

LAND FOR SALE

# 3314 ENO HOME PARK ROAD

3314 Eno Home Park Road | Durham, NC 27705

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# CONFIDENTIALITY & DISCLAIMER

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## CONFIDENTIALITY & DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by City Plat in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

# PROPERTY INFORMATION



# PROPERTY SUMMARY

Durham, NC 27705

LAND FOR SALE



## PROPERTY DESCRIPTION

This 40.73-acre offering provides a prime development opportunity in one of the Triangle's most active growth corridors. The property sits at the Durham–Orange County line and is well-positioned for annexation into the City of Durham, opening the door for future utility access and flexible zoning. With water already at the site and sewer available through an adjoining parcel, the tract is suited for multifamily, industrial, or mixed-use concepts. At \$375,000 per acre, the scale, location, and infrastructure potential make this an attractive acquisition for developers seeking entitled land within reach of Durham's expanding employment base.

## OFFERING SUMMARY

Sale Price:	\$15,275,000 ( \$375,000 per acre)
Lot Size:	40.73 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	114	734
Total Population	44	312	1,854
Average HH Income	\$152,072	\$140,369	\$137,165

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# PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

The property is located along Coates Industrial Boulevard, directly contiguous to 3463 Coates Industrial and adjacent to land recently annexed into Durham. This corridor benefits from proximity to US Highway 70 and Interstate 85, providing direct routes into downtown Durham, RTP, and the broader Triangle region. Utilities and a pump station exist nearby, with active development and utility extensions occurring throughout the area. The surrounding environment is transitioning from rural-industrial to urban employment and residential use, positioning the site at the leading edge of Durham's westward growth pattern.

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# COMPLETE HIGHLIGHTS

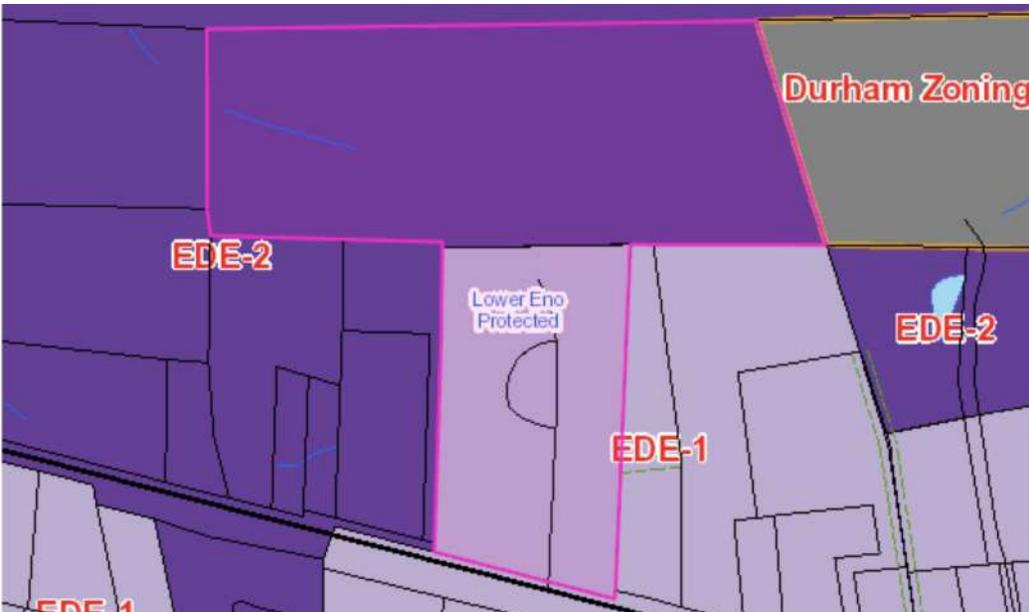
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## PROPERTY HIGHLIGHTS

