

825 ELLIS RD

DURHAM, NC 27703

FLEXIBLE LAND OPPORTUNITY
IN A GROWING CORRIDOR

PROPERTY HIGHLIGHTS



HIGH-GROWTH DURHAM LOCATION

Located in one of Durham's fastest-growing areas with close proximity to major highways, RTP, and ongoing commercial and residential expansion. Strong long-term investment upside.



FLEXIBLE LAND USE POTENTIAL

Ideal for a variety of uses including industrial, storage, contractor yard, or future development (buyer to verify zoning). Offers versatility for investors and owner-users alike.



ACCESS & FRONTAGE

Approximately 240 feet of road frontage on Ellis Rd with convenient access for trucks, equipment, or future site improvements. Functional layout with room to grow.



AERIAL VIEW 1

LOT DESCRIPTION

Usable parcel with approximately 240 feet of road frontage on Ellis Rd. Includes an on-site cell tower (buyer to verify details). Functional layout with good access, offering flexibility for a variety of uses in growing Durham, NC.

SALE NOTES

Positioned in a rapidly expanding corridor of Durham, NC, this property offers a rare opportunity for investors, developers, or owner-users seeking flexibility and long-term upside. The site provides a usable layout with convenient access, making it well-suited for a variety of commercial or light industrial uses. With continued growth in the surrounding area and increasing demand for land, this property presents strong potential for appreciation and future development.



AERIAL VIEW 2

PRIME LOCATION.
FLEXIBLE OPPORTUNITY.
LONG-TERM VALUE.



±240 FT
ROAD FRONTAGE
ON ELLIS RD



ON-SITE
CELL TOWER
(BUYER TO VERIFY DETAILS)



FLEXIBLE USE
POTENTIAL WITH
ROOM TO GROW



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