



FOUNDRY
COMMERCIAL

ST. JAMES FAMILY LIFE CENTER

1305 WEST CLUB BOULEVARD

DURHAM, NORTH CAROLINA

INVESTMENT OPPORTUNITY
±24,160 SF BUILDING FOR SALE

1305 WEST CLUB BOULEVARD

FORMER SCHOOL BUILDING FOR SALE



PROPERTY OVERVIEW

Foundry Commercial is pleased to present an existing church and school with unique redevelopment potential located at 1305 West Club Boulevard in Durham, North Carolina. The property, situated on 1.88 acres, features a 24,160 square foot former public school building which is currently occupied by a church and charter school. Zoned RU-5 (2) within the City of Durham, the property allows for a church, school, or civic use in addition to most types of single family residential and townhome development up to 7.4 dwelling units per acre. RU Districts are established to provide for urban residential development and redevelopment. That said, a limited number of nonresidential uses are allowed, subject to the restrictions necessary to preserve the character of the urban neighborhood. With commercial zoning a block away, this may be an office, apartment, student housing, or senior living redevelopment opportunity in the future.

BUILDING FEATURES

BUILDING SIZE	24,160 SF
YEAR BUILT	1940, \$1M renovation in 1999
PARCEL SIZE	1.78 acres
NC PIN NUMBER	0822-15-54-4835
ZONING	RU-5(2)
LIST PRICE	\$2,400,000 (\$99.00 PSF)

DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
2016 ESTIMATED POPULATION	15,114	90,719	162,406
2021 PROJECTED POPULATION	15,873	98,721	176,847
EST. HOUSEHOLD INCOME	\$42,967	\$32,582	\$38,422

TRAFFIC COUNTS

WEST CLUB BOULEVARD	14,000 VPD
GUESS ROAD	9,000 VPD

For more information, please contact:

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LOCATION AERIAL



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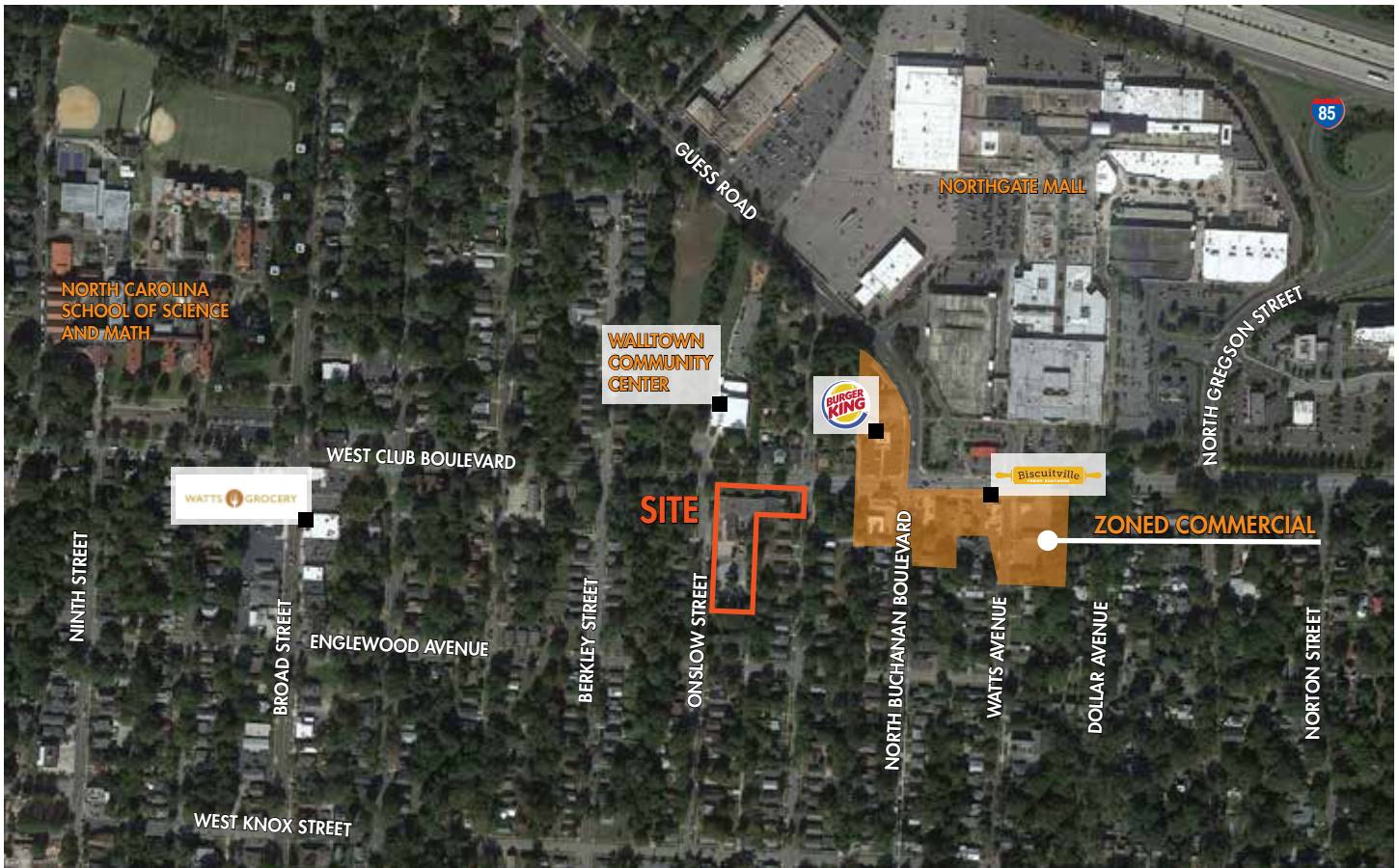
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LOCATION OVERVIEW

