



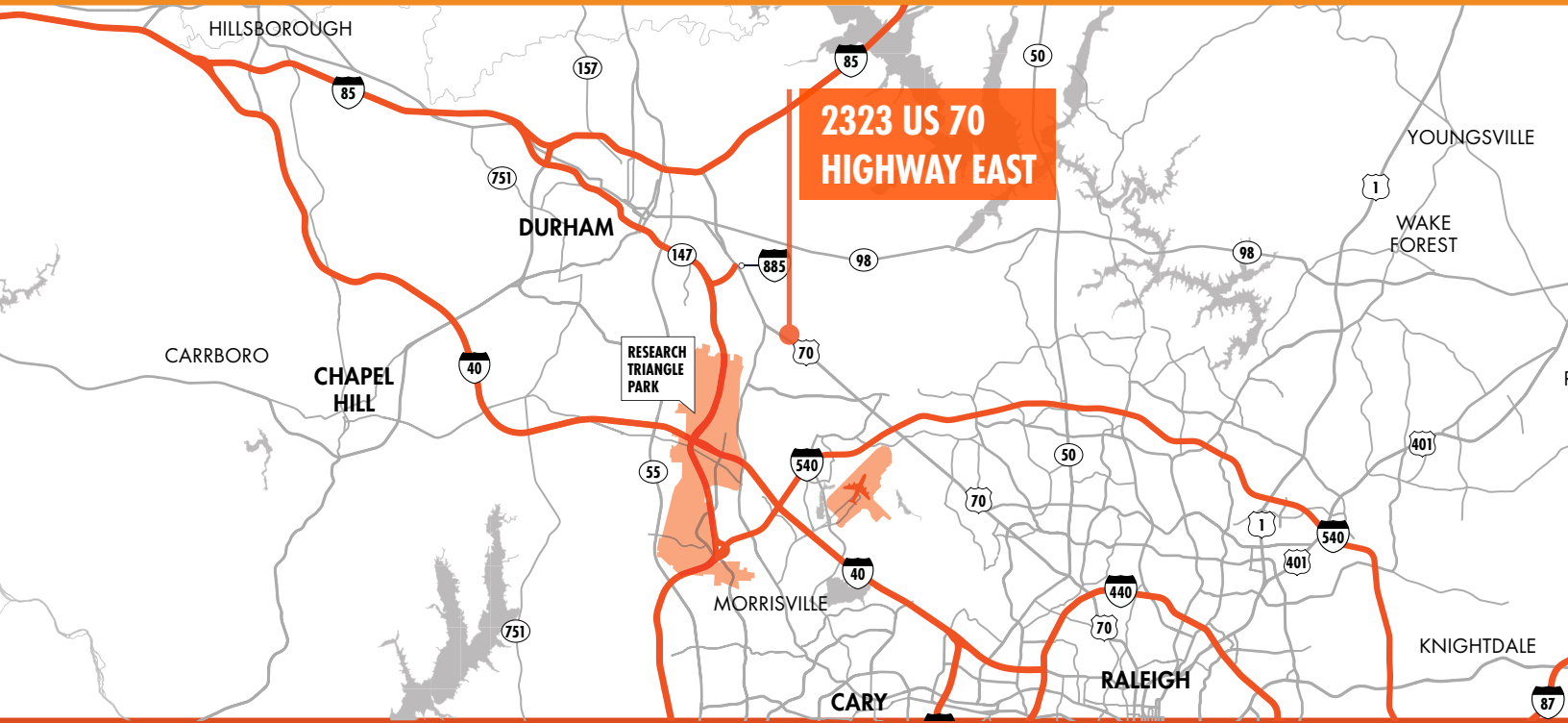
FOUNDRY
COMMERCIAL

2323 US 70 HIGHWAY EAST
DURHAM, NORTH CAROLINA 27703

COMMERCIAL LAND FOR SALE
±4.08 ACRES

2323 US 70 HIGHWAY EAST

COMMERCIAL LAND FOR SALE



Foundry Commercial, LLC is pleased to present ± 4.08 acres of commercial land for sale off located along US 70 Highway East in Durham, North Carolina.

- Prime location adjacent to the Brightleaf at the Park master planned development (home prices ranging from mid-\$200s to high \$500s) along the busy US-70 corridor (35,000 VPD)
- Centrally located on the north side of RTP halfway between Raleigh and downtown Durham
- Strong visibility in front of the 336 Brightleaf apartments
- Favorable General Commercial zoning opens this property up to a wide variety of uses

For more information about zoning, please refer to the [Durham Unified Development Ordinance](#).

