



212 W ALTON ST.

DURHAM, NC 27707

0.85 ACRES

**FOR
SALE**

LISTING BROKERS:

MIKE KEEN
919.573.1392 (O) | 919.795.1944 (M)
MKEEN@TRADEMARKPROPERTIES.COM

CHIP RAYNOR
919.227.5660 (O) | 919.561.3799 (M)
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1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

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PROPERTY DESCRIPTION

- › ±0.85-acre residential infill parcel located in South Durham's established Hillside Park neighborhood
- › Convenient access to S Roxboro St and NC-147, approximately 5-7 minutes from Downtown Durham
- › Situated less than a mile from NC Central University
- › Public water and sewer available
- › Zoned Residential Urban – 5 (RU-5), supporting low- to moderate-density residential development. Permitted uses include single-family, duplex, townhomes, and limited multifamily residential
- › Up to 8 units/acre permitted under Durham UDO standards, with potential up to 12 units/acre via Small Lot Option
- › Located within Opportunity Zone 13.04, offering potential investment upside
- › Blue-line stream located along the lower portion of the site



SALE PRICE:
\$115,000

UTILITIES	Public water, sewer
PIN	0820688921
ZONED	RU-5

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LOCATION MAP

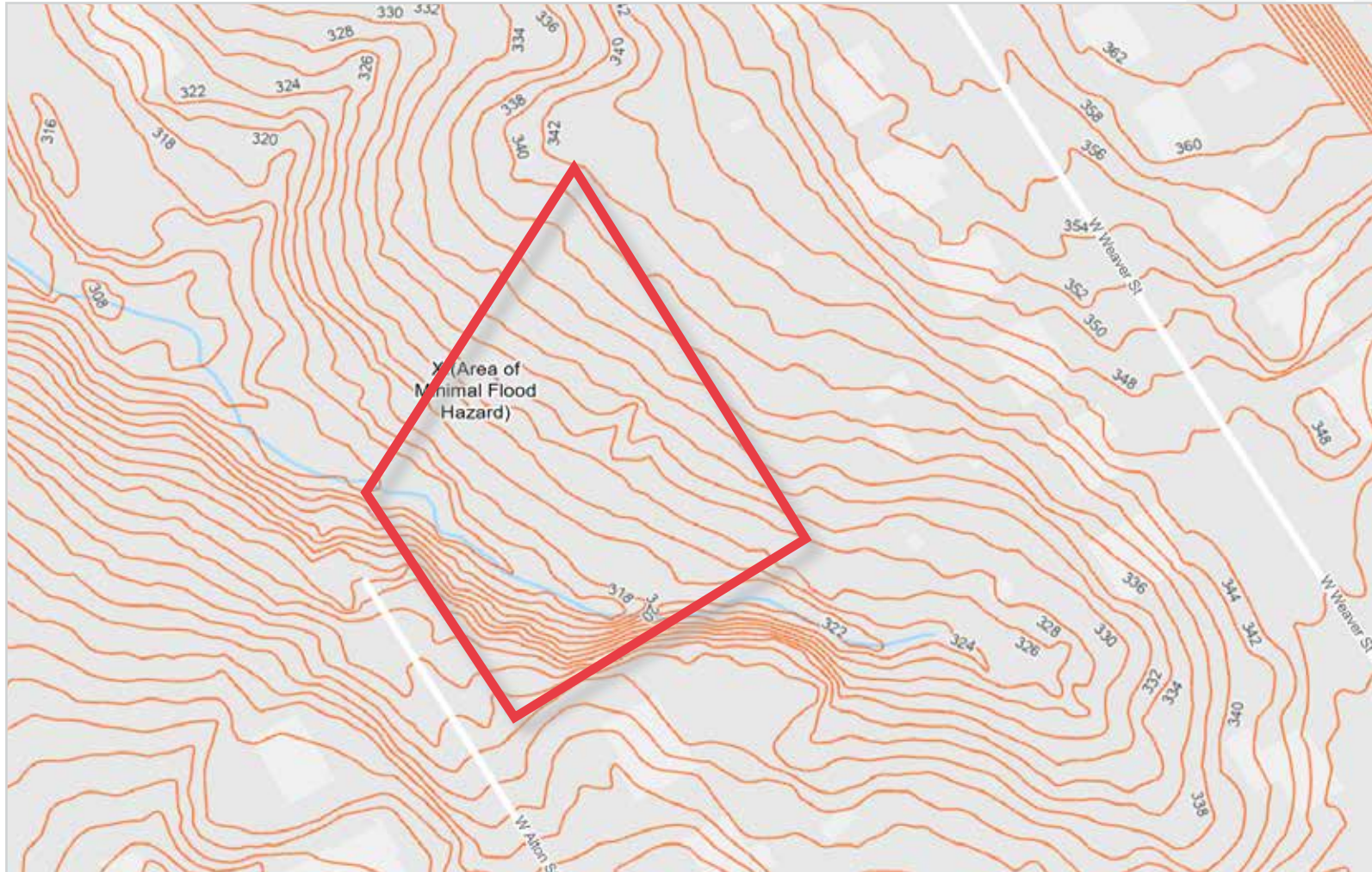


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TOPOGRAPHY MAP



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