



**AVISON
YOUNG**

U-HAUL

Aldridge Durham
Saw & Mower

Carolina Livery
Services & Tours

TRIANGLE
DEVELOPMENT

Angier Ave

Page Rd

MISSION
TRIANGLE
POINT

70

LAND FOR SALE | ± 2.8 ACRES

Angier Avenue at US Hwy 70

4731, 4723 and 4717 Angier Avenue | Durham, NC 27703

Partnership. Performance.

Development Opportunity

Approximately ±2.8 acres are available to purchase in the strong growth area of Durham County. These properties are well positioned at the intersection of Angier Avenue and US Hwy 70. The sites are located close to numerous existing and planned

residential developments, as well as various retail amenities. These properties have proximity to the area's main transportation corridors and are ideally suited for assemblage and development. The Durham County Future Land Use calls for Commercial.

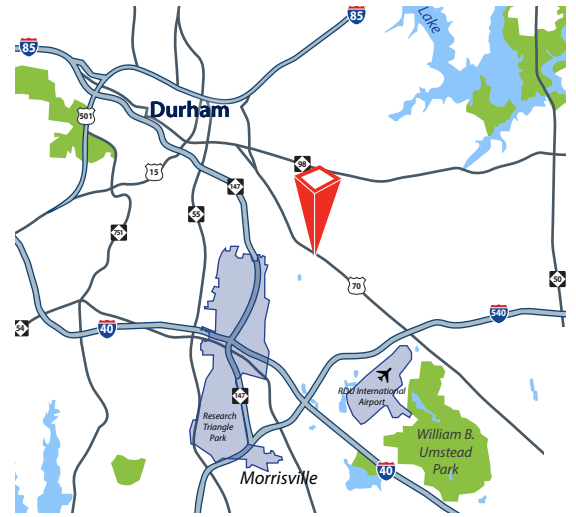
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Angier Avenue at US Hwy 70

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Available for Purchase

Address:	4731, 4723 and 4717 Angier Avenue in Durham, NC 27703
Type:	2 Vacant Land Lots and 1 Single Family Home
Area:	4731 Angier Avenue: 0.710 acres 4723 Angier Avenue: 0.716 acres 4717 Angier Avenue: 0.754 acres
PIN/REID:	0759-01-36-3792/164606 0759-01-36-2745/164605 0759-01-36-1701/164604
Zoning:	4731 Angier Avenue: CG - Commercial 4723 Angier Avenue: CG - Commerical 4717 Angier Avenue: RS-20 (Future Land Use/Rezoning to CG-Commercial)
Submarket:	RTP/RDU
Location:	At the intersection of Angier Avenue and US Hwy 70 in Durham
Topography:	Gently rolling
Frontage:	US Hwy 70
Water/Sewer:	16" Water line
Pricing:	Please contact either listing broker to discuss pricing



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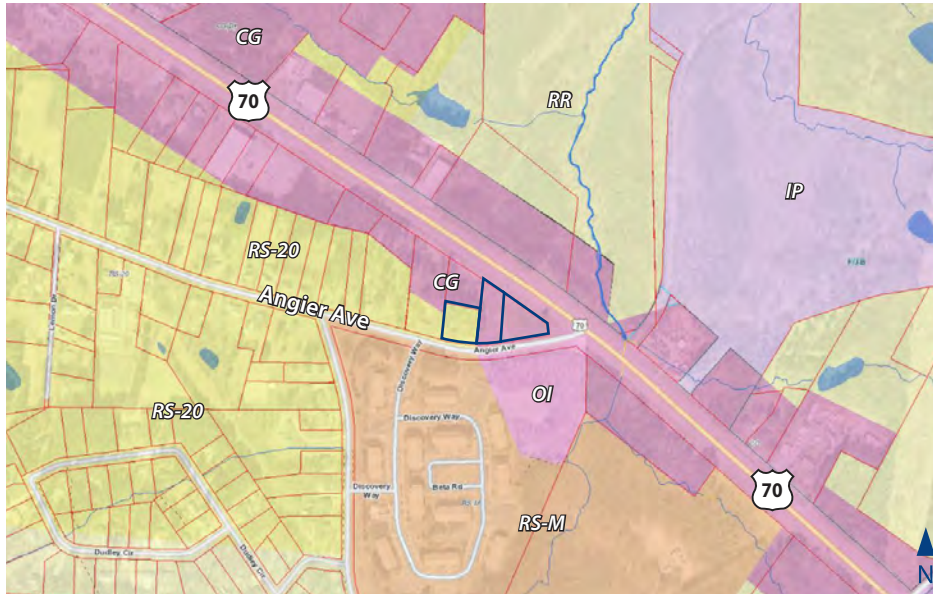
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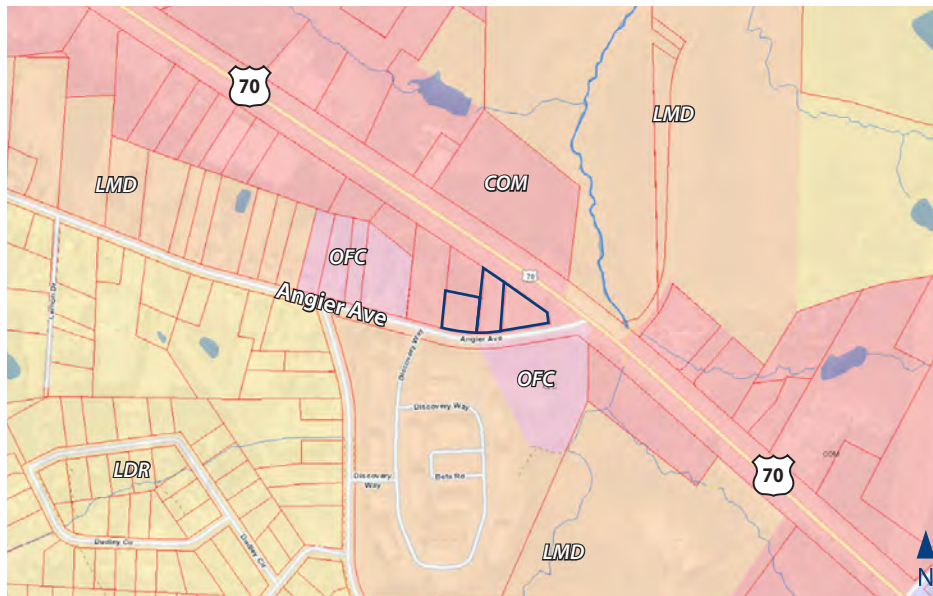
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Zoning Map



