



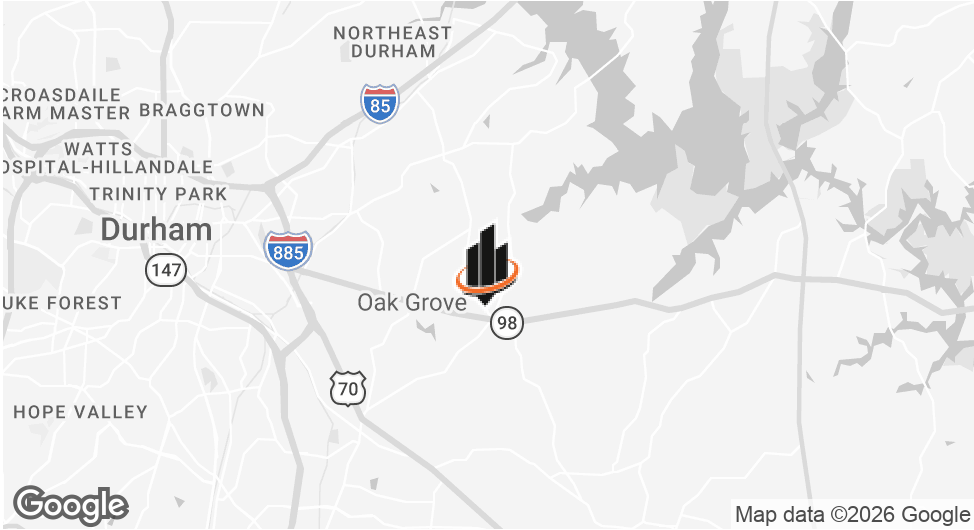
±1.82 ACRES

FOR SALE

125 STALLINGS ROAD

DURHAM, NC 27703

PROPERTY SUMMARY



SALE PRICE	\$1,500,000
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OFFERING SUMMARY

LOT SIZE:	±1.82 Acres
PARCEL ID:	166335 & 166345
ZONING:	CG (D)
PROPOSED USE:	Retail/Flex/Special Use
PRICE/ACRE:	\$824,175.82

PROPERTY OVERVIEW

SVN | Real Estate Associates, as exclusive listing agent, is pleased to offer for sale 125 Stallings Road in Durham, NC. **This ±1.82-acre parcel features gentle topography and is well situated in a busy retail corridor in a rapidly-growing eastern part of Durham**, where numerous housing developments are planned, underway, or recently completed.

PROPERTY HIGHLIGHTS

- Ideal for retail, flex, and special use **(utilities located nearby)**
- Close proximity to hundreds of new homes in fast-growing east Durham
- Located on Stallings Road (±7,288 VPD), just off NC Hwy 98 (±14,071 VPD) with a signalized intersection at Sherron Road (±12,345 VPD)

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AREA OVERVIEW



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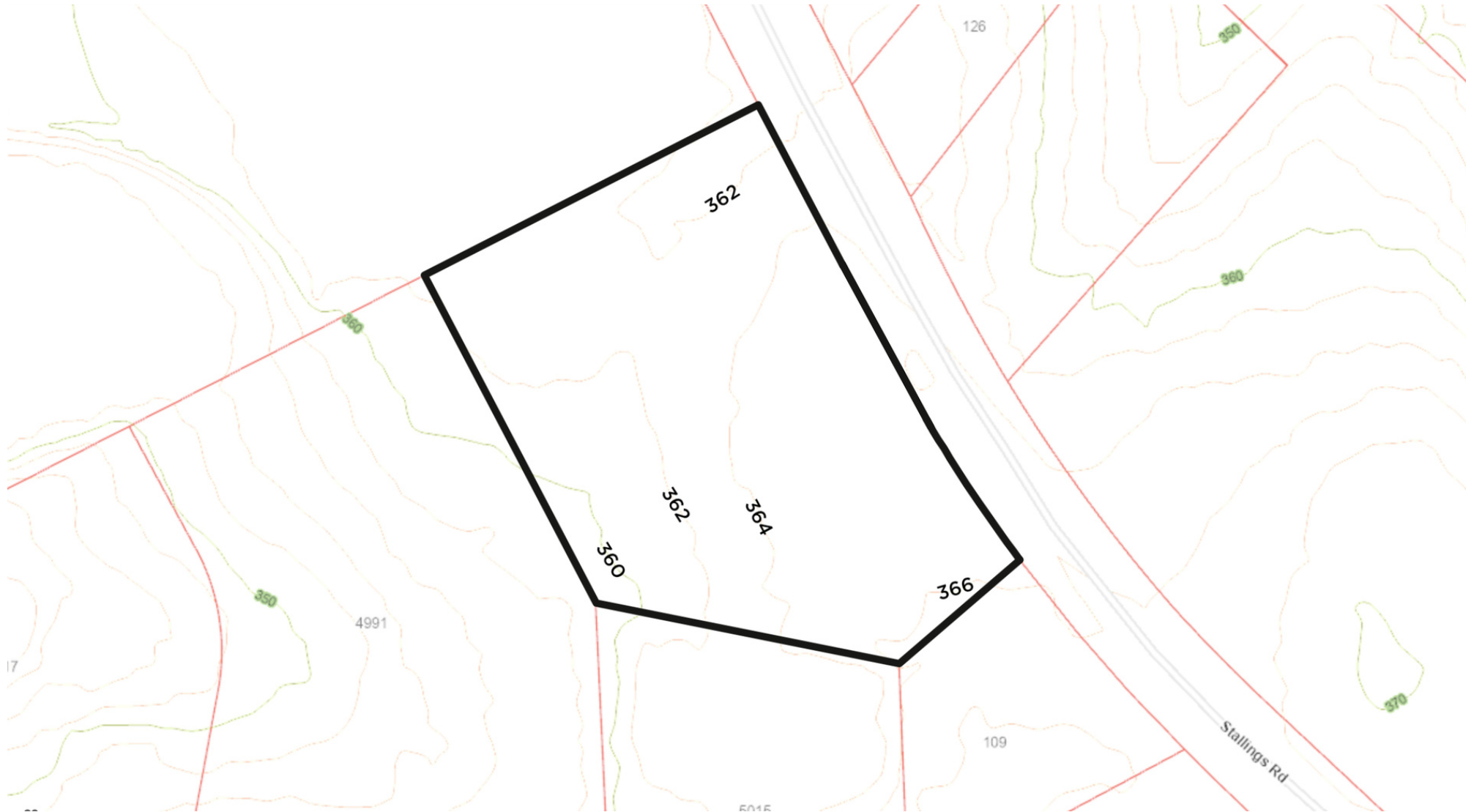
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TOPOGRAPHY MAP



