


±4.04 Acre Assemblage for Sale in Durham

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY



2839 E US 70 Hwy
Durham, NC 27703

4+ Acre High Visibility Commercial Development Opportunity

Commercial development opportunity with approximately 240 feet of frontage on Highway 70 in one of Durham's fastest-growing corridors. Adjacent to a newly approved 350+ unit residential community and designated for future Commercial Heavy (CH) zoning, the property offers exceptional flexibility for redevelopment.



ARTISAN
AT BRIGHTLEAF
APARTMENT RESIDENCES

BRIGHTLEAF
AT THE PARK

BOURDON WOODS
FUTURE RESIDENTIAL DEVELOPMENT



18.1K VEHICLES PER DAY

THE AVENUES
At RTP
APARTMENT HOMES

SUBJECT

MAGNOLIA PLACE
RESIDENTIAL DEVELOPMENT

LEESVILLE ROAD
8.9K VEHICLES PER DAY

PROPERTY OVERVIEW

PIN	0759465238, 0759466233 and 0759467569
ACRES	4.04+
PRICE	\$1,000,000
ZONING	General Commercial (CG), Planned Development Residential (PDR), and Rural Residential (RR)
FUTURE ZONING	Commercial Heavy (CH): Most intensive commercial with larger sites and building forms suited for major roadways

4.04 acres, zoned Commercial Heavy with 240 feet of frontage on Highway 70. Property is located just 920 feet from Leesville Rd. and adjoins the new Bourdon Woods neighborhood that was recently approved for 350+ residential units. AND this once in a blue moon opportunity includes two existing ranch homes. The 4.04 acre assemblage is ideally located and will work well for a variety of commercial uses. Flexibility makes this a great opportunity, buyer can choose to retain existing structures for lease to small businesses, or develop the property for a more intensive use. Contact listing agent with questions.

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



240 FT OF US HWY 70 E FRONTAGE

Commercial Heavy Zoning Framework

Under Durham's new UDO, the Commercial Heavy district provides for the most intensive commercial activities, including auto-oriented and heavy commercial uses, with larger sites and building forms suited for major roadways and less pedestrian-focused environments, with a maximum building height of up to 5 stories

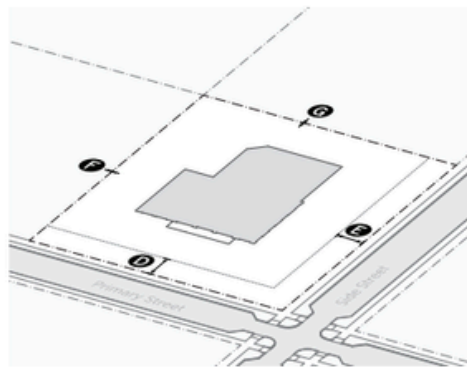
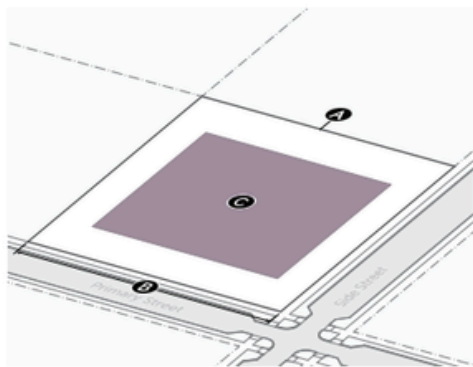
ARTICLE 2. ZONING DISTRICTS
COMMERCIAL DISTRICTS

ARTICLE 2. ZONING DISTRICTS
COMMERCIAL DISTRICTS

2.5.4. CH COMMERCIAL HEAVY

CH

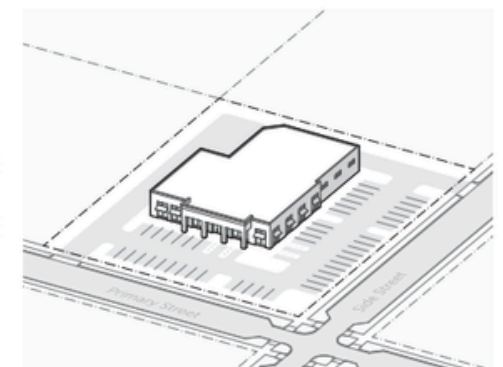
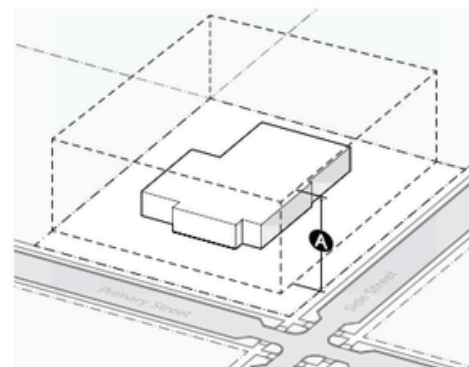
A. Lot Standards



1. Lot Size	2.10.2
A Area (min)	0'
B Width (min)	0'
2. Density	2.10.3
Units per lot area (max)	n/a
3. Coverage	2.10.5
C Building coverage (max)	60%
Amenity space (min)	n/a

4. Building Setbacks	2.10.6
D Primary street (min)	20'
E Side street (min)	20'
F Side (min)	0'
G Rear (min)	0'
Alley (min)	3'
5. Build-to	2.10.7
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	2.10.8
Parking between building and street	Allowed

