

# Prime Commercial Development Opportunity

1403 AVONDALE DRIVE | DURHAM, NC 27701



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CITYPLAT



# *Table Of Contents*

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- 3 *Property Dashboard*
- 4 *Aerial Photos*
- 6 *Location Map*
- 7 *Parcel Map*
- 8 *Market Overview*
- 9 *Demographics*

# Property *Dashboard*

\$200,000

Asking Price

0.27

*Total Acres*

Commercial

*Land Subtype*

11,805

*Total Square Footage*

CG

*(Commercial General)  
Zoning*

*Parcel PIN | 0832-31-70-7493*

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	4,437	36,562	91,352
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$84,168	\$94,036	\$92,290

## KEY AMENITIES

- Exceptional opportunity for prime commercial development
- Convenient access to utilities on site
- Strategically positioned near HWY 147 and I-85 for convenient transportation
- Zoned as Commercial General, allowing for various commercial usage options

## COMMERCIAL GENERAL ZONING (CG):

The CG District is created for commercial activities, with an emphasis on easy access for cars. The district aims to accommodate businesses of different sizes and ensure smooth traffic flow, with a focus on pedestrian safety and accessibility to nearby residential areas.



TRIANGLE  
CAR WASH

**Kingsford**  
VINYL SIDING • WINDOWS • PATIO ROOMS

VAPE SHOP

 **SUPREME  
AUTO  
WORKS**

Power Auto 

**DURHAM GLASS INC.**  


AVONDALE DR.





AVONDALE DR.

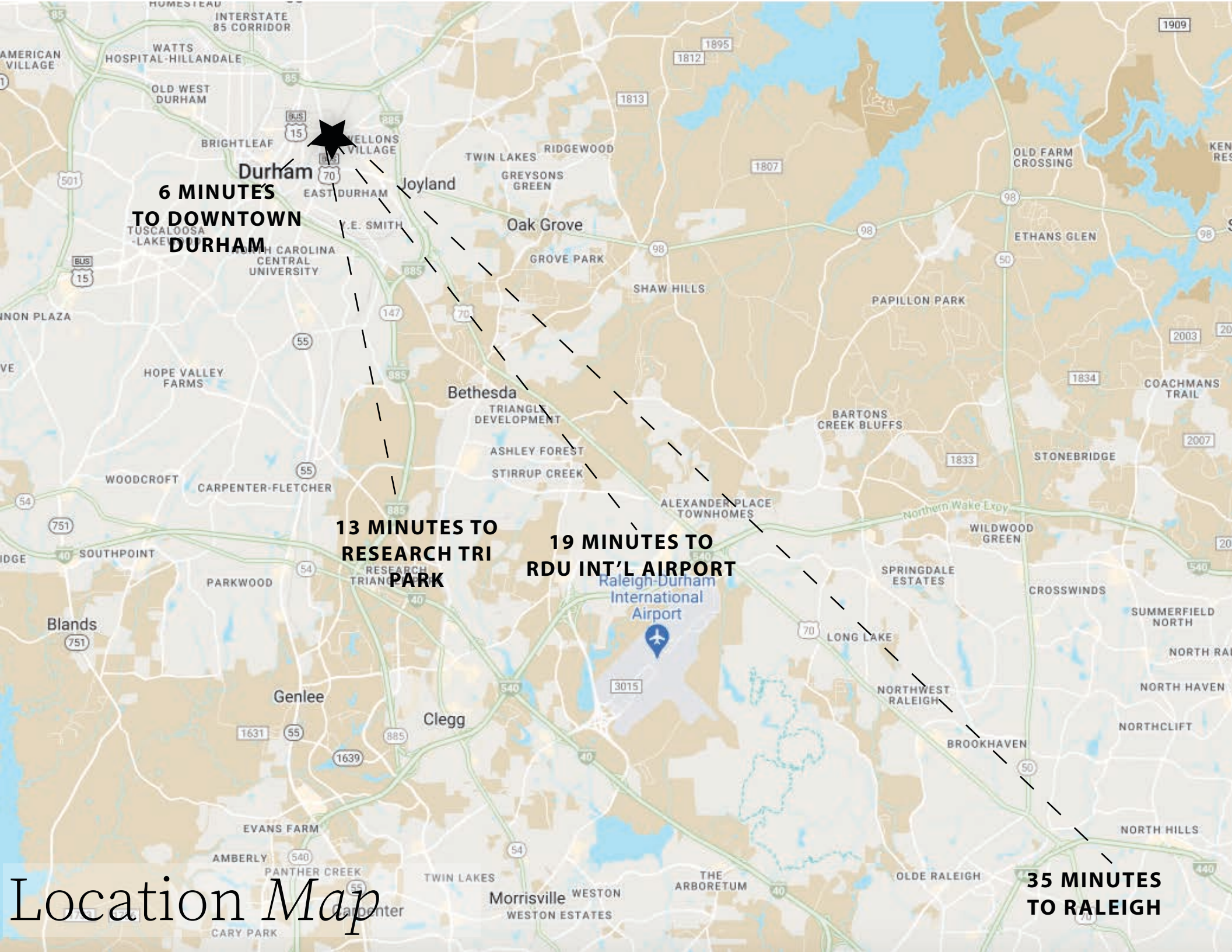
EDWARD ST.

