

High Visibility – US HWY 70 Growth Corridor

0.59 ± ACRES | (CG) General Commercial

2,866 Homes + 1,510 New Homes Under Construction

2,904 SF Building + Accessory Unit

For Sale!

42,000 VPD

AVAILABLE! 0.59 ± ACRE

Call for More Information!

STEELE

RESIDENTIAL • COMMERCIAL
PROPERTY MANAGEMENT

Tyler Mills
(919) 704-0101

Tmills@steelecommercial.com

867 Washington St. Raleigh
Commercial Broker

kw GREENVILLE
CENTRAL
KELLERWILLIAMS.

Nash Patton
(803) 622-1585

Nashpatton@gmail.com

Commercial Broker NC & SC

Property Highlights:

ACCESS HWY I-40, HWY 540, HWY 885 & the Research Triangle in Minutes!

11 Minutes to Downtown Durham

High Visibility Commercial Frontage – HWY US 70 is a Primary East-West Daily Commuter Route

Growth Driven by Large-scale Subdivisions Built After 2010 – New Projects Under Construction

\$1.4 Billion Employment Center Coming to Durham

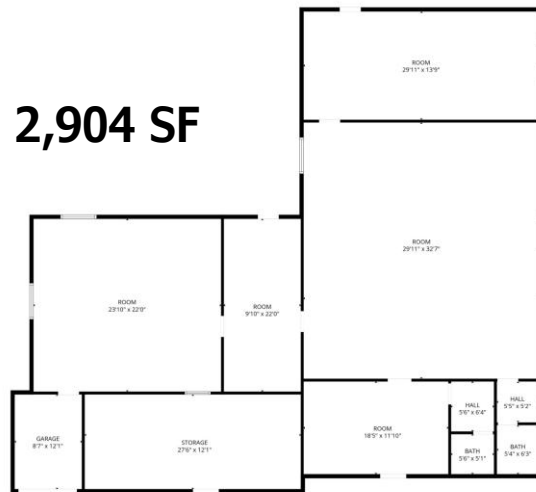
Purchase Includes Mobile Office or Sleeping quarters with Water & Power

**Average Vehicles Per
Day (VPD):**

HWY 70

42,000 VPD

2,904 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Location:

2104 US HWY 70 E, Durham, NC 27703

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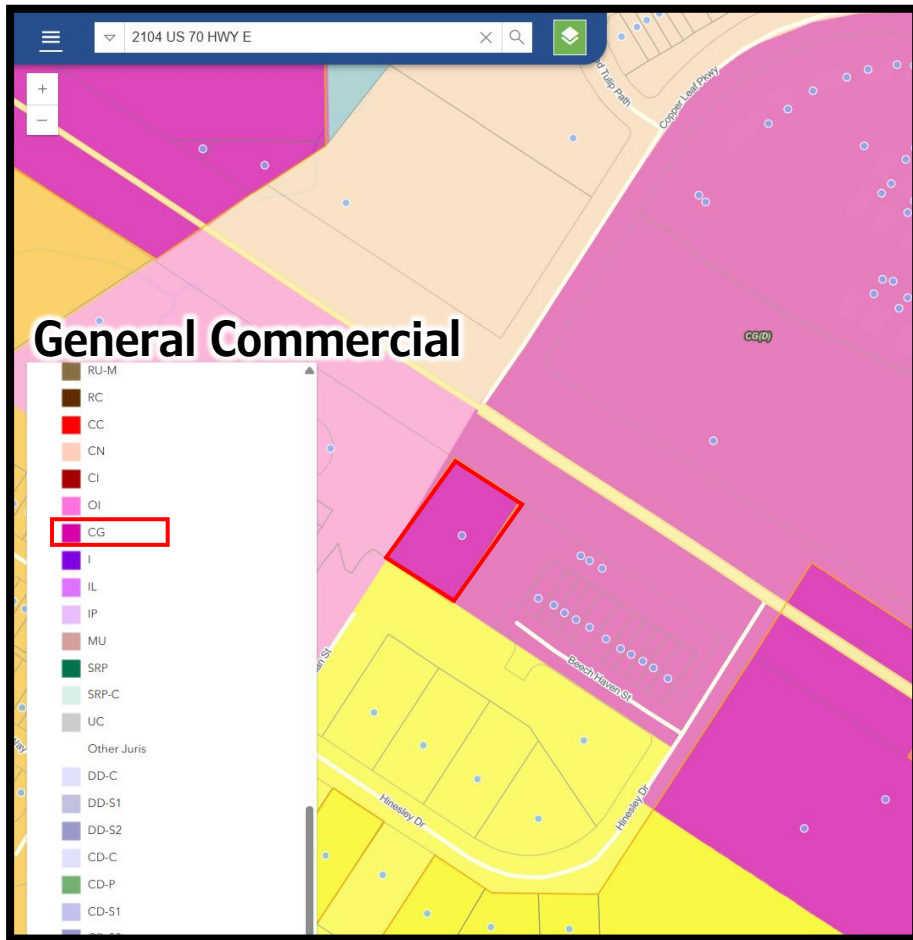
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Durham GIS – By Right Zoning