The property is conveniently located approximately two miles north of downtown Durham's Central Business District and in close proximity to Interstate 85, Northgate Mall, Shops at Erwin Mill, North Carolina School of Science and Math and Duke University.



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PROPERTY PHOTOS



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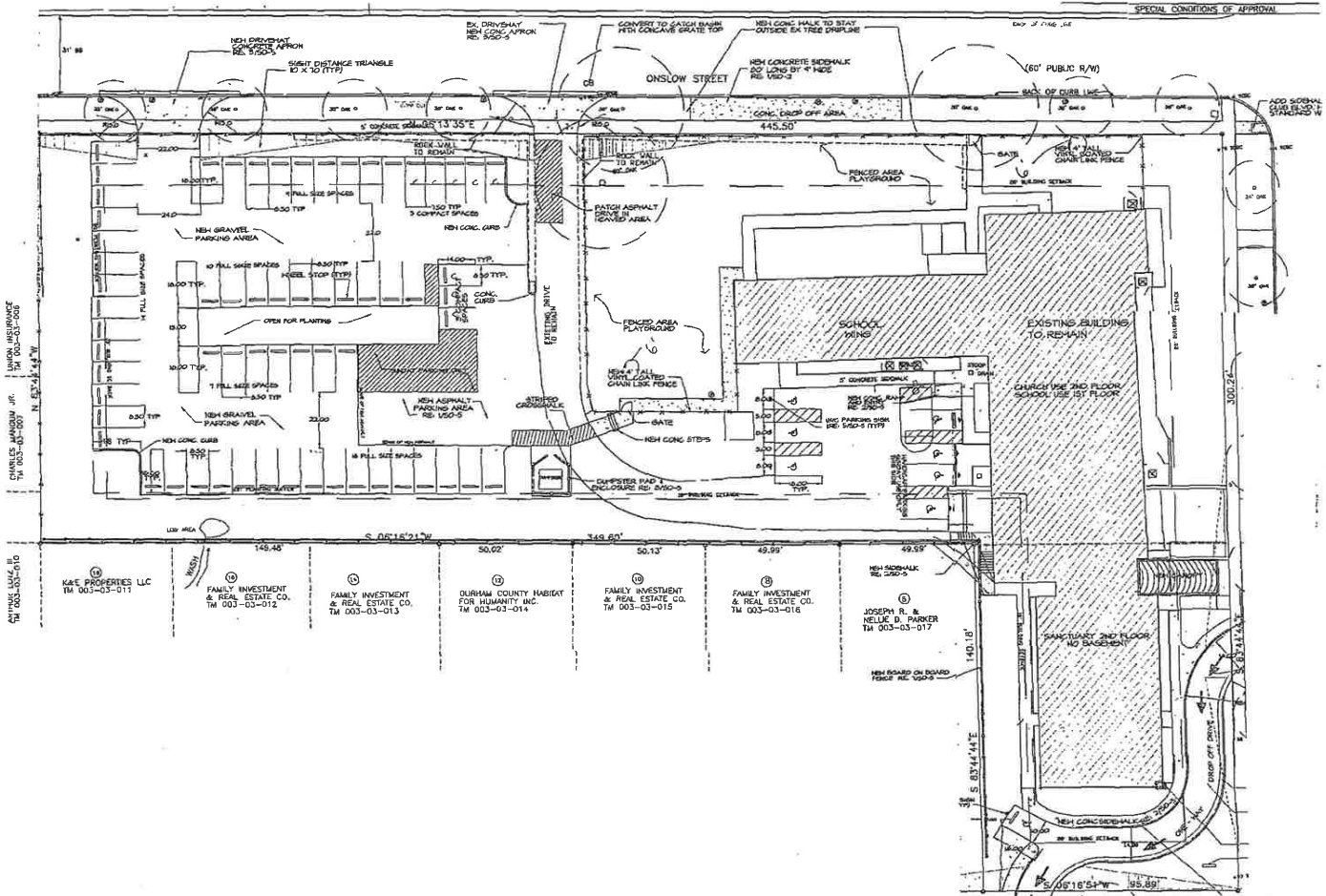
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SITE PLAN



