



FOR SALE | ±0.86 ACRES
1426 E. NC-54 HWY
DURHAM, NC 27713

PRESENTED BY:



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PROPERTY SUMMARY



ASKING PRICE

\$989,000

PROPERTY OVERVIEW

The property **currently operates as an income-producing office with clear redevelopment potential. Existing cash flow provides a valuable holding opportunity** while future plans are evaluated.

Located in the highly trafficked **Streets at Southpoint corridor on NC-54, just off I-40 between Fayetteville Road and Hwy 55, the property is surrounded by established neighborhoods** and sits across from a preschool and a new multifamily development.

A signalized intersection one block east serves as the **main entrance to Parkwood, a planned community with 3,500+ residents, enhancing both visibility and accessibility.**

PROPERTY HIGHLIGHTS

- Covered land play with in-place income and high visibility on NC-54
- Two office buildings on site, totaling $\pm 4,706$ SF
- Drive-thru potential for select users (contact broker for more details)

OFFERING SUMMARY

LOT SIZE: ± 0.86 Acres

PARCEL ID: 153034

CURRENT ZONING: OI (Office Institutional)

FUTURE PROPOSED ZONING: Commercial Mixed Use 3 (CX-3)

TRAFFIC COUNTS: $\pm 19,513$ VPD (2025)

PARCEL OVERVIEW



PROPERTY PHOTOS



RETAILER MAP





Local Expertise.
National Reach.

SVN | Real Estate Associates

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