PROPERTY FEATURES

LAND SIZE	± 4.08 acres
PARCEL ID	164906
ZONING	Commercial General (CG)
UTILITIES	Municipal water and sewer
LIST PRICE	\$750,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 ESTIMATED POPULATION	6,160	43,239	119,712
2028 PROJECTED POPULATION	7,665	51,084	133,058
EST. HOUSEHOLD INCOME	\$123,420	\$129,782	\$106,641
EST. HOUSEHOLDS	2,519	18,389	49,745
DAYTIME POPULATION	997	17,111	64,799

TRAFFIC COUNTS

HIGHWAY 70	35,000 VPD
SHERRON ROAD	34,500 VPD

For more information, please contact:

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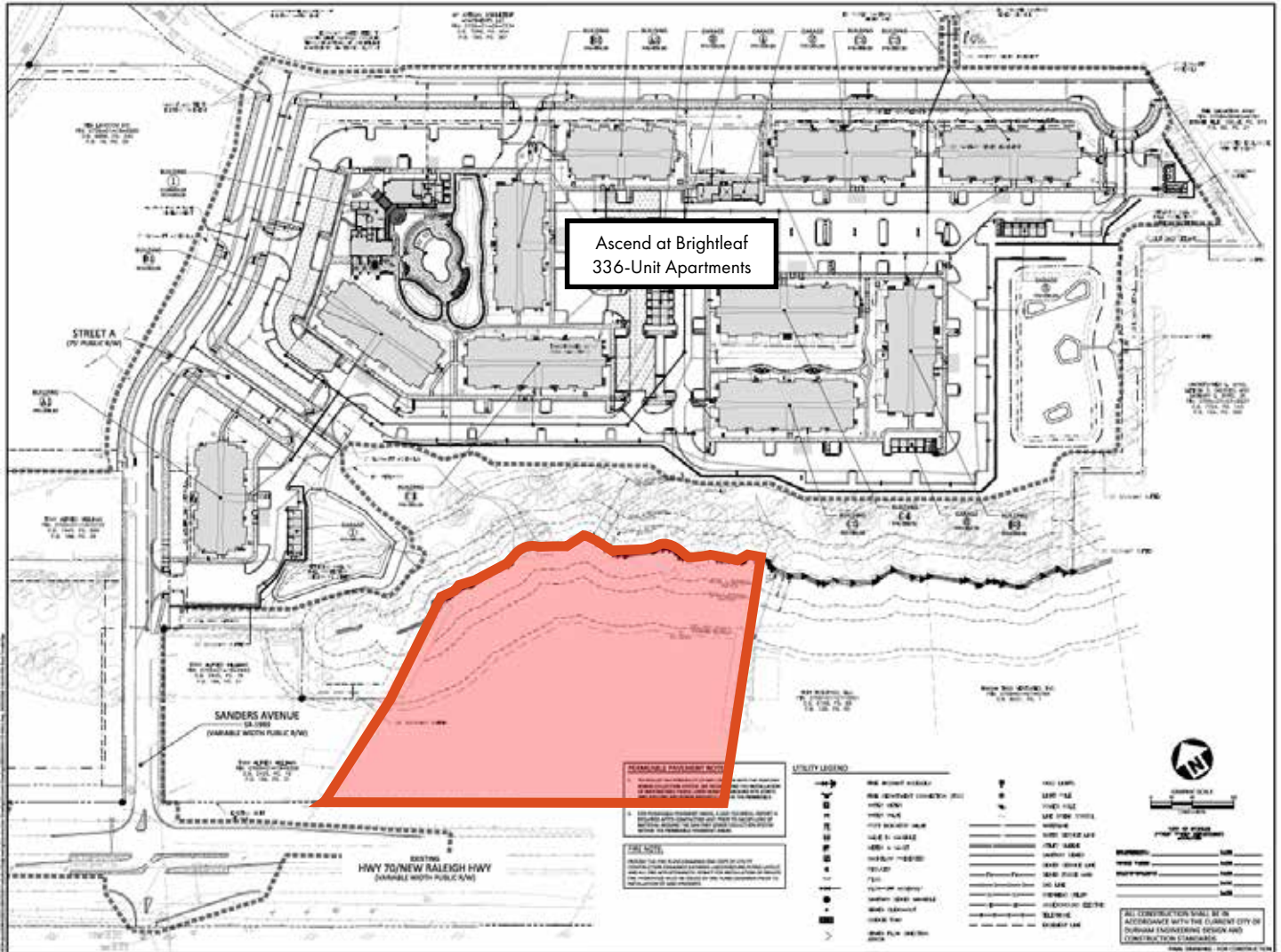
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UTILITY PLAN



