

PICKETT  
SPROUSE

COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

WAYFIELD AVE



751

South Durham  
Development Opportunity

8202 NC Hwy 751  
Durham, NC 27713

# 3.7+ Acres Near Southpoint with High-Density Residential Potential

Located just off Highway 751 near I-40 and The Streets at Southpoint, this site offers a prime opportunity for high-density residential development in one of Durham's fastest-growing corridors.



# Property Details

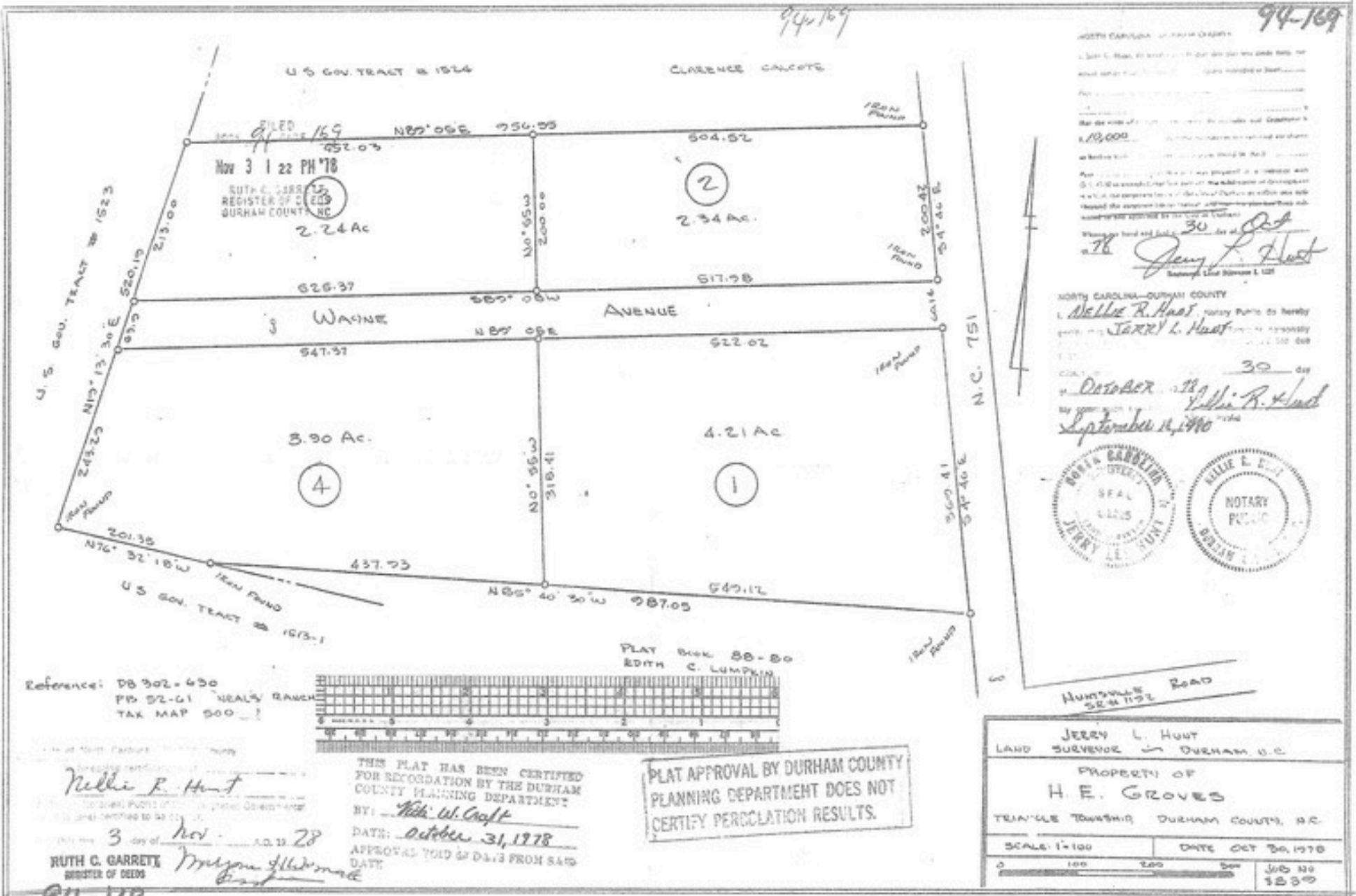
<b>PIN</b>	0718200319
<b>ACRES</b>	3.7+
<b>PRICE</b>	\$2,500,000
<b>ZONING</b>	Rural Residential
<b>PLACE TYPE</b>	Mixed Residential Neighborhood (Durham's 2023 Comprehensive Plan)

Large 3.7+ acre property located on Highway 751 just 1/2 mile South of I-40 and The Streets at Southpoint, under 15 minutes to Research Triangle Park, downtown Durham, downtown Chapel Hill and RDU International Airport. Durham's 2023 Comprehensive Plan designates the property for Mixed Residential Neighborhood. This land use type includes apartments. Act now to participate in this rapidly growing part of the Research Triangle. Neighboring parcels approved for 29+ dwelling units per acre.