B. Building Standards



1. Massing	2.10.9
A Height (max)	5 stories / 70'
Unit size (max)	n/a
Width (max)	n/a
2. Active Depth	2.10.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	2.10.11
Ground story height (min)	n/a
Finished floor elevation (min/max)	n/a

	Primary St.	Side St.
4. Windows	2.10.12	
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors	2.10.13	
Street-facing entry spacing (max)	n/a	n/a

DEMOGRAPHICS

POPULATION

	2 miles	5 miles
2020 Population	19,251	102,103
2025 Population	22,624	114,296
2030 Population Projection	24,430	122,542
Annual Growth 2020-2025	3.5%	2.4%
Annual Growth 2025-2030	1.6%	1.4%
Median Age	41.6	37.7
Bachelor's Degree or Higher	57%	48%
U.S. Armed Forces	55	362

HOUSEHOLDS

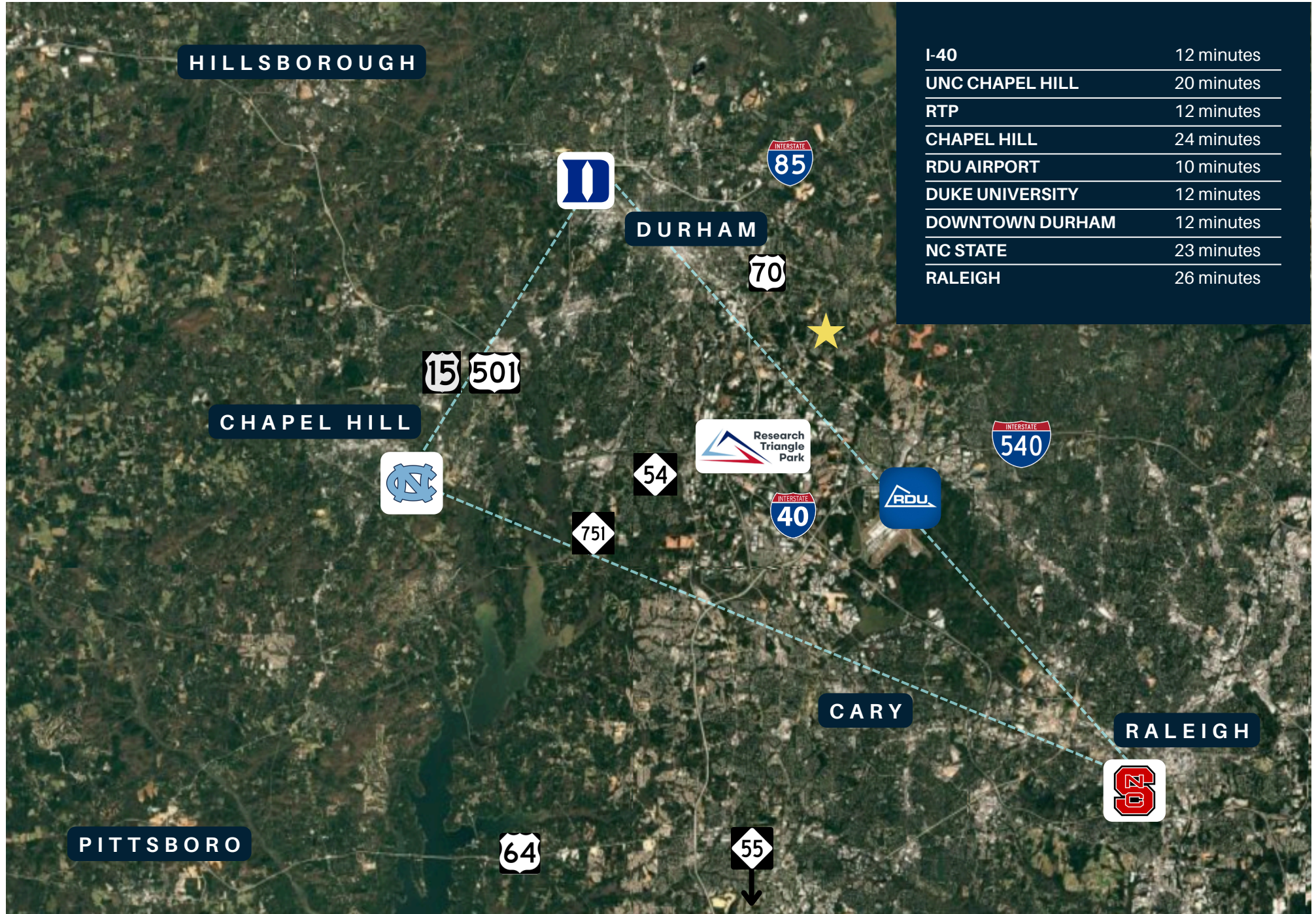
2020 Households	8,786	43,125
2025 Households	10,312	48,497
2030 Household Projection	11,157	52,175
Annual Growth 2020-2025	5.5%	4.0%
Annual Growth 2025-2030	1.6%	1.5%
Owner Occupied Households	7,009	28,483
Renter Occupied Households	4,147	23,692
Avg Household Size	2.2	2.3
Avg Household Vehicles	2	2
Total Specified Consumer Spending	\$385.6M	\$1.6B

\$86,381
MEDIAN INCOME

\$429,995
MEDIAN HOME PRICE



LOCATION





Contact Us

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