

942 Bacon Street, Durham, NC 27703



<b>SALE PRICE:</b>	\$229,500
<b>PRICE PER ACRE:</b>	\$114,750
<b>LOT SIZE:</b>	2.0 Acres
<b>APN #:</b>	
<b>CROSS STREETS:</b>	

## PROPERTY OVERVIEW

This +/- 2 Acre Parcel, zoned Light Industrial, is a flat, vacant lot that is ready for immediate development. The property is located between Durham Tech and NCCU, and easily accessible to Downtown Durham, NC 55, NC 147, and RTP. A perfect potential candidate for uses ranging from Retail, Office, or Commercial buildings to a mini-storage facility. The adjacent lot is under contract to Family Dollar Stores.

## PROPERTY FEATURES

- Light Industrial (IL) Zoning
- Located Close to Downtown Durham
- Adjacent Lot is Under Contract to Family Dollar Stores
- Located Between Durham Tech and NCCU
- Opportunity for Retail, Office, Mixed-use, or Light Industrial Business
- Flat and Ready to Develop

**KW COMMERCIAL**  
101 Cosgrove Ave.,  
Suite 200  
Chapel Hill, NC 27514

**MARK STAPLES**  
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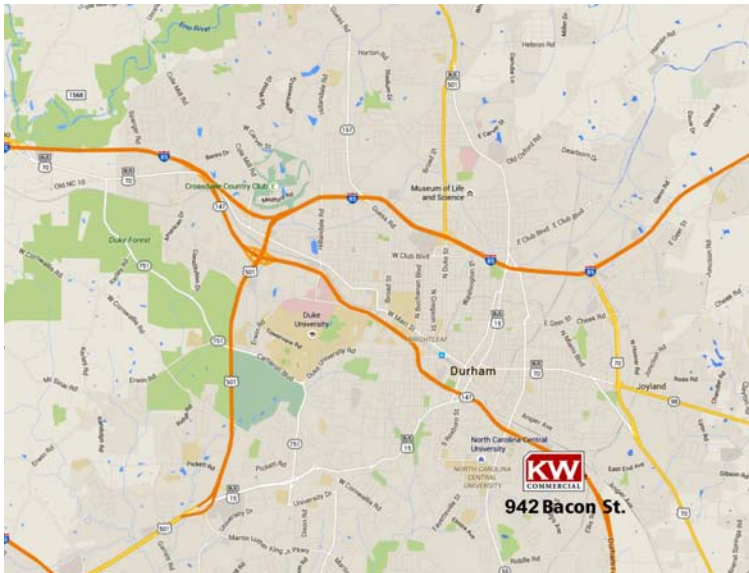
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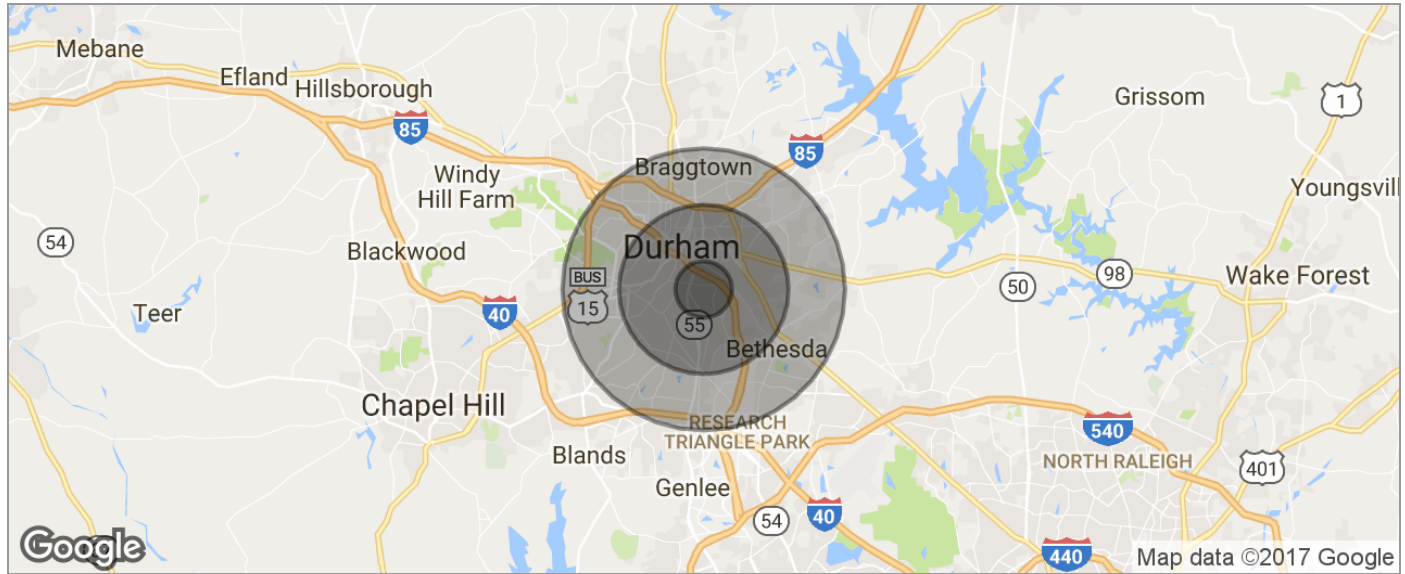
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,003	69,754	158,040
MEDIAN AGE	28.7	32.2	32.5
MEDIAN AGE (MALE)	27.7	30.8	31.0
MEDIAN AGE (FEMALE)	29.8	33.1	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,681	27,249	62,800
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$31,893	\$46,423	\$55,958
AVERAGE HOUSE VALUE	\$130,854	\$170,028	\$182,636
RACE	1 MILE	3 MILES	5 MILES
% WHITE	4.5%	21.6%	35.3%
% BLACK	85.8%	61.7%	46.9%
% ASIAN	0.2%	2.0%	4.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.1%
% OTHER	7.5%	11.4%	10.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	11.6%	15.6%	14.5%

\* Demographic data derived from 2010 US Census

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