***Sellers will entertain offers on standard form 580L-T, proof of funds must accompany any offer. Contact listing agent with questions.***



**DURHAM COMPREHENSIVE  
PLAN LAND USE**



NORTH CAROLINA - DURHAM COUNTY

I, Jerry L. Hunt, do hereby certify that the above and foregoing plat was prepared by Edith C. Lumpkin, a Licensed Professional Surveyor, and that the same is a true and correct copy of the original as shown to me by said Edith C. Lumpkin.

Witness my hand and seal this 30th day of October, 1978.

*Jerry L. Hunt*  
 Notary Public  
 Superior Court District 1, 121

NORTH CAROLINA - DURHAM COUNTY

I, Nellie R. Hunt, Notary Public do hereby certify that the above and foregoing plat was prepared by Edith C. Lumpkin, a Licensed Professional Surveyor, and that the same is a true and correct copy of the original as shown to me by said Edith C. Lumpkin.

Witness my hand and seal this 30th day of October, 1978.

*Nellie R. Hunt*  
 Notary Public

October 30, 1978

September 14, 1978

SEAL JERRY L. HUNT  
 SEAL NELLIE R. HUNT

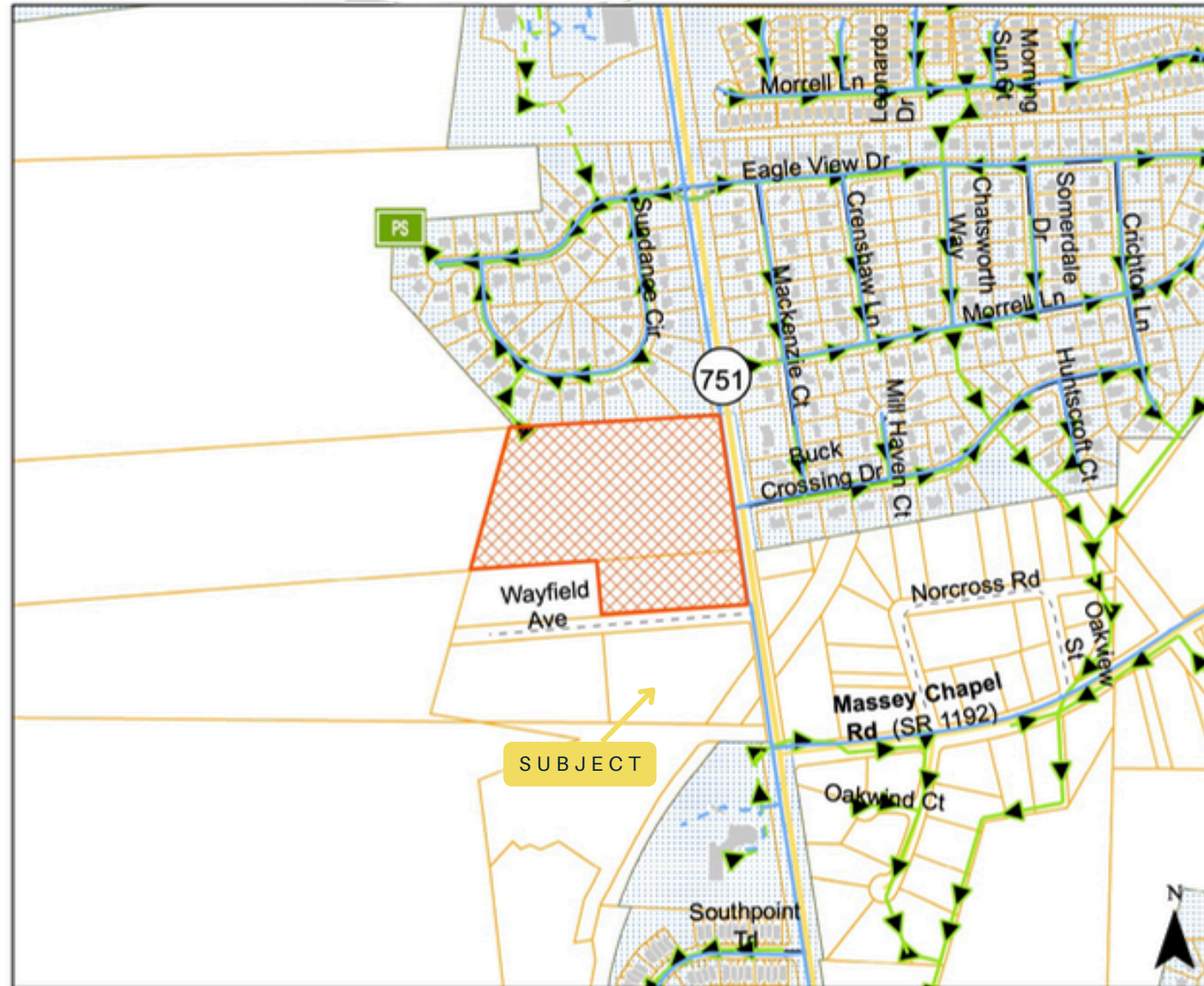
JERRY L. HUNT LAND SURVEYOR - DURHAM, N.C.	
PROPERTY OF H. E. GROVES	
TRINITY TOWNSHIP, DURHAM COUNTY, N.C.	
SCALE: 1"=100'	DATE: OCT 30, 1978
0 100 200 300 400 500	JOB NO. 1234