Durham GIS – Future Zoning

Allowed By Right:

Auto Repair, Rental or Sales, Tire Shop, Quick Service Restaurant, Coffee Shop, Car Wash, Day Care, Pet Services, Convenience Store, Contractor Yard, Retail, Pharmacy, Bank, Office, Salon, Dry Cleaner, Fitness, Urgent Care, Oil Change, Vape Shop, Take Out or Drive Through Concepts, Home Improvement and Many More!!!



2026 DEMOGRAPHICS			
	< 1 Mile	< 3 Miles	< 5 Miles
Population	6,502	45,540	138,145
2030 Est. Population Increase	7.66%	7.32%	7.01%
Avg Household Income	\$152,291	\$136,846	\$122,213
Median Household Income	\$127,069	\$109,547	\$87,035
2025 Households	2,725	19,372	56,966

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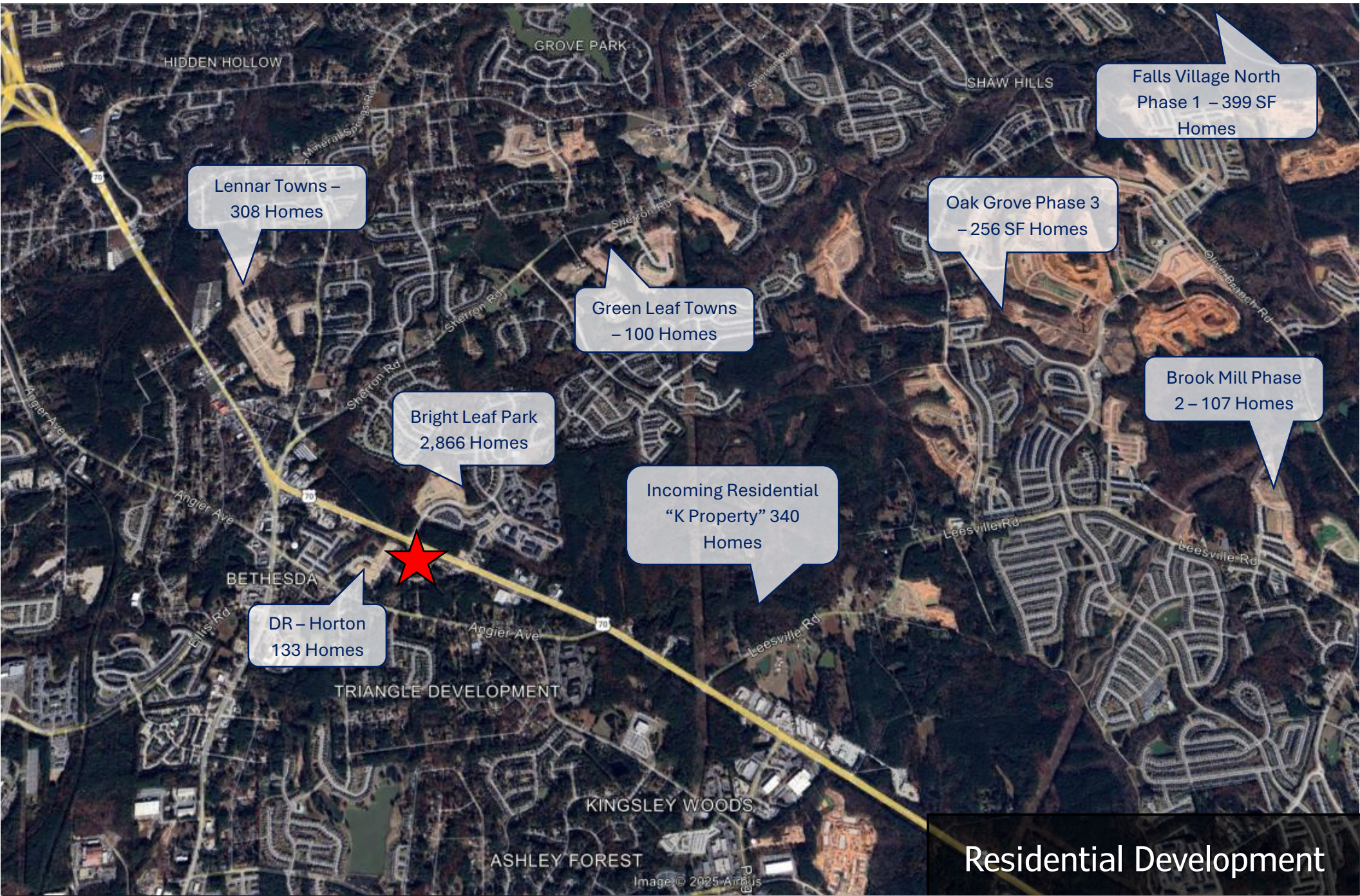
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Lennar Towns –
308 Homes

