

SHERRON ROAD

SUBJECT

NORTHERN DURHAM PARKWAY

# 18.46 Acres at Sherron Rd. & Northern Durham Parkway

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

PICKETT  
SPROUSE  
COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

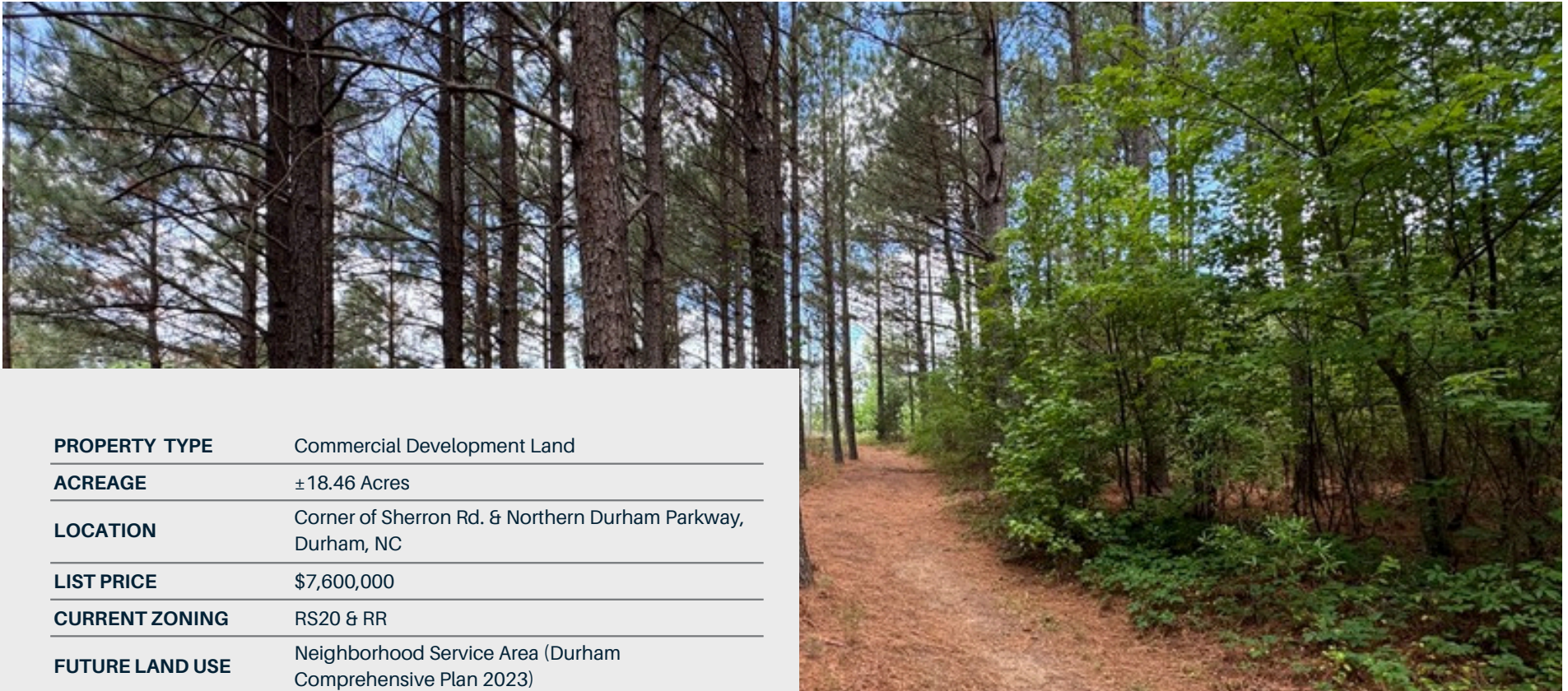
# Development Potential at a Key Intersection

*This prominent corner site combines visibility, accessibility, and favorable planning designations in one offering. Surrounded by growth and supported by nearby public utilities, the property presents an opportunity to serve the needs of Durham's expanding population.*



## PROPERTY DETAILS

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<b>PROPERTY TYPE</b>	Commercial Development Land
<b>ACREAGE</b>	±18.46 Acres
<b>LOCATION</b>	Corner of Sherron Rd. & Northern Durham Parkway, Durham, NC
<b>LIST PRICE</b>	\$7,600,000
<b>CURRENT ZONING</b>	RS20 & RR
<b>FUTURE LAND USE</b>	Neighborhood Service Area (Durham Comprehensive Plan 2023)
<b>ROAD FRONTAGE</b>	±2,500 LF Total ±1,500 LF on Sherron Rd. ±1,000 LF on Northern Durham Pkwy
<b>WATER</b>	Public Water Available in Sherron Rd. & Northern Durham Pkwy Rights-of-Way
<b>SEWER</b>	Public Sewer Available at end of Nebula Way
<b>TOPOGRAPHY</b>	Generally Flat
<b>ADJACENT USES</b>	Spring Valley Elementary School and Surrounding Residential Development
<b>ALLOWED COMMERCIAL USES*</b>	Retail, Restaurants, Offices, Pharmacies, and Other Neighborhood-Serving Uses
<b>BUILDING HEIGHT*</b>	Up to 3 Stories

\*Subject to applicable zoning approvals and Durham UDO requirements

18.5+ acres located on prominent high traffic corner of Sherron Rd. and Northern Durham Parkway. This remarkable property is flat and ready for development with over 2,500 linear feet of road frontage. The corner location provides excellent visibility with lighted intersection and public utilities located in road right of way.

Property shares border with Spring Valley Elementary school and is surrounded by higher density development. This assemblage is ideal for commercial use and is designated Neighborhood Service Area in Durham's 2023 Comprehensive Plan. Contact listing agent with questions. Sellers will entertain offers on standard form 580L-T with proof of funds.

