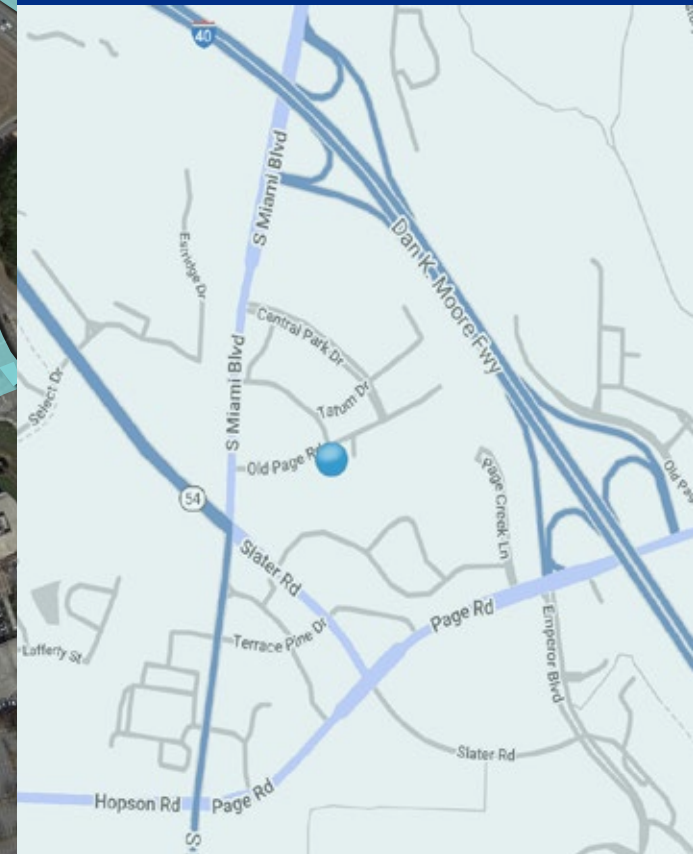


**1.27 ACRES FOR SALE**  
ZONED O&I

**4700 & 4710**  
**OLD PAGE ROAD**  
DURHAM, NC 27703



## ABOUT THE PROPERTY

- 1.27 acre parcel for sale
- Located just off Miami Blvd, across from Central Park Drive and next to Durham Fire Station 19
- Great redevelopment opportunity ideally suited for office building
- 16,649 Annual Average Daily Traffic at the intersection of Miami Blvd and Old Page Road
- Zoned O&I, the property is ideal for office uses

## ABOUT THE AREA

- Easy access to I-40
- Located in the heart of RTP - 4 miles from RDU International Airport
- City of Durham named 2021 Digital Cities Survey Winner and Future Ready Award Winner
- As of the 2020 Census, Durham is the 4th most populous city in NC
- RTP is surrounded by 3 major universities, North Carolina State University, Duke University and University of North Carolina at Chapel Hill
- RTP is an incredible technology hub that has attracted major companies such as Cisco, Lenovo, IBM, and most recently Apple and Google