Green Leaf Towns
– 100 Homes

Oak Grove Phase 3
– 256 SF Homes

Falls Village North
Phase 1 – 399 SF
Homes

Bright Leaf Park
2,866 Homes

Incoming Residential
“K Property” 340
Homes

Brook Mill Phase
2 – 107 Homes

DR – Horton
133 Homes

Residential Development

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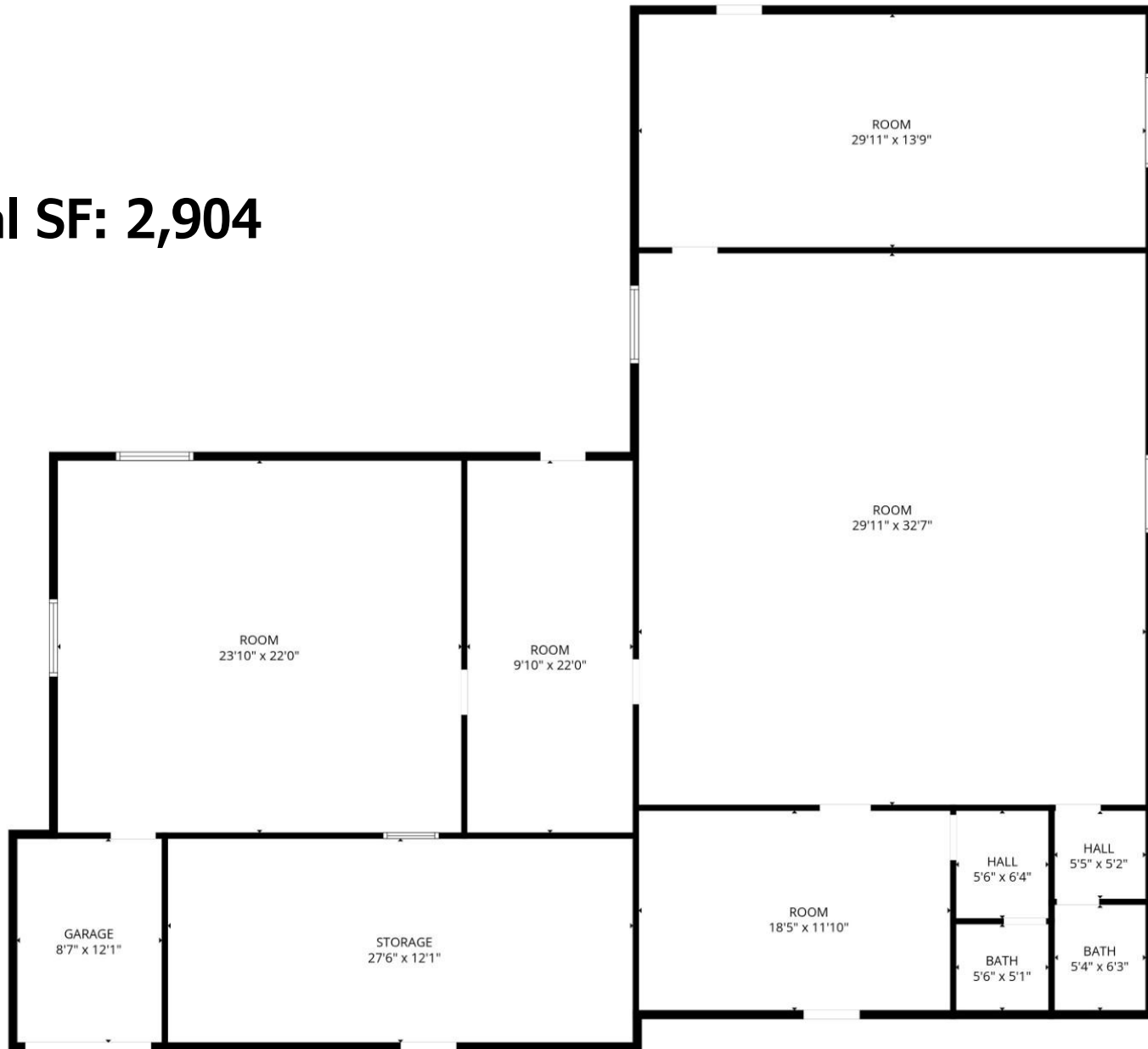
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Total SF: 2,904