# Commercial Neighborhood Zoning Framework

Under Durham's new UDO, the Commercial Neighborhood district is designed to accommodate retail, office, restaurant, and service-oriented uses that serve nearby residents. The district provides flexibility for development while establishing standards that encourage attractive, pedestrian-friendly commercial destinations.

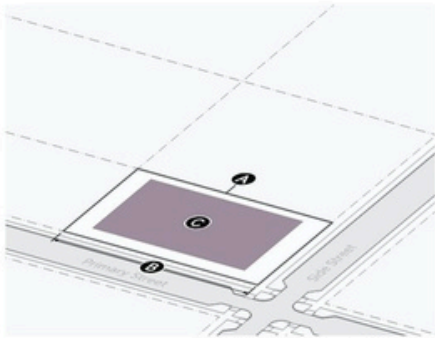
ARTICLE 2. ZONING DISTRICTS  
COMMERCIAL DISTRICTS

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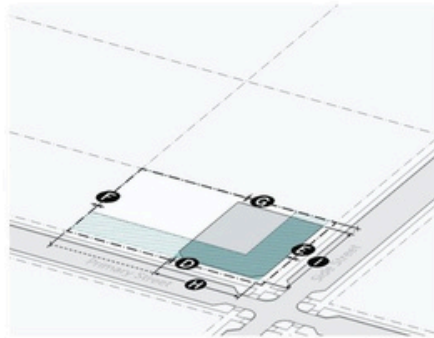
## 2.5.2. CN COMMERCIAL NEIGHBORHOOD

CN

### A. Lot Standards

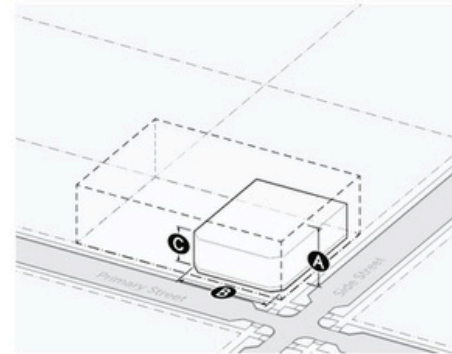


1. Lot Size	2.10.2
A Area (min)	0'
B Width (min)	0'
2. Density	2.10.3
Units per lot area (max)	n/a
3. Coverage	2.10.5
C Building coverage (max)	60%
Amenity space (min)	n/a

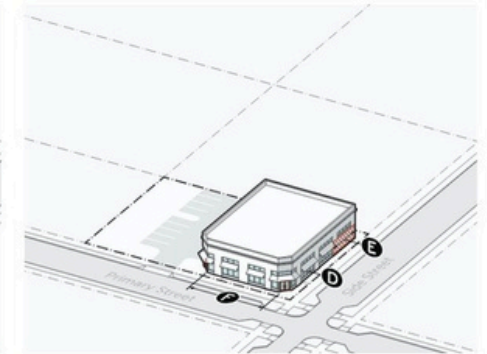


4. Building Setbacks	2.10.6
D Primary street (min/max)	5'/30'
E Side street (min/max)	5'/30'
F Side (min)	0'
G Rear (min)	0'
H Alley (min)	3'
5. Build-to	2.10.7
I Primary street (min)	40%
J Side street (min)	40%
6. Parking Location	2.10.8
Parking between building and street	Not allowed

### B. Building Standards



1. Massing	2.10.9
A Height (max)	3 stories / 45'
Unit size (max)	n/a
B Width (max)	175'
2. Active Depth	2.10.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	2.10.11
C Ground story height (min)	12'
Finished floor elevation (min/max)	-2'/5'



4. Windows	2.10.12	
	Primary St.	Side St.
D Ground story (min)	50%	30%
Upper story (min)	15%	15%
E Blank wall width (max)	20'	35'
5. Doors	2.10.13	
F Street-facing entry spacing (max)	60'	100'

# Local Points Of Interest



# Regional Points Of Interest



## DEMOGRAPHIC OVERVIEW

### POPULATION

	2 Mile	5 Mile	10 Mile
2020 POPULATION	20,658	119,127	437,737
2025 POPULATION	23,005	133,210	472,351
2030 POPULATION PROJECTION	24,558	142,650	503,669
ANNUAL GROWTH 2020-2025	2.3%	2.4%	1.6%
ANNUAL GROWTH 2025-2030	1.4%	1.4%	1.3%
MEDIAN AGE	38.3	37.1	37.6
BACHELOR'S DEGREE OR HIGHER	48%	42%	53%
U.S. ARMED FORCES	39	308	652

### HOUSEHOLDS

	2 Mile	5 Mile	10 Mile
2020 HOUSEHOLDS	7,989	48,011	183,156
2025 HOUSEHOLDS	8,950	54,010	198,219
2030 HOUSEHOLD PROJECTION	9,584	58,059	212,043
ANNUAL GROWTH 2020-2025	4.5%	3.9%	3.0%
ANNUAL GROWTH 2025-2030	1.4%	1.5%	1.4%
OWNER OCCUPIED HOUSEHOLDS	6,864	30,731	107,005
RENTER OCCUPIED HOUSEHOLDS	2,720	27,329	105,038
AVG HOUSEHOLD SIZE	2.5	2.3	2.3
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL SPECIFIED CONSUMER SPENDING	\$324.2M	\$1.7B	\$6.6B

### AVERAGE HOUSEHOLD INCOME

**\$132,156**  
2 MILE

**\$113,221**  
5 MILE

**\$124,226**  
10 MILE



# Contact Us

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