**SALES PRICE \$800,000**

**SHELLEY BHATIA, VICE PRESIDENT**

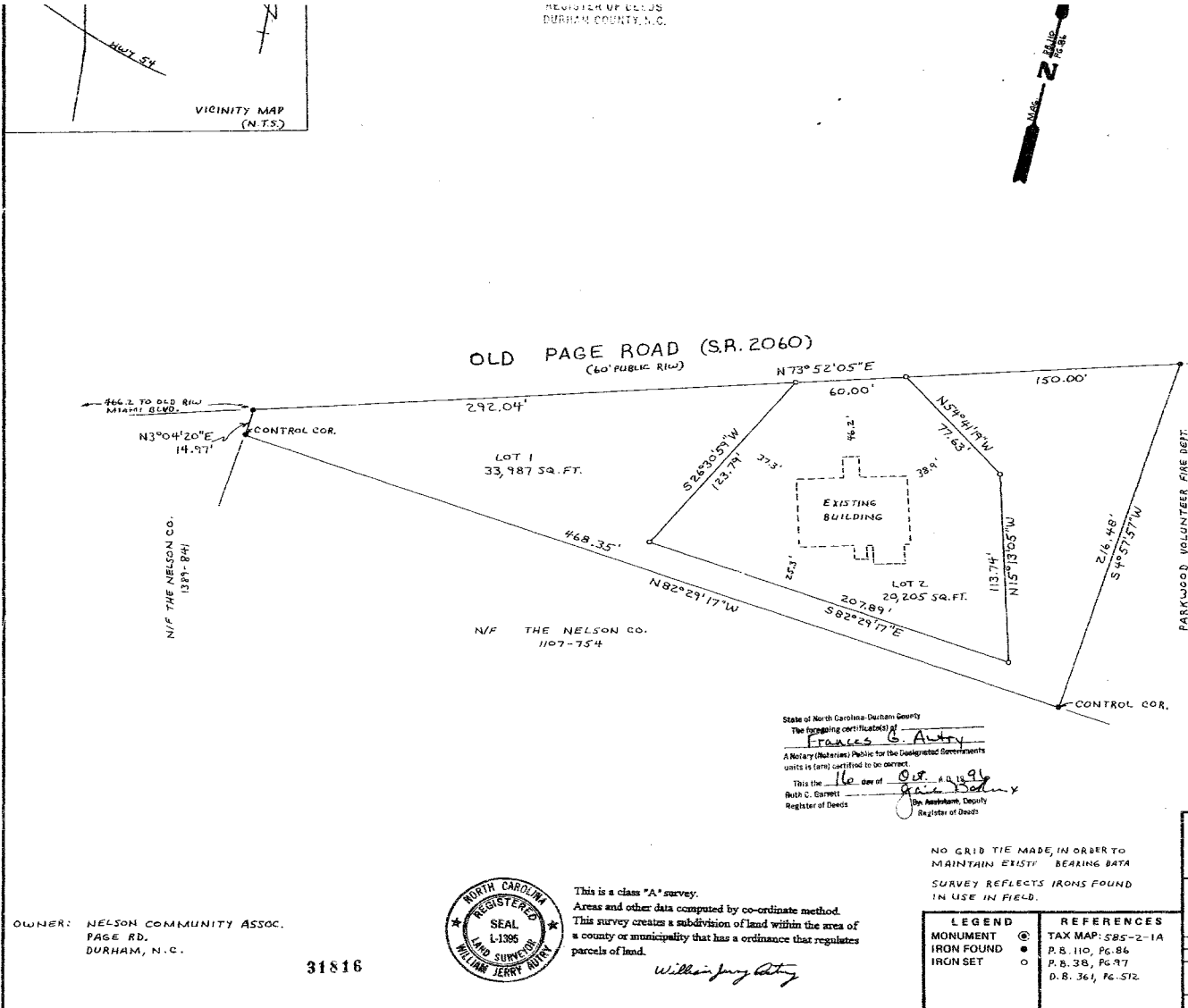
[sbhatia@trademarkproperties.com](mailto:sbhatia@trademarkproperties.com)

919.645.1421 direct 910.273.8474 mobile

1001 Wade Avenue, Suite 300, Raleigh, NC 27605 • [trademarkproperties.com](http://trademarkproperties.com) • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

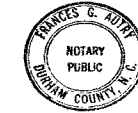
**SURVEY MAP**



REGISTER OF DEEDS  
DURHAM COUNTY, N.C.



that the boundaries not surveyed are shown as broken lines plotted from information found in \_\_\_\_\_ that this map was prepared in accordance with G.S. 47-30, as amended.  
Witness my hand and seal this 8th day of OCT., 19 96.  
William Jerry Autry (SEAL)  
William Jerry Autry, R. L. S. # 1395



**NORTH CAROLINA - DURHAM COUNTY**  
I, FRANCES G. AUTRY, Notary Public do hereby certify that WILLIAM JERRY AUTRY, LAND SURVEYOR personally appeared before me this day and acknowledged the due execution of the foregoing plat.  
Witness my hand and notarial seal, this 8 day of OCT., 19 96.  
My Commission Expires: December 3, 2001  
Frances G. Autry Notary Public  
OCT. 19, 1977

**CERTIFICATE OF OWNER**  
The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that W. JERRY AUTRY ordered the work of surveying and plotting to be done, and that all public streets, alleys, easements, and other open spaces so designated upon said plat are hereby dedicated for such use and that all public and private easements shown upon said plat are hereby granted for the uses indicated.  
W. Jerry Autry (SEAL)

**NORTH CAROLINA - DURHAM COUNTY**  
I, FRANCES G. AUTRY, Notary Public do hereby certify that W. JERRY AUTRY personally appeared before me this day and acknowledged the due execution of the foregoing plat.  
Witness my hand and notarial seal, this 10 day of OCT., 19 96.  
My Commission Expires: December 3, 2001  
Frances G. Autry Notary Public  
OCT. 19, 1977



Steven L. Meek 10/16/96  
Notary Public  
Durham County, N.C.