Floor Plan

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For Sale!

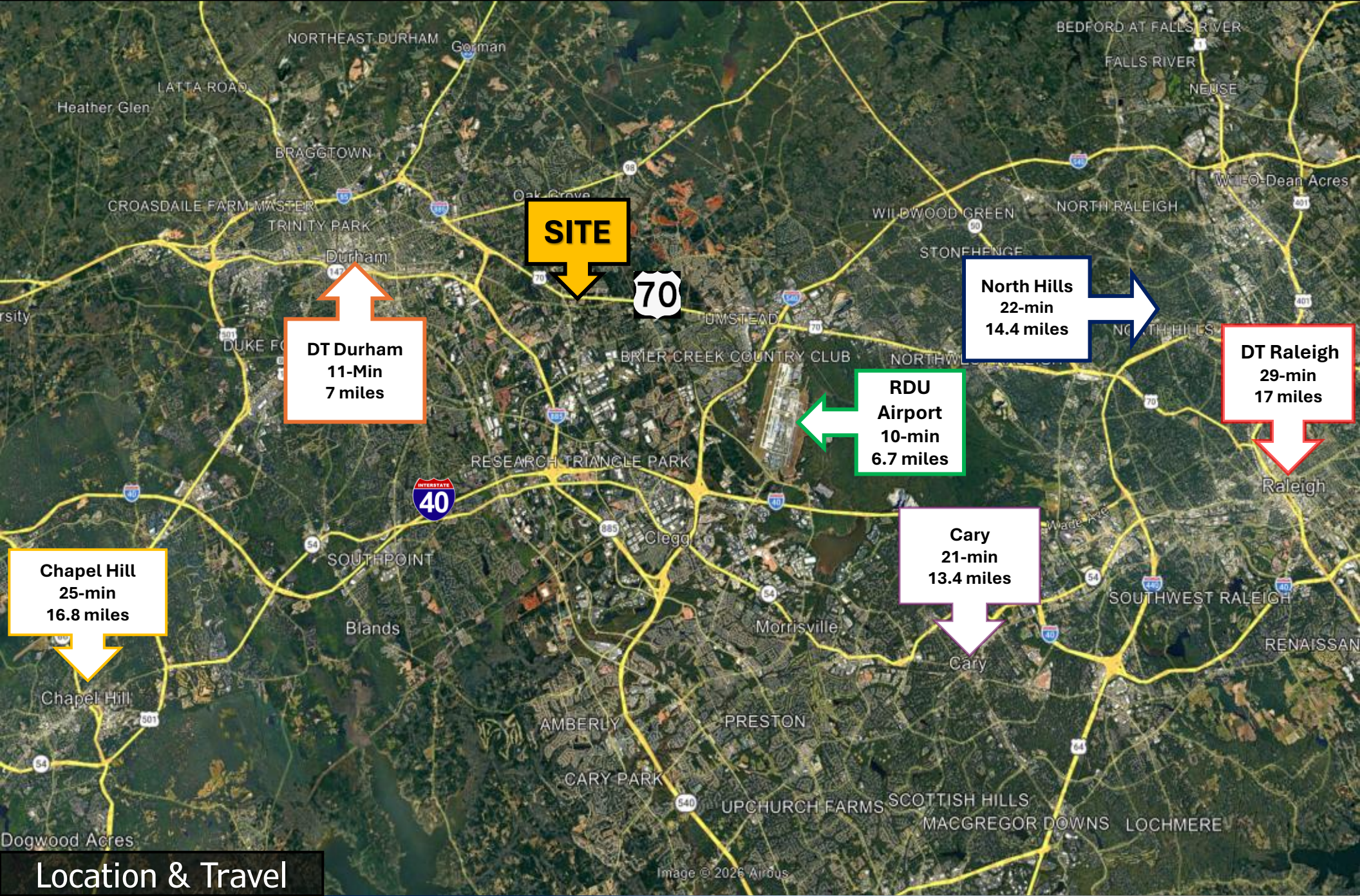
**Brier Creek Commons, Corners
at Brier Creek & Alexander
Place**