- 40.73 acres in Orange County NC, contiguous to 3463 Coates Industrial and adjacent to recently annexed Durham land
- Asking \$375,000 per acre, \$15,275,000 total list price
- Positioned for annexation into the City of Durham with precedent established on neighboring property
- Water already at site; sewer available via easement to manholes on seller's adjoining parcel
- Within the Eno Economic Development District (EDE-1) permitting multifamily, warehouse, and light industrial uses
- Zoning can be modified during annexation to align with Durham's development standards
- Lower Eno guidelines allow up to 70% impervious coverage with stormwater measures above 36%
- Seller open to road tie-in with neighboring property to enhance access and circulation
- Neighboring parcels have expressed interest in selling for potential assemblage
- Existing pump station and utilities in nearby corridor support long-term service expansion
- Excellent access to US Highway 70 and Interstate 85 connecting to Durham, RTP, and the greater Triangle region
- Ideal site for large-scale multifamily, logistics, or mixed-employment development



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# ADDITIONAL PHOTOS

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SECTION 2

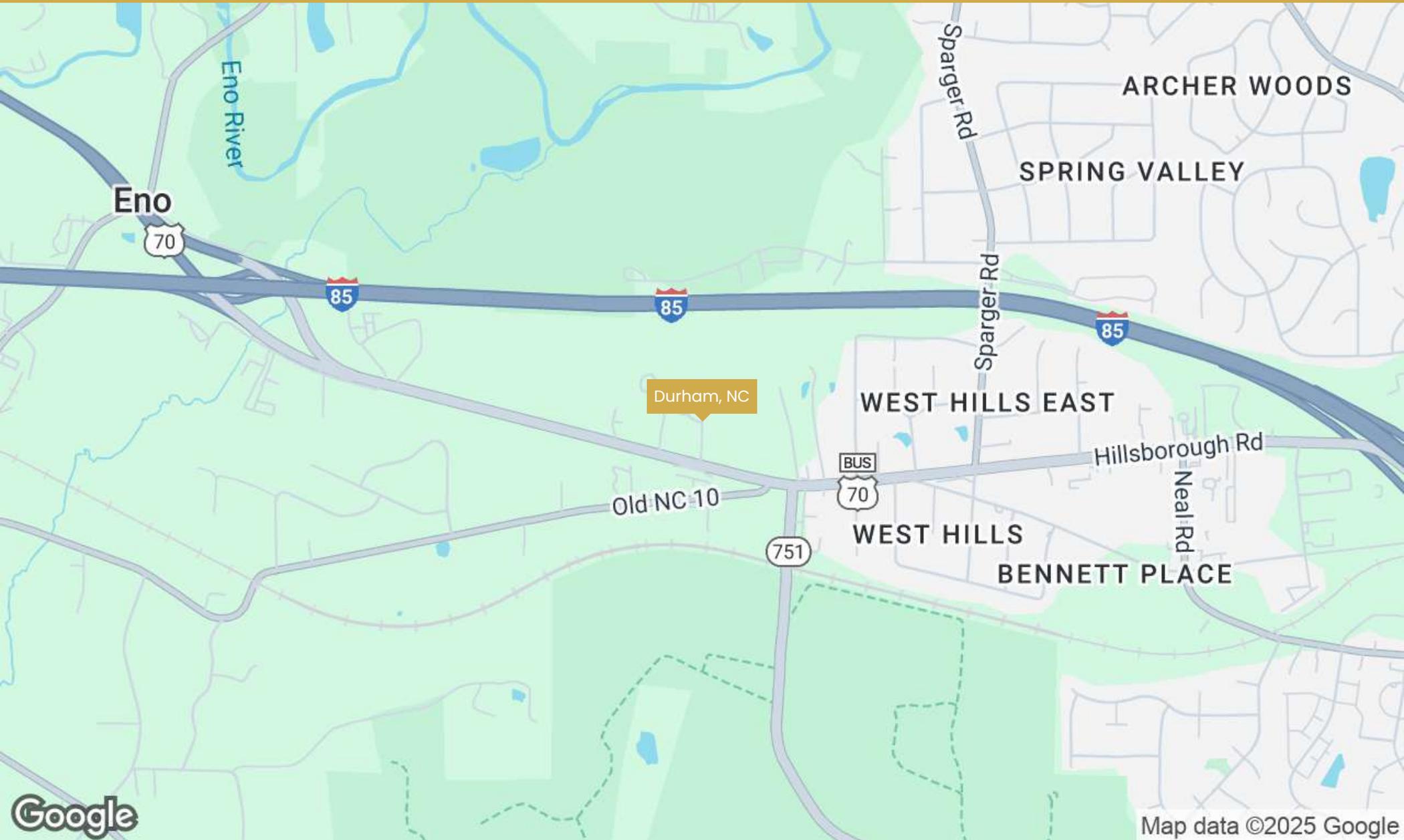
# LOCATION INFORMATION



# REGIONAL MAP

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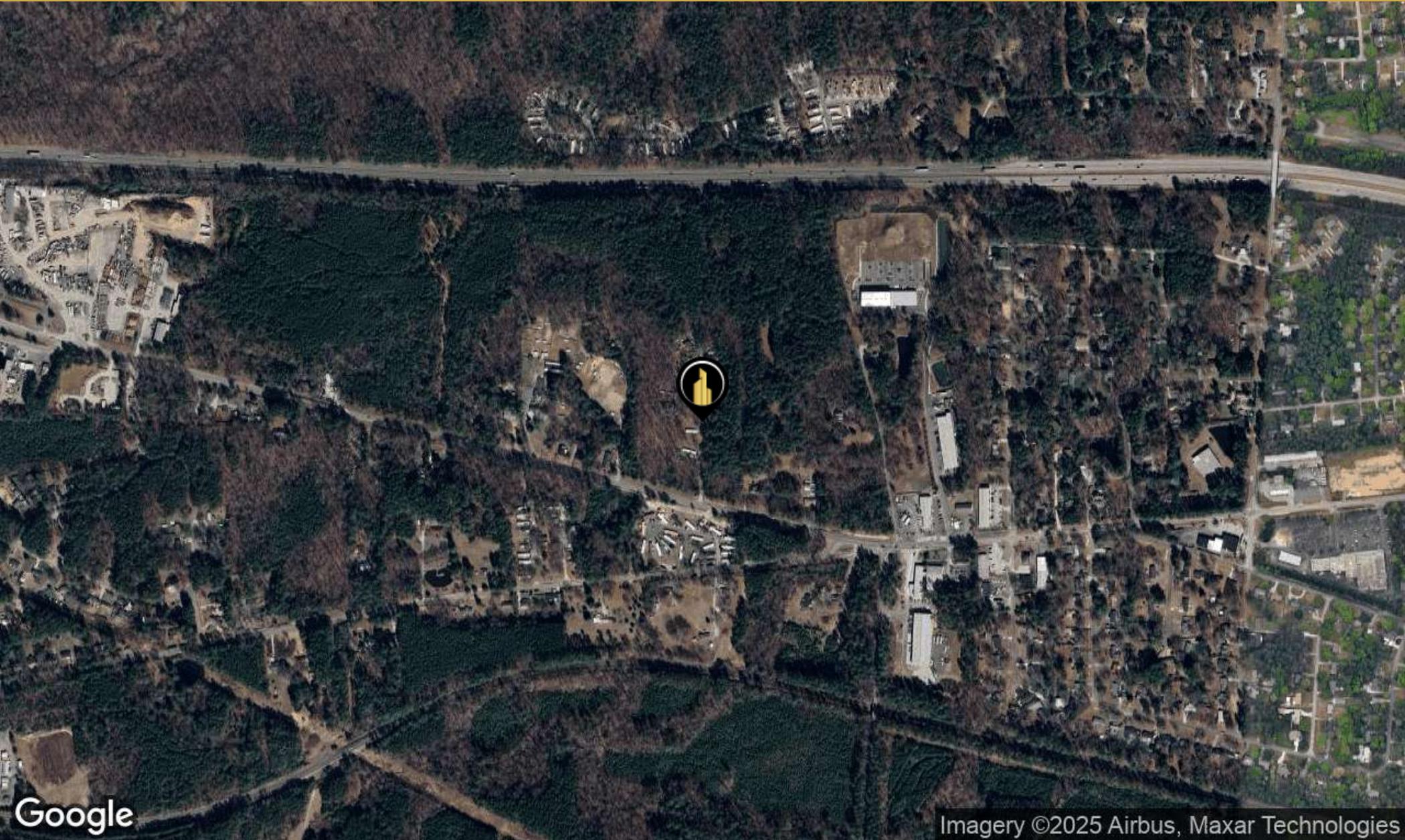
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# AERIAL MAP