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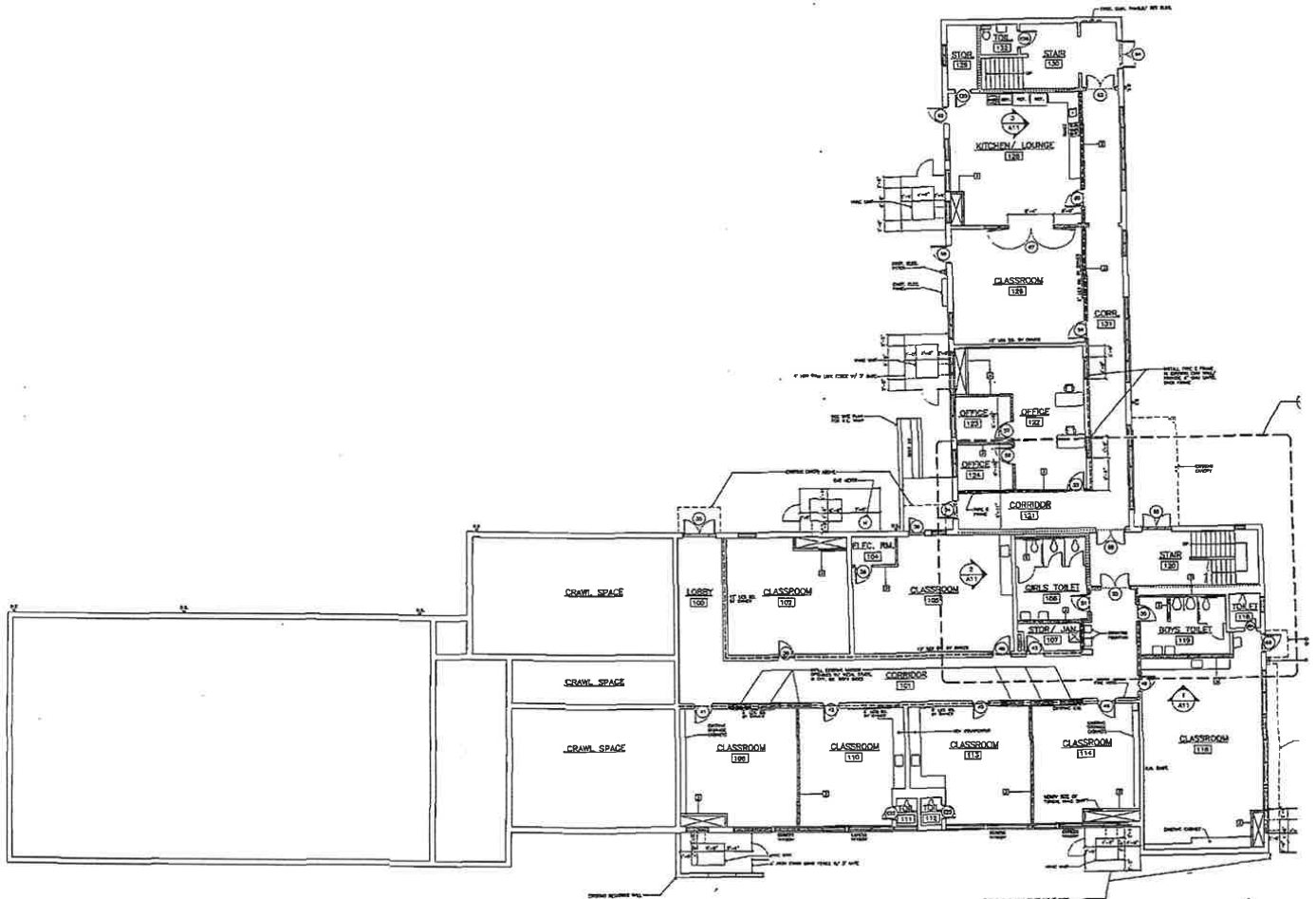
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FLOOR PLAN



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