3 Miles

Local Amenities

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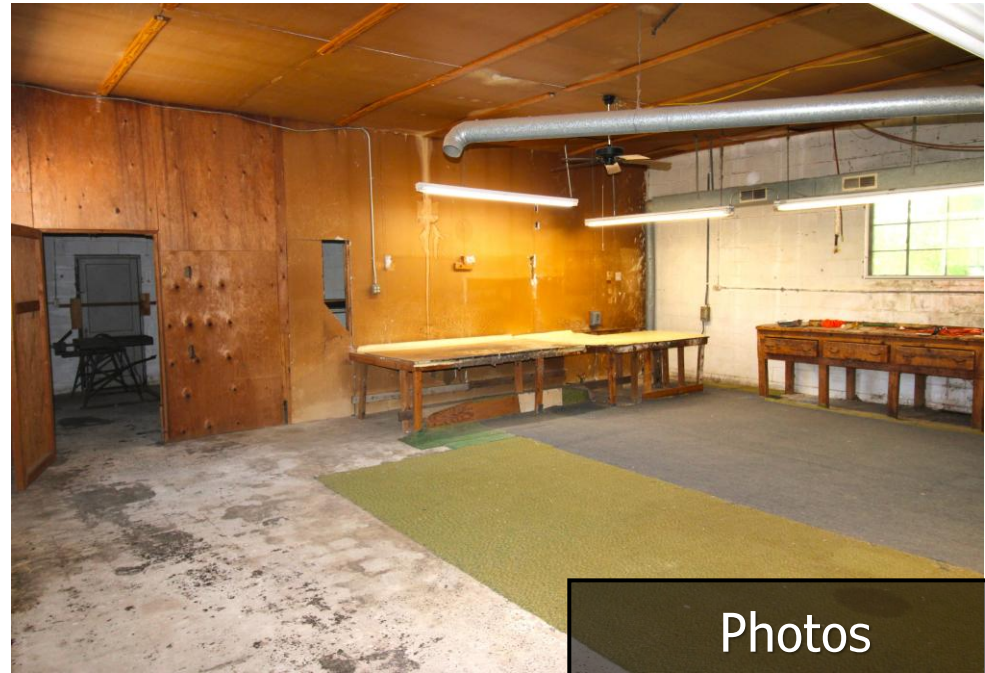
Location & Travel



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Photos

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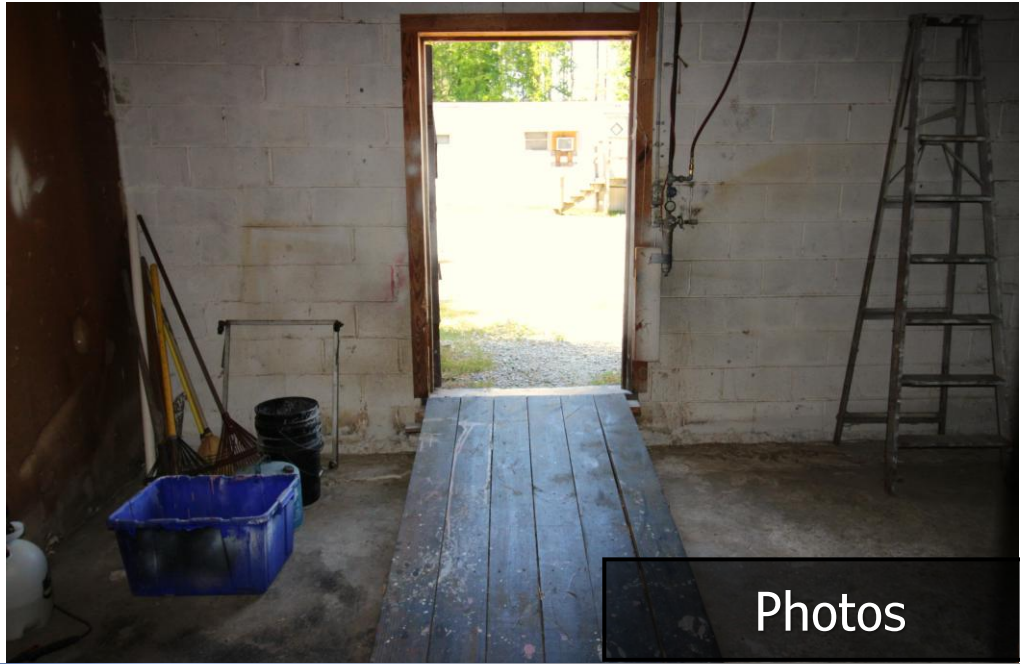
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Photos