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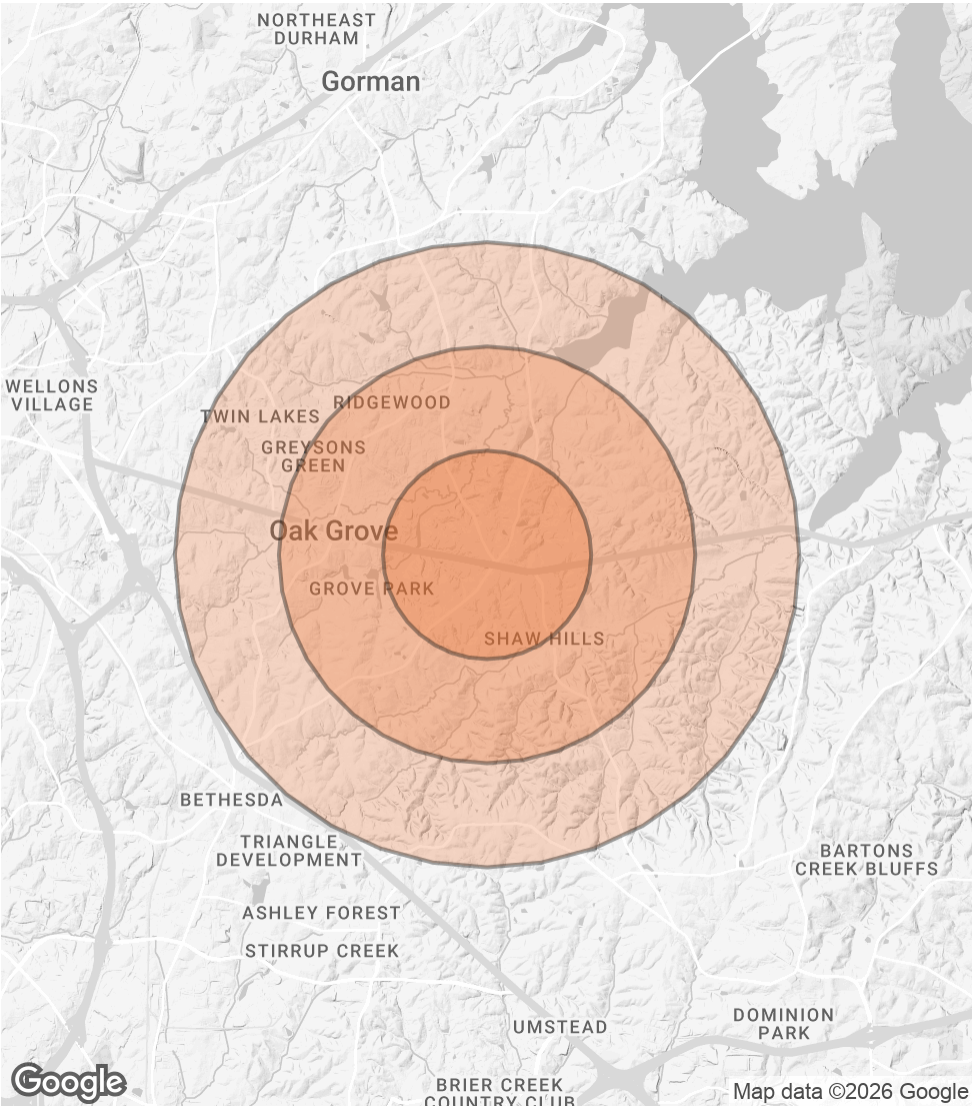
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	154	671	4,222
AVERAGE AGE	39	39	38
AVERAGE AGE (MALE)	38	38	37
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	55	240	1,499
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$134,069	\$135,359	\$139,872
AVERAGE HOUSE VALUE	\$390,360	\$395,160	\$401,345

2020 American Community Survey (ACS)



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