

**AVISON
YOUNG**



LAND FOR SALE OR LEASE | ± 3.2 ACRES

4115 Angier Avenue

Durham, NC 27703

Partnership. Performance.

Development Opportunity

Approximately 3.27 acres available for sale or lease in a high traffic area of eastern Durham County. The property is located on US-70 near Miami Boulevard. This area in Durham County is experiencing explosive residential growth just west of Brier Creek. The site

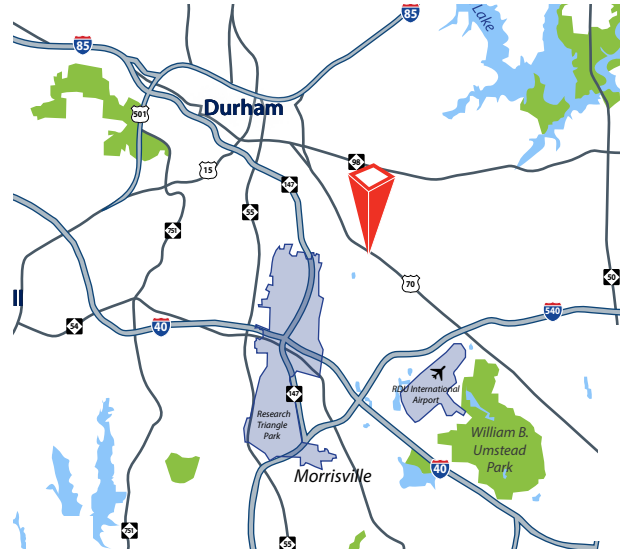
is in close proximity to Raleigh-Durham International Airport, I-540, and Research Triangle Park. Durham County's future land use plan calls for commercial development.

William (Bill) Aucoin
Vice President
919.913.1101
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Platinum member

4115 Angier Avenue | Durham, NC 27703



Available for Purchase

| | |
|--------------|---|
| Address: | 4115 Angier Avenue in Durham, NC 27703 |
| Type: | Vacant Land |
| PIN/REID: | 0749-02-88-9993/165024 |
| Zoning: | General Commercial (CG) |
| Submarket: | RTP/RDU |
| Location: | Near the intersection of US-70 and S. Miami Boulevard |
| Topography: | Gently sloping |
| Frontage: | US Highway 70 |
| Water/Sewer: | Utilities are located nearby |
| Pricing: | Please contact listing broker to discuss pricing |



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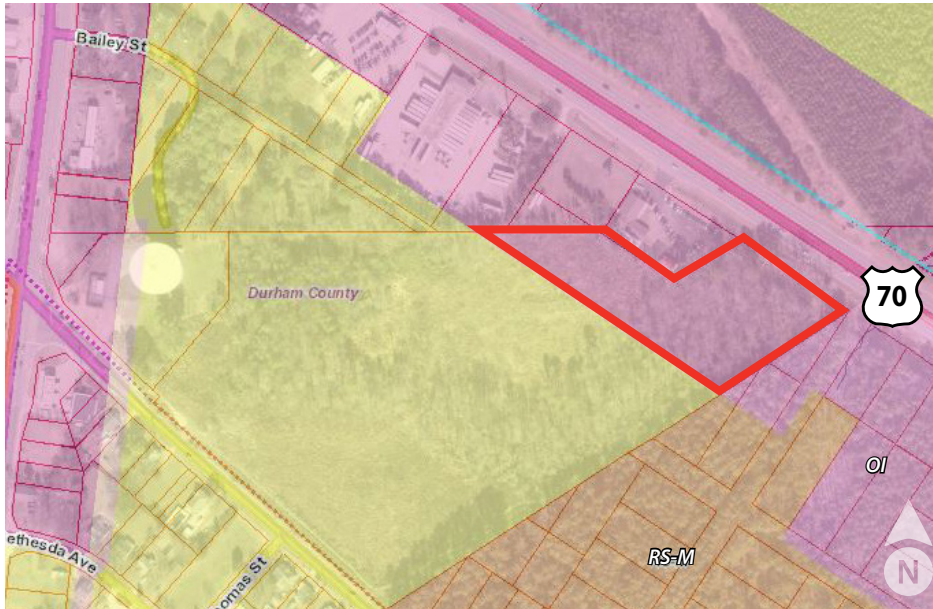
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The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject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