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

Future Land Use Map



- COM - Commercial
- OFC - Office
- LMD - Low-Med. Density Res.
- LDR - Low Density Residential



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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 the top destination of 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

2016 (Per Costar)	1 Mile	3 Miles	5 Miles
2016 Total Population	3,888	36,766	77,075
Pop. Growth 2016–21	12.02%	12.44%	11.00%
Avg. Household Income	\$97,919	\$87,580	\$75,648

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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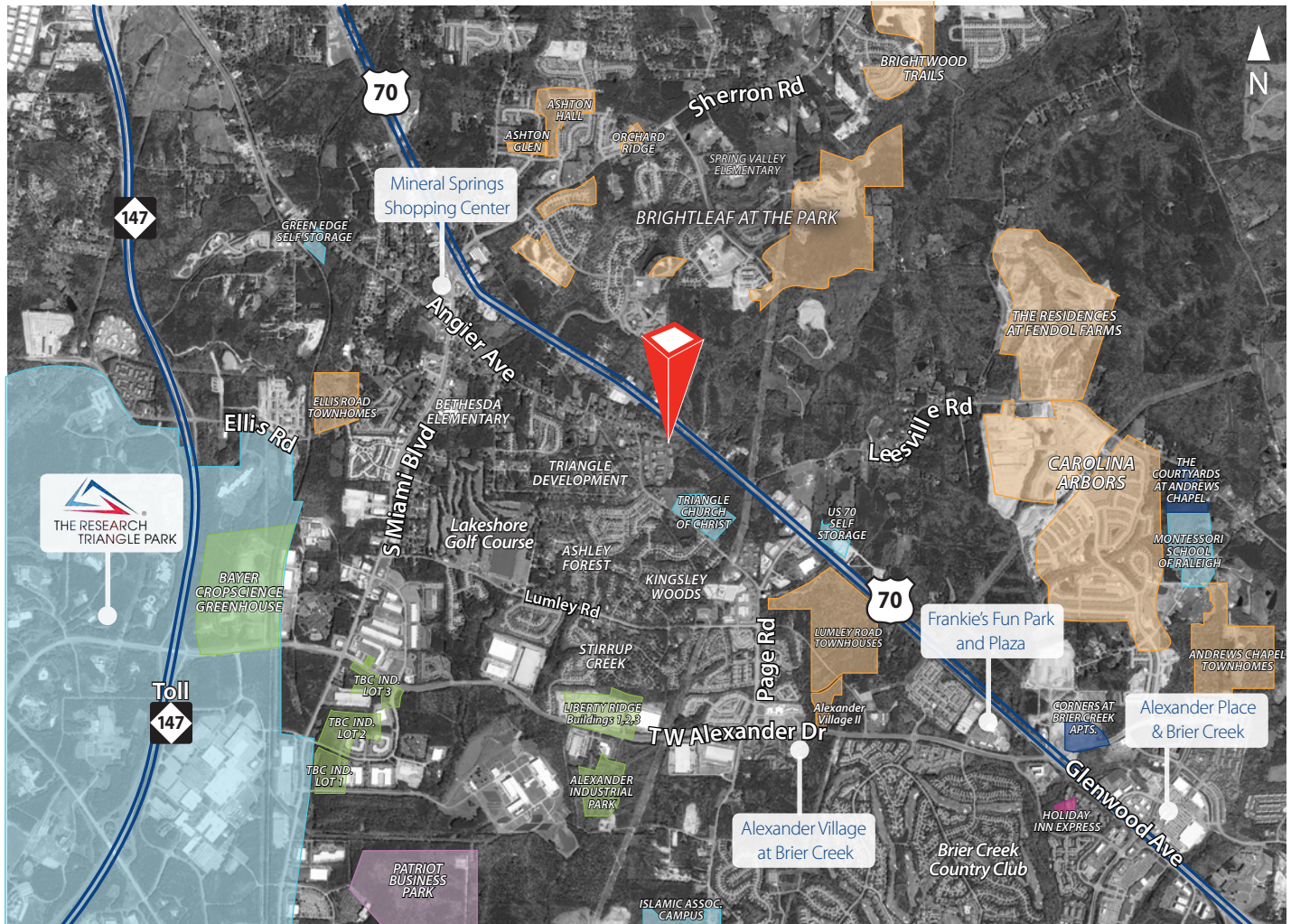
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Development Activity | Under Construction/Approved



Legend

	Industrial		Multi-Family
	Special Purpose		Hospitality
	Residential		Office



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