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Photos - Accessory Unit

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AbbVie Selects Durham for New \$1.4 Billion Manufacturing Campus

PUBLISHED APRIL 22, 2026

Will create 734 jobs and is AbbVie's largest-ever capital investment in a single campus

Durham, N.C. – Today, AbbVie (NYSE: ABBV) announced a \$1.4 billion investment to build a 185-acre pharmaceutical manufacturing campus in Durham, North Carolina. The state-of-the-art campus will support the production of AbbVie's immunology, neuroscience and oncology medicines. Durham was selected based on the strength of its local workforce and its ability to support future expansion. Construction will begin this year, with completion expected by the end of 2028.

Over the next four years, AbbVie plans to hire 734 people, including engineers, scientists, manufacturing operators and laboratory technicians. The project will also support the local economy by generating more than 2,000 construction jobs during campus development.

The first phase of construction will include the building of small volume parenteral (SVP) drug product manufacturing facilities, next-generation laboratories, a warehouse, administrative offices and employee wellness facilities to support AbbVie's growing pipeline. When completed, this campus will serve as AbbVie's U.S. Center of Excellence for SVP manufacturing, delivering next-generation medicines to patients worldwide.

"Durham County is excited to welcome AbbVie and their transformative investment to our community," said Dr. Mike Lee, Chair of the Durham Board of County Commissioners. "We are laser-focused on recruiting great paying jobs with meaningful career pathways for Durham residents. The quality of entry-level jobs included with this announcement provide genuine opportunities for economic mobility that we so greatly value. We are thrilled that AbbVie chose Durham County and look forward to this partnership."

"This is a defining moment for the City of Durham. The largest private investment in the history of our city and a powerful signal that our city is competing—and winning—on a global stage," said City of Durham Mayor Leonardo Williams. "With more than 700 new jobs and a strong commitment to our community, this project delivers both immediate impact and long-term opportunity. It reflects the strength of our economy, the talent of our workforce, and our commitment to building a future where growth is shared and inclusive. We are proud to welcome AbbVie to Durham and look forward to the lasting impact this investment will have on our residents for generations to come."

"We are thrilled to welcome this significant investment, which serves as a powerful testament to Durham's growing reputation as a premier global hub for innovation and talent," said Geoff Durham, President and CEO of the Greater Durham Chamber of Commerce. "Beyond the economic impact, this partnership highlights the company's deep-rooted commitment to our community through sustainable growth and meaningful local engagement. Their decision to call Durham home reinforces our shared vision of a thriving, inclusive economy where corporate success and community prosperity go hand in hand."



30.9%

EMPLOYMENT GROWTH

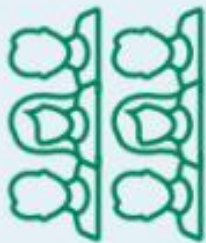
2009 - 2019



19.5%

POPULATION GROWTH

2010 - 2019



2,035,152

REGIONAL POPULATION

2019

Durham, NC is a community rich in history and ripe with opportunity. Home to the Research Triangle Park, Durham has enjoyed decades of growth fueled by innovative companies and the creative people that direct them. Even as Durham's population swells and its economy booms, the Bull City continues to stay true to its roots.



321,488

DURHAM COUNTY POPULATION
2019



49.3%

% OF POPULATION WITH A BACHELOR'S DEGREE OR HIGHER

*25 YEARS AND OLDER



147k+

PEOPLE COMMUTE INTO DURHAM COUNTY FOR WORK



35.7

AVERAGE AGE