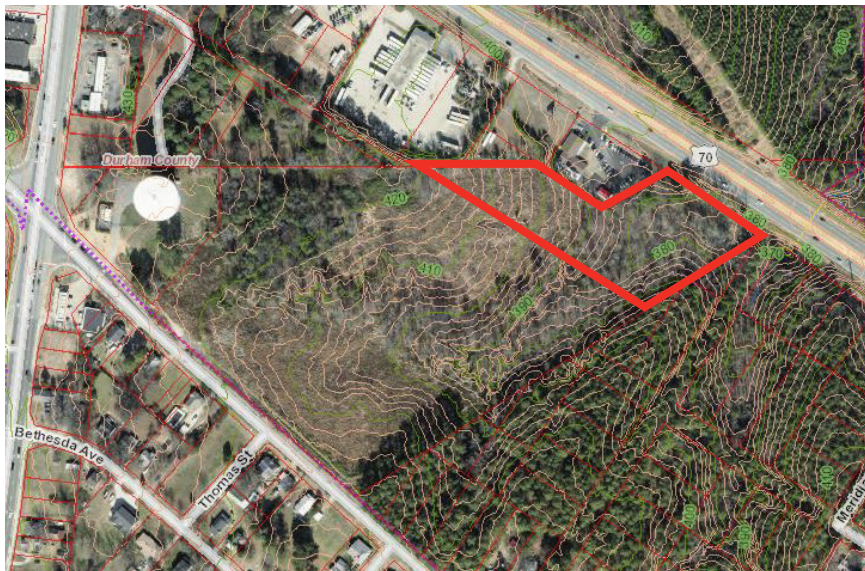
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Zoning Map



- CG - Commercial
- OI - Office/Institutional
- IP - Industrial
- RS-M - Residential High Density
- RS-20 - Residential Low Density
- RR - Residential Rural Density

Topography Map



- 10'
- 2'



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Durham Overview



Located just 30 minutes northwest of Downtown Raleigh, in the vibrant Research Triangle Region of North Carolina, Durham is home to Duke University and North Carolina Central University, various art and science museums, the Durham Bulls Triple-A baseball team, more than 40 annual festivals, and world-class medical facilities. With more than 5.2 million visitors annually, Durham is a top destination for arrivals at Raleigh-Durham International Airport.

Durham prospered as a manufacturing hub for the tobacco industry and textiles for many decades, but has since transformed into a place where shopping thrives and high-tech industry flourishes with upscale housing in the same classic buildings where tobacco giants American Tobacco and Liggett-Meyers once made this City their home. With the birth of the Research Triangle Park (RTP) in the 1950s, Durham began to take on a new look that has evolved into a global center for information technology, biotechnology, pharmaceuticals and medicine. The City of Durham is known as the "City of Medicine," with healthcare as a major industry including more than 300 medical and health-related companies and medical practices with a combined payroll exceeding \$1.5 billion annually.



Since its founding in 1924, Duke University has grown into one of the most prestigious private universities in the world, and its medical center ranks annually among the top in the nation. The university is the largest employer in Durham, providing jobs for more than 18,000 residents. The City is also home to North Carolina Central University (NCCU), which has recently embarked on an ambitious plan for growth, particularly in the area of biotechnology research. Durham Technical Community College rounds out the community's post-secondary educational institutions and offers traditional academic and vocational training as well as customized programs to meet changing industry needs.