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TOPOGRAPHIC MAP



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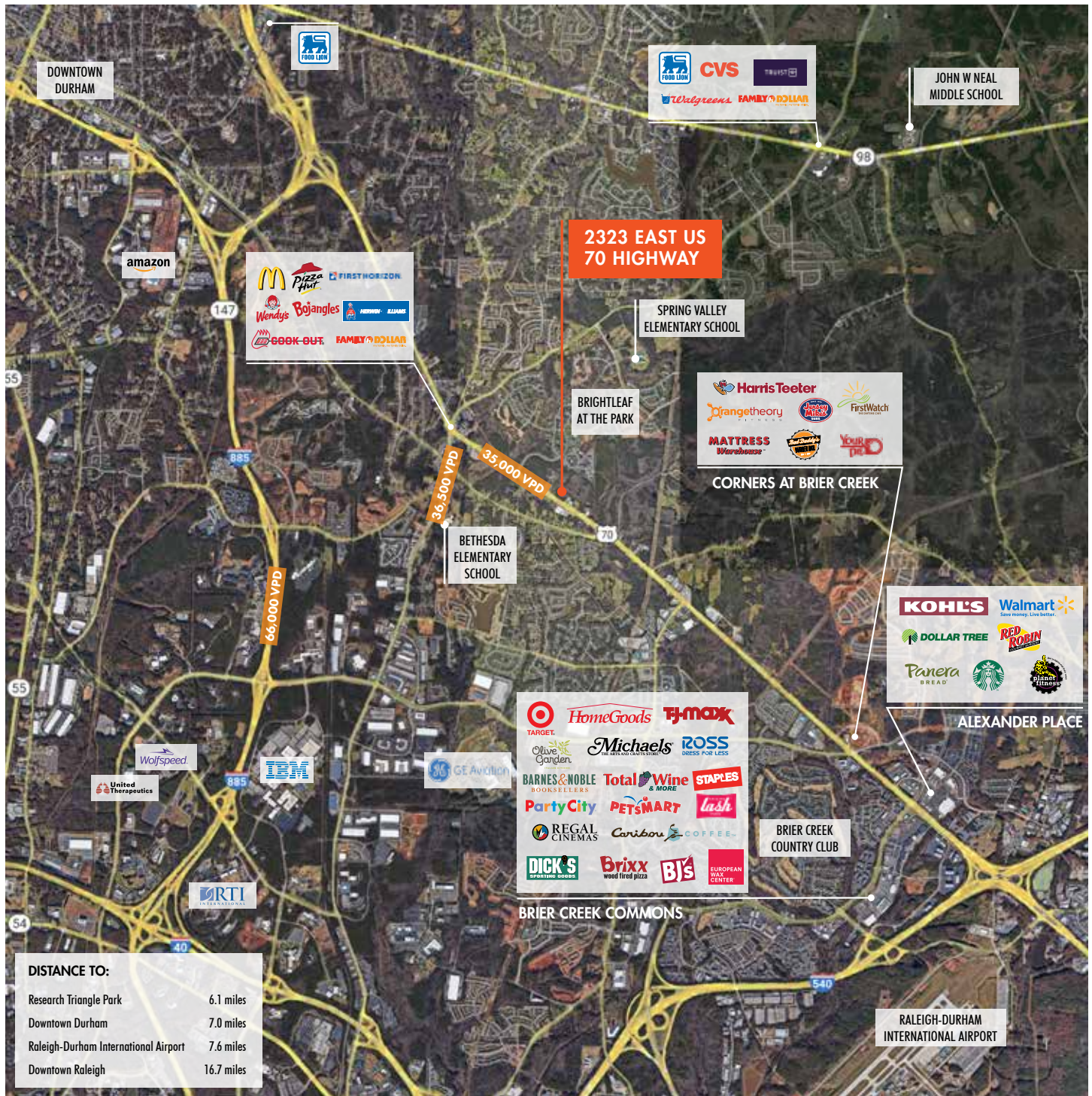
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AREA AMENITIES



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