# Vicinity Utility Map



Legend:

- City Waterline
- Transmission Main
- Private Waterline or Pending Acceptance
- City Sewer
- Private Sewer or Pending Acceptance
- Force Main
- County Sewer
- Project Location
- City Limits



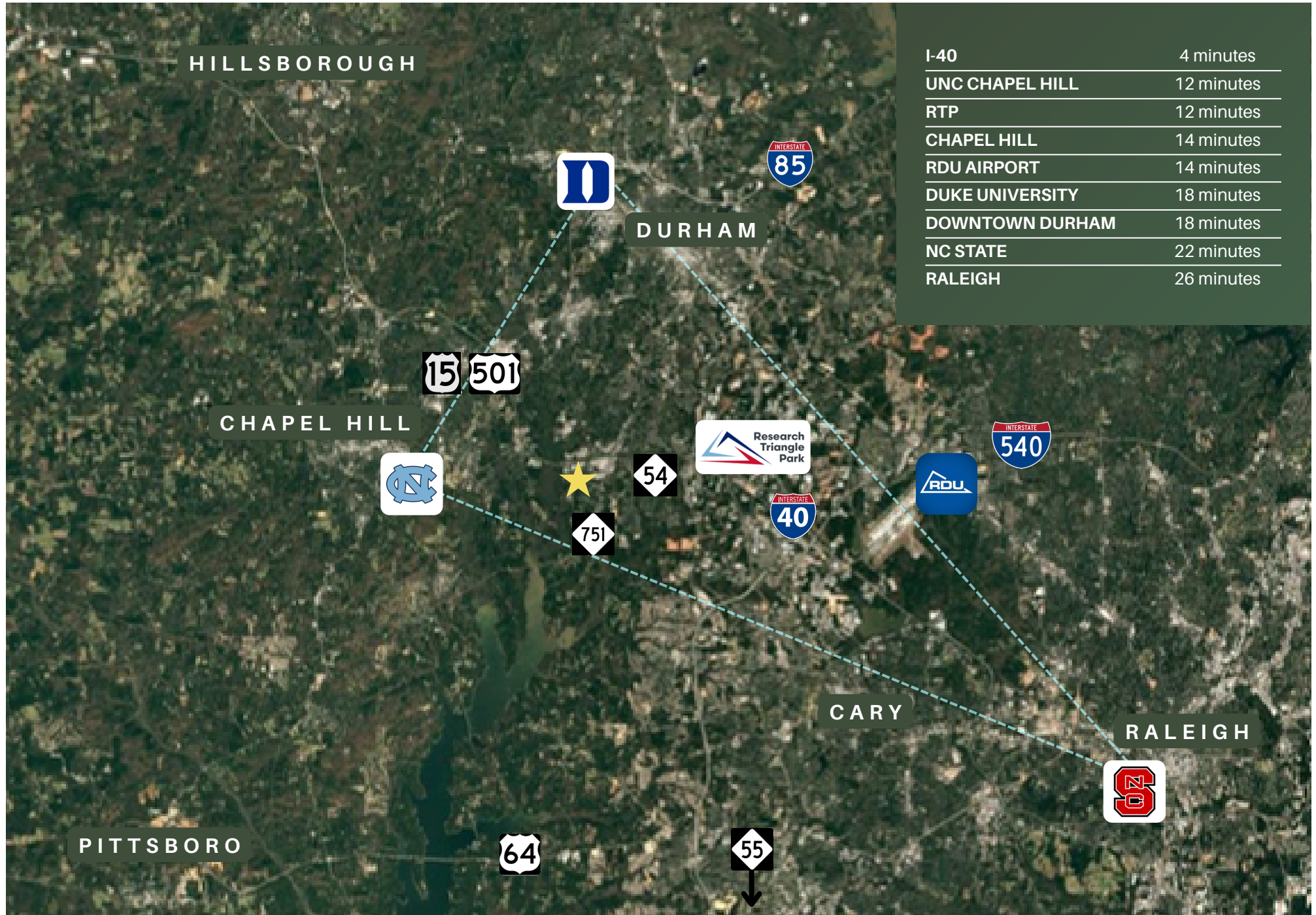
City of Durham Public Works  
September 1, 2023



NEARBY RESIDENTIAL MAP



# LOCATION





# Contact Us

**Will Yeager**

(828) 450-0140

[william.yeager@pickettsprouse.com](mailto:william.yeager@pickettsprouse.com)

[pickettsprouse.com](http://pickettsprouse.com)

