

LAND FOR SALE

1402 E. Club Blvd, Durham, NC 27704



SALE PRICE:	\$229,500
PRICE PER ACRE:	\$35,189
LOT SIZE:	6.52 Acres
APN #:	
CROSS STREETS:	

PROPERTY OVERVIEW

Vacant +/- 6.522 acre parcel with split zoning. The portion bordering Midland Terrace is zoned Light Industrial (IL), while the East Club side is RU-5. Possibility that the Durham Board of Adjustment may allow rezoning the RU-5 to IL to conform to surrounding property zoning.

PROPERTY FEATURES

- Borders E. Club Blvd and Midland Terrace
- High traffic and visibility
- Light Industrial and RU-5 Zoning
- Easy Access to I-85

KW COMMERCIAL
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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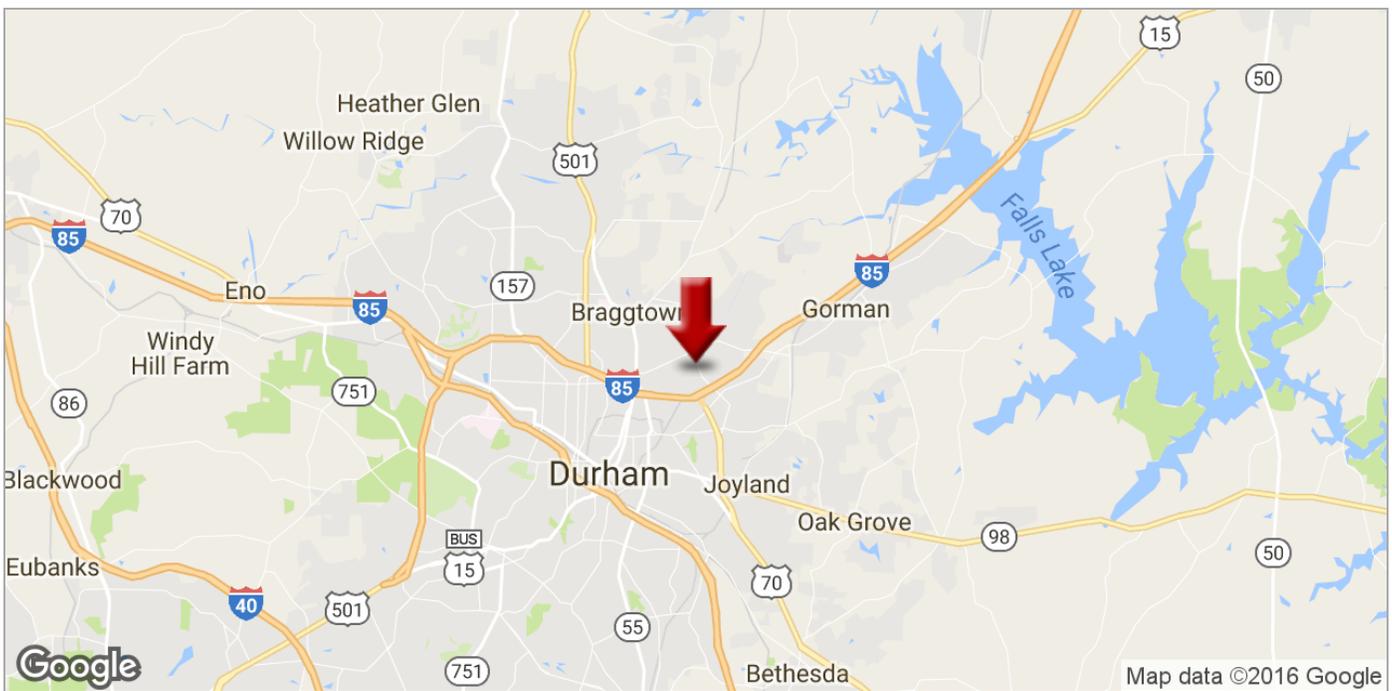
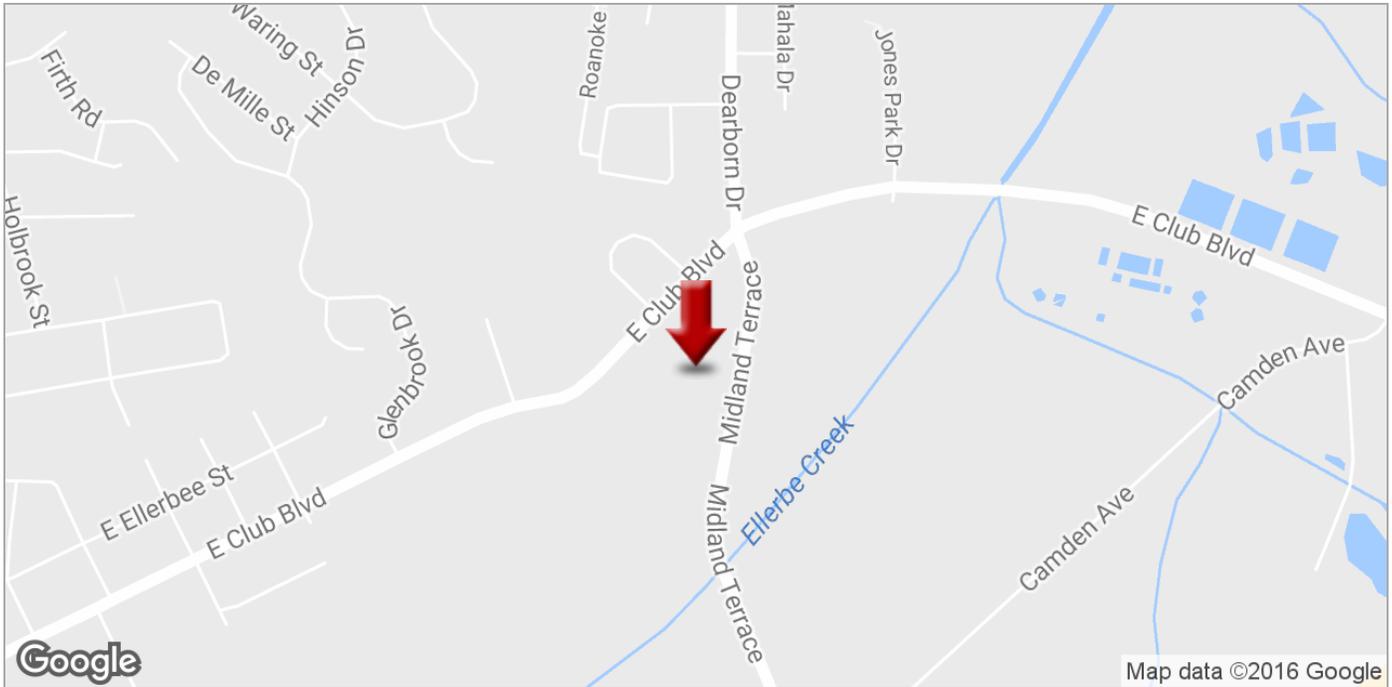
