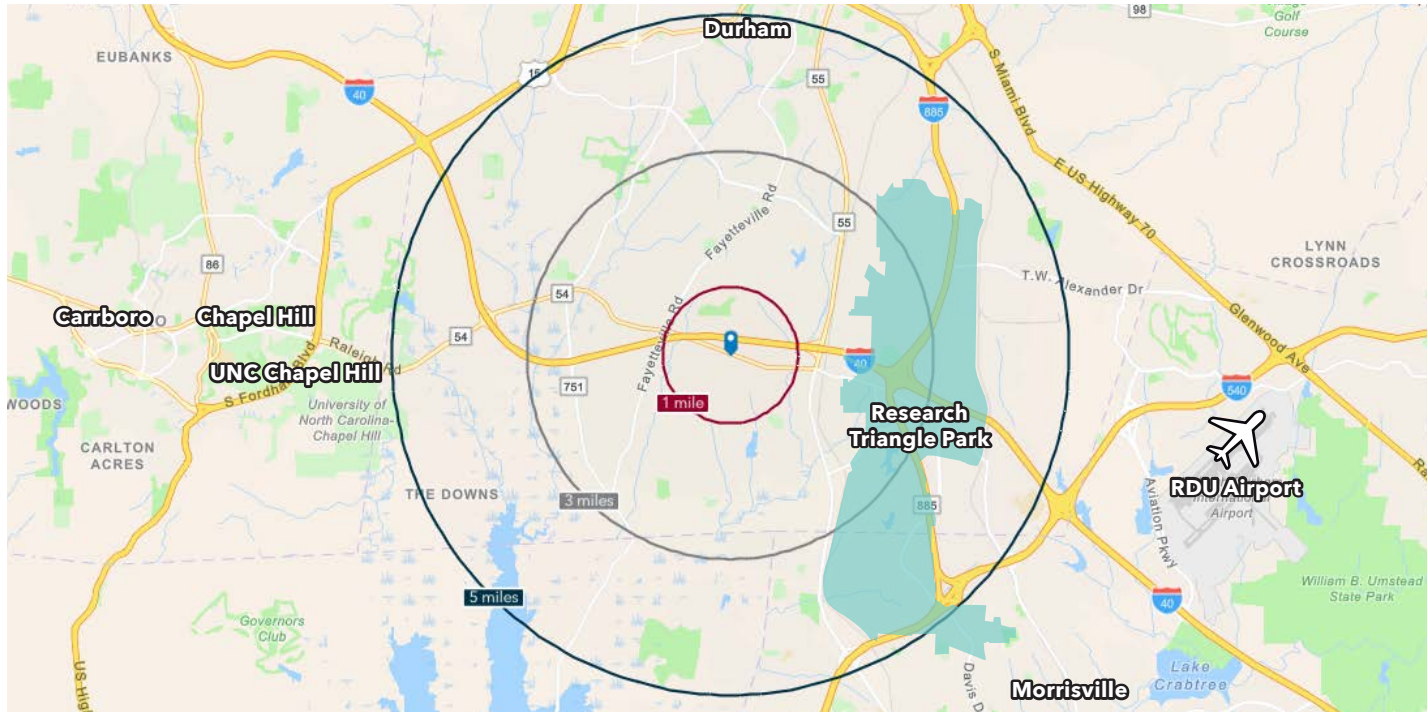
Neighborhood Services are designed to let residents in nearby neighborhoods access daily needs by walking, biking, riding transit, or rolling from their homes to these resources. Where possible, pocket parks, street trees between the road and the front of buildings, and trees in parking areas should be included in these areas.

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

Karah Jennings McConnell
kjennings@lee-associates.com
O: 919.576.2502
M: 919.817.0705

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE
1004 NC 54 HWY E
 Durham, NC 27713



	1 MILE	3 MILES	5 MILES
Population (2024)	12,364	57,620	138,160
Median Age	34.1	36.4	35.2
Average Household Income	\$117,262	\$127,462	\$125,670
Average Home Value	\$415,626	\$433,174	\$474,745
Bachelor's Degree or Higher	62.0%	68.3%	65.6%

Moss Withers, SIOR, MBA
 mwithers@lee-associates.com
 O: 919.576.2501

Karah Jennings McConnell
 kjennings@lee-associates.com
 O: 919.576.2502
 M: 919.817.0705

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.