N. ALSTON AVE.

N. ALSTON AVE.







**6 MINUTES  
TO DOWNTOWN  
DURHAM**

**13 MINUTES TO  
RESEARCH TRI  
PARK**

**19 MINUTES TO  
RDU INT'L AIRPORT**

**35 MINUTES  
TO RALEIGH**

Location *Map*



# Parcel Map

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# Market Overview - *Durham, NC*



Durham is the county seat of Durham County, North Carolina. Small portions of the city limits extend into Orange County and Wake County. The U.S. Census Bureau estimated the city's population to be 278,993 as of July 1, 2019, making it the 4th-most populous city in North Carolina, and the 79th-most populous city in the United States. A railway depot was established on land donated by Bartlett S. Durham in 1849, the namesake of the city. Following the American Civil War, the community of Durham Station expanded rapidly, in part due to the tobacco industry. It became known as the founding place and headquarters of the American Tobacco Company. Textile and electric power industries also played an important role. While these industries have declined, Durham underwent revitalization and population growth to become an educational, medical, and research centre.

Durham is home to several recognized institutions of higher education, most notably Duke University and North Carolina Central University. Together, the two universities make Durham one of the vertices of the Research Triangle area; central to this is the Research Triangle Park south of Durham, which encompasses an area of 11 square miles and is devoted to research facilities. Durham is also a national leader in health-related activities, which are focused on the Duke University Hospital and many private companies. Duke and its Duke University Health System, in fact, are the largest employers in the city.

In recent years the city of Durham has stepped up revitalization of its downtown and undergone an economic and cultural renaissance of sorts. Partnering with developers from around the world, the city continues to promote the redevelopment of many of its former tobacco districts.

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## #1

Best places to live | US News  
& World Report

## #16

Best places for business  
& careers | Forbes



# Surrounding *Demographics*

2022 Summary	1 Mile	3 Miles	5 Miles
Population	17,589	93,881	198,221
Households	8,057	36,320	79,693
Families	3,395	18,231	42,616
Average Household Size	2.00	2.30	2.35
Owner Occupied Housing Units	2,087	13,387	36,935
Renter Occupied Housing Units	5,970	22,933	42,758
Median Age	35.7	31.7	33.5
Median Household Income	\$48,278	\$46,577	\$57,136
Average Household Income	\$79,082	\$74,065	\$85,154

2027 Summary	1 Mile	3 Mile	5 Mile
Population	19,450	97,453	205,332
Households	9,021	37,988	82,802
Families	3,809	18,961	44,112
Average Household Size	1.99	2.29	2.34
Owner Occupied Housing Units	2,215	14,109	38,883
Renter Occupied Housing Units	6,806	23,879	43,920
Median Age	34.9	31.6	33.3
Median Household Income	\$59,399	\$57,255	\$71,206
Average Household Income	\$94,612	\$89,107	\$100,590





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This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.







COMMERCIAL REAL ESTATE

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