(FINAL PLAT)

**AUTRY LAND SURVEYING**  
WILLIAM JERRY AUTRY, REGISTERED LAND SURVEYOR L-1395  
5006 RAIN TREE ROAD DURHAM, N. C. 27712  
PHONE: (919) 383-8782

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**NELSON COMMUNITY ASSOC.**

TOWNSHIP: TRIANGLE	COUNTY: DURHAM, STATE: N.C.
DATE: OCT. 8, 1996	SCALE: 1" = 40'
REVISED:	JOB NO.:

State of North Carolina - Durham County  
The foregoing certificate of \_\_\_\_\_  
FRANCES G. AUTRY  
A Notary (Notaries) Public for the Designated Governments units is (are) certified to be correct.  
This is the 10 day of OCT. 19 96  
Beth C. Barnett (Seal)  
Register of Deeds

NO GRID TIE MADE, IN ORDER TO MAINTAIN EXISTING BEARING DATA  
SURVEY REFLECTS IRONS FOUND IN USE IN FIELD.

LEGEND	REFERENCES
MONUMENT	⊙ TAX MAP: 585-2-1A
IRON FOUND	● P.B. 110, Pg. 86
IRON SET	○ P.B. 38, Pg. 97
	○ D.B. 361, Pg. 572



This is a class "A" survey.  
Areas and other data computed by co-ordinate method.  
This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

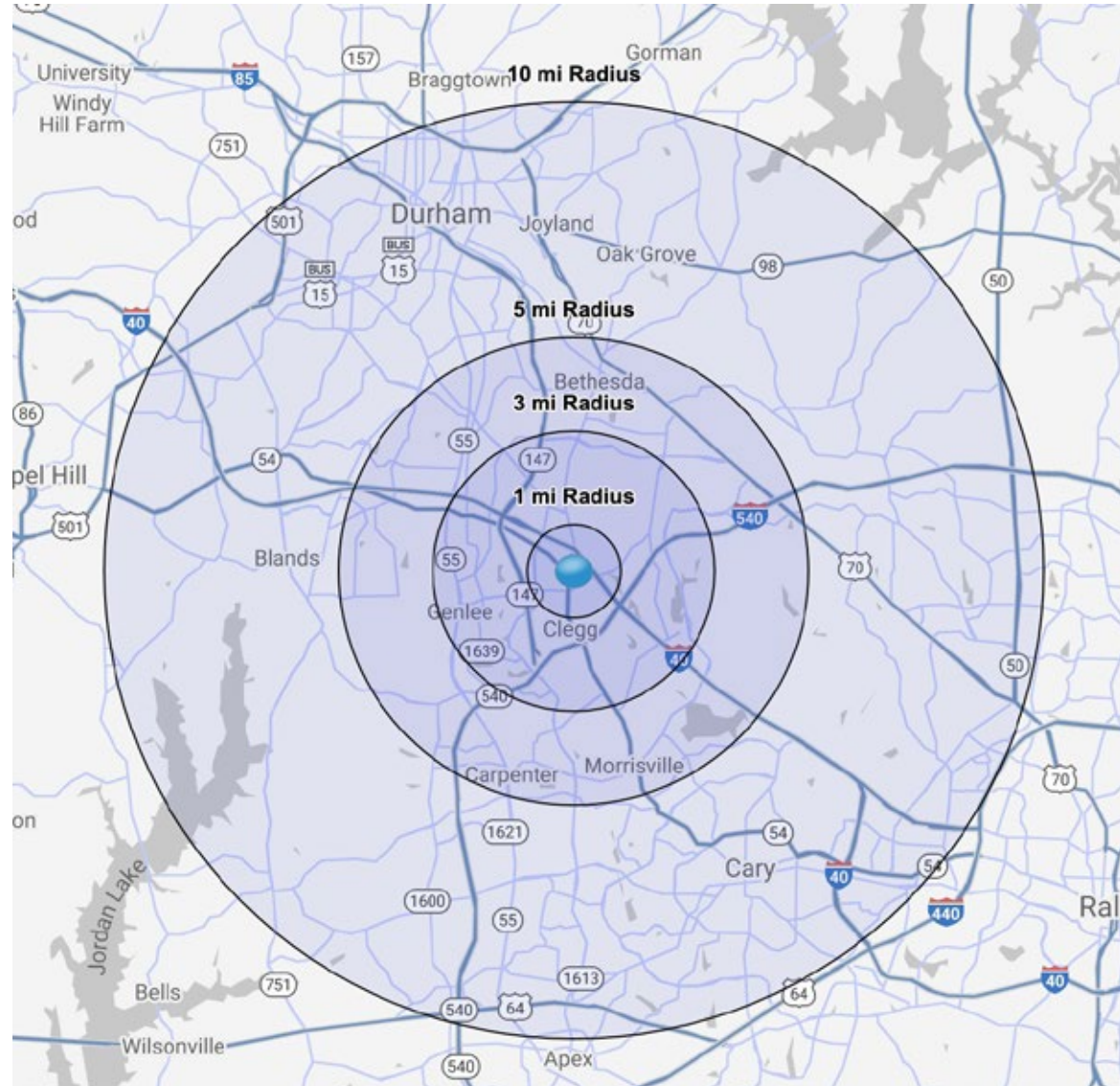
William Jerry Autry

OWNER: NELSON COMMUNITY ASSOC.  
PAGE RD.  
DURHAM, N.C.