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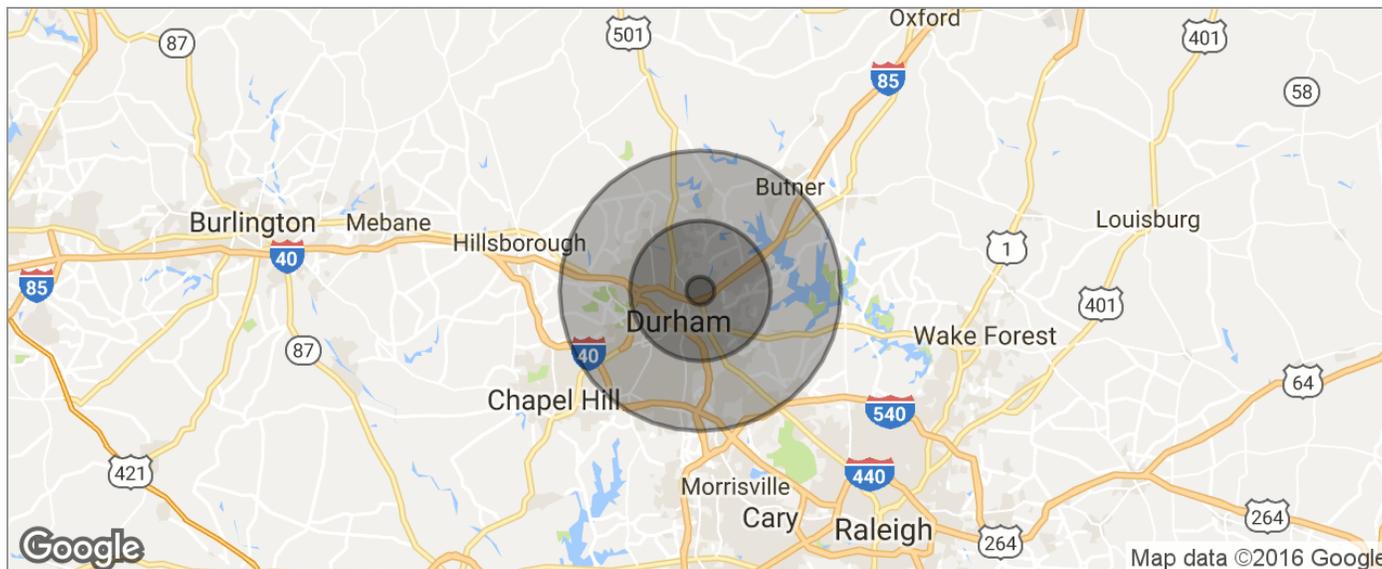
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,355	129,026	303,819
MEDIAN AGE	33.3	32.4	34.3
MEDIAN AGE (MALE)	30.3	31.0	32.8
MEDIAN AGE (FEMALE)	36.1	33.6	35.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,358	50,005	122,313
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$44,419	\$49,634	\$64,902
AVERAGE HOUSE VALUE	\$116,243	\$170,705	\$211,686
RACE	1 MILE	5 MILES	10 MILES
% WHITE	25.2%	30.9%	45.1%
% BLACK	55.1%	51.2%	38.5%
% ASIAN	0.4%	3.0%	4.5%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.1%	0.2%	0.1%
% OTHER	15.0%	11.5%	9.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	16.0%	14.8%	12.7%

* Demographic data derived from 2010 US Census

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