Source: <https://durhamnc.gov>

Demographics

| 2018 (Per ESRI) | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|----------|----------|----------|
| Total Population | 5,358 | 37,644 | 126,840 |
| Number of Households | 2,300 | 14,865 | 50,694 |
| Avg. Household Income | \$83,003 | \$80,959 | \$72,217 |

Traffic Counts

| 2016 (Per STDB) | Vehicles Per Day |
|-----------------------------|------------------|
| Hwy US 70 and Angier Avenue | 36,490 |
| Page Road at Hwy US 70 | 22,917 |
| Hwy US 70 and Page Road | 4,490 |



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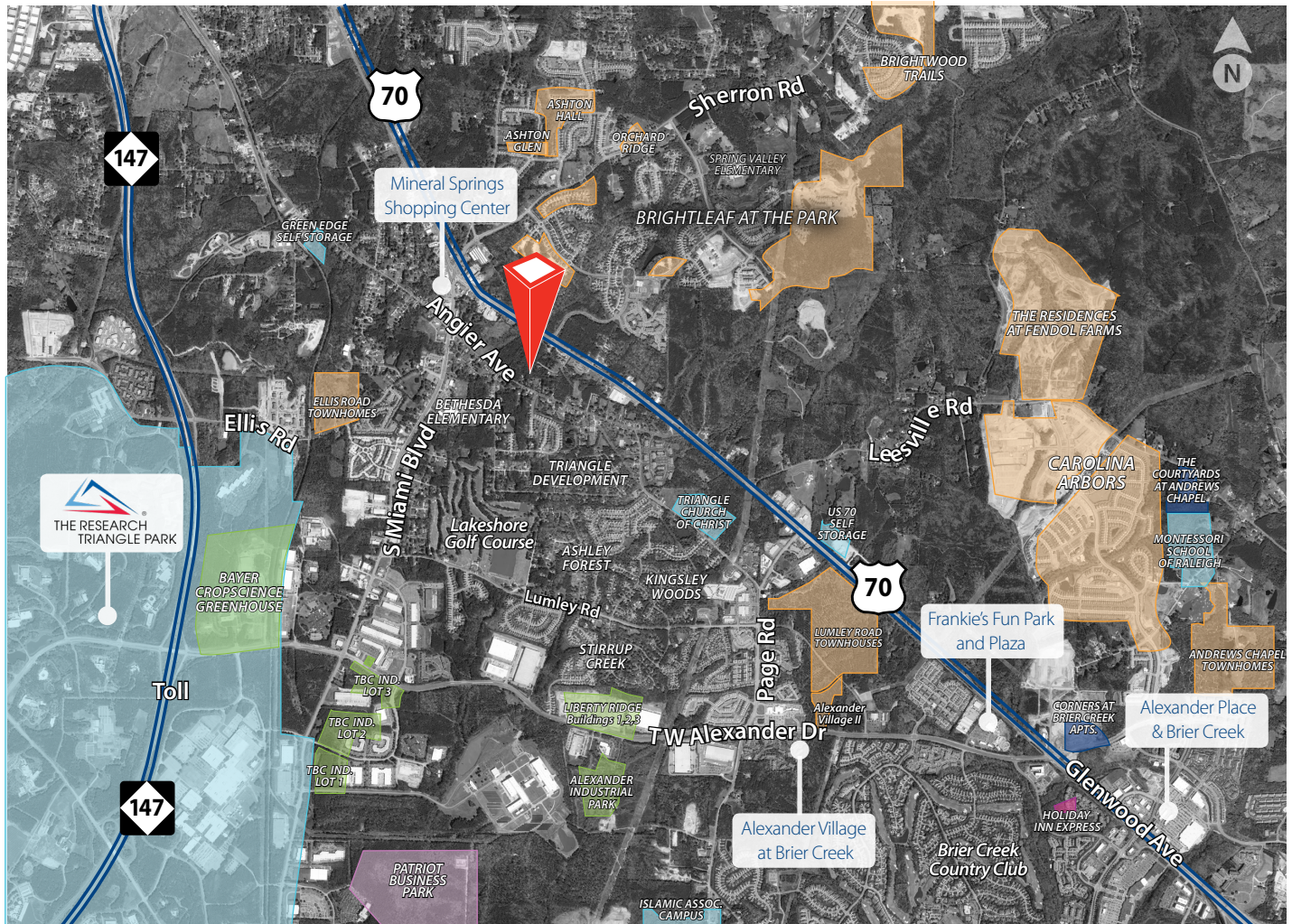
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Development Activity | Under Construction/Approved



Legend

- | | |
|---|--|
|  Industrial |  Multi-Family |
|  Special Purpose |  Hospitality |
|  Residential |  Office |



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