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Google

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SECTION 3

# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT

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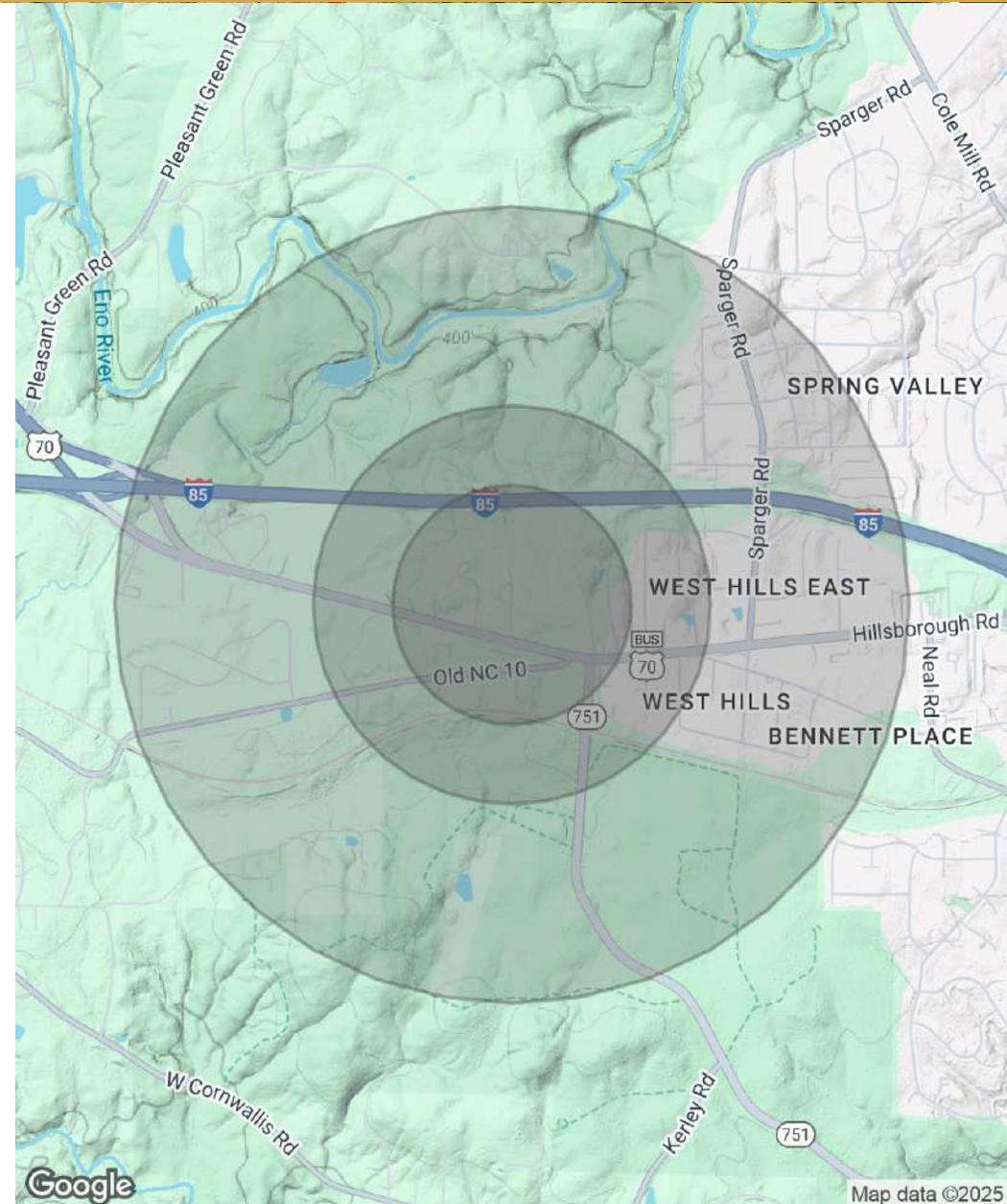
LAND FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	44	312	1,854
Average Age	40	41	43
Average Age (Male)	39	41	43
Average Age (Female)	41	42	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	114	734
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$152,072	\$140,369	\$137,165
Average House Value	\$472,247	\$447,566	\$429,654

Demographics data derived from AlphaMap



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