31816

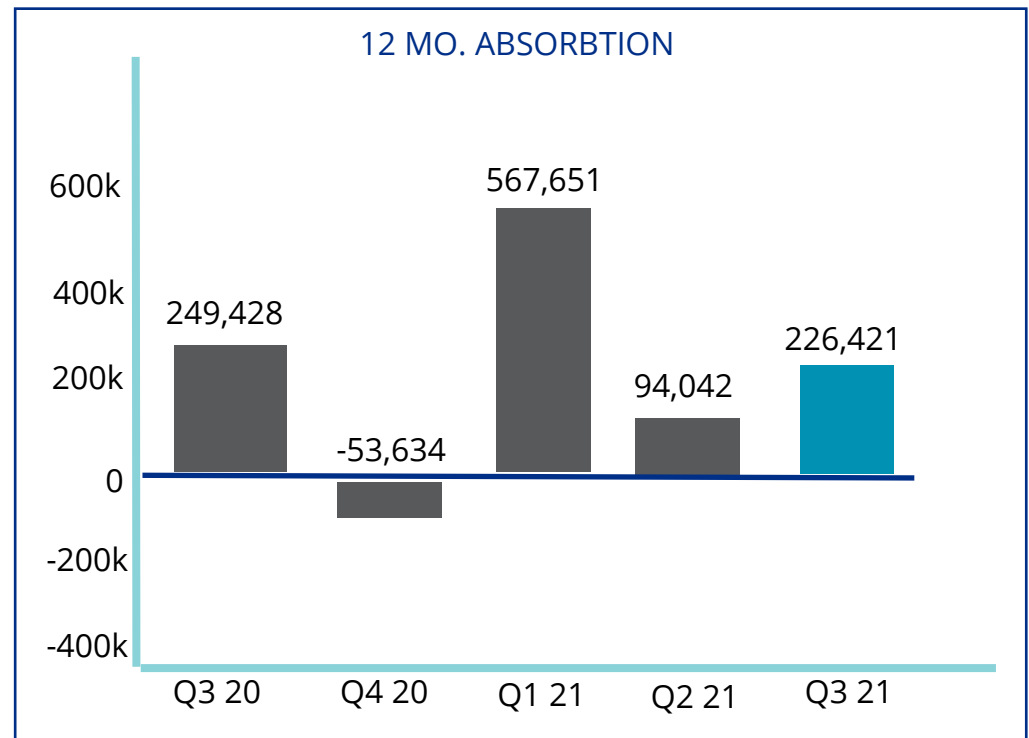
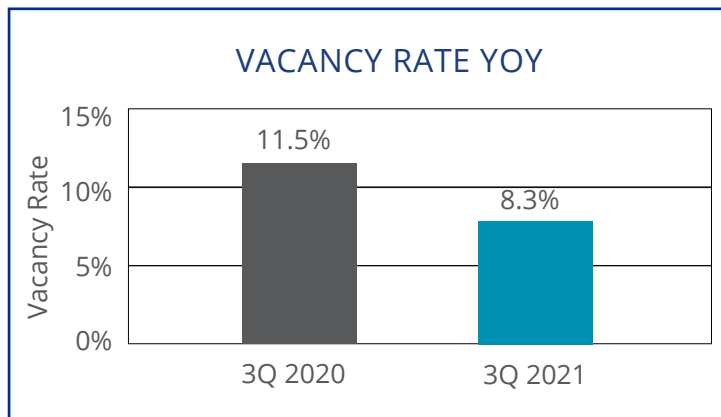
## DEMOGRAPHICS

POPULATION	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
2021 Population	23,168	125,271	555,333
<b>HOUSEHOLDS</b>			
2021 Households	11,021	56,406	237,078
2026 Projected Households	13,613	66,261	263,231
Owner-Occupied Housing Units	5,308	32,908	138,862
Renter-Occupied Housing Units	5,713	23,499	98,216
<b>INCOME</b>			
2021 Average Household Income	\$122,284	\$113,331	\$109,404
2026 Projected Household Income	\$115,683	\$113,442	\$115,974



## OFFICE VACANCY & ABSORPTION RATES

### Research Triangle Submarket





**FOR MORE INFORMATION:**

**SHELLEY BHATIA | VICE PRESIDENT**

[sbhatia@trademarkproperties.com](mailto:sbhatia@trademarkproperties.com)

919.645.1421 **direct** 910.273.8474 **mobile**

*2021 CoStar Power Broker, Quarterly Deals Winner (Q3)*