



# LAND FOR SALE

## JAMES ROSS DRIVE ASSEMBLAGE

DURHAM, NC 27713

A WEST & WOODALL COMPANY



**Description:** 2.232 acres available for residential development in a great location. Less than half a mile away from Southpoint Mall & I-40. Adjacent to apartments, retail, and other popular residential developments. This property is on the heavily trafficked Fayetteville Road, making it a great opportunity for development in the growing South Durham area. The property is located just beyond city limits, therefore city water and sewer is currently unavailable.

**Acreage:** 2.232 acres

**Traffic count:** NCDOT daily traffic count: 15,500

**Addresses:** 103, 107, 115, & 119 James Ross Drive, Durham

**Zoning:** Rural residential. Durham County future land use map indicates a future use of low-medium density residential (4-8 du/acre)

**Aerial Video:** [https://youtu.be/ma\\_z9fooa5Y](https://youtu.be/ma_z9fooa5Y)

**103 James Ross Drive \$400,000 | .824 acres**

**115 James Ross Drive \$200,000 | .461 acres**

**107 James Ross Drive \$230,000 | .464 acres**

**119 James Ross Drive \$230,000 | .483 acres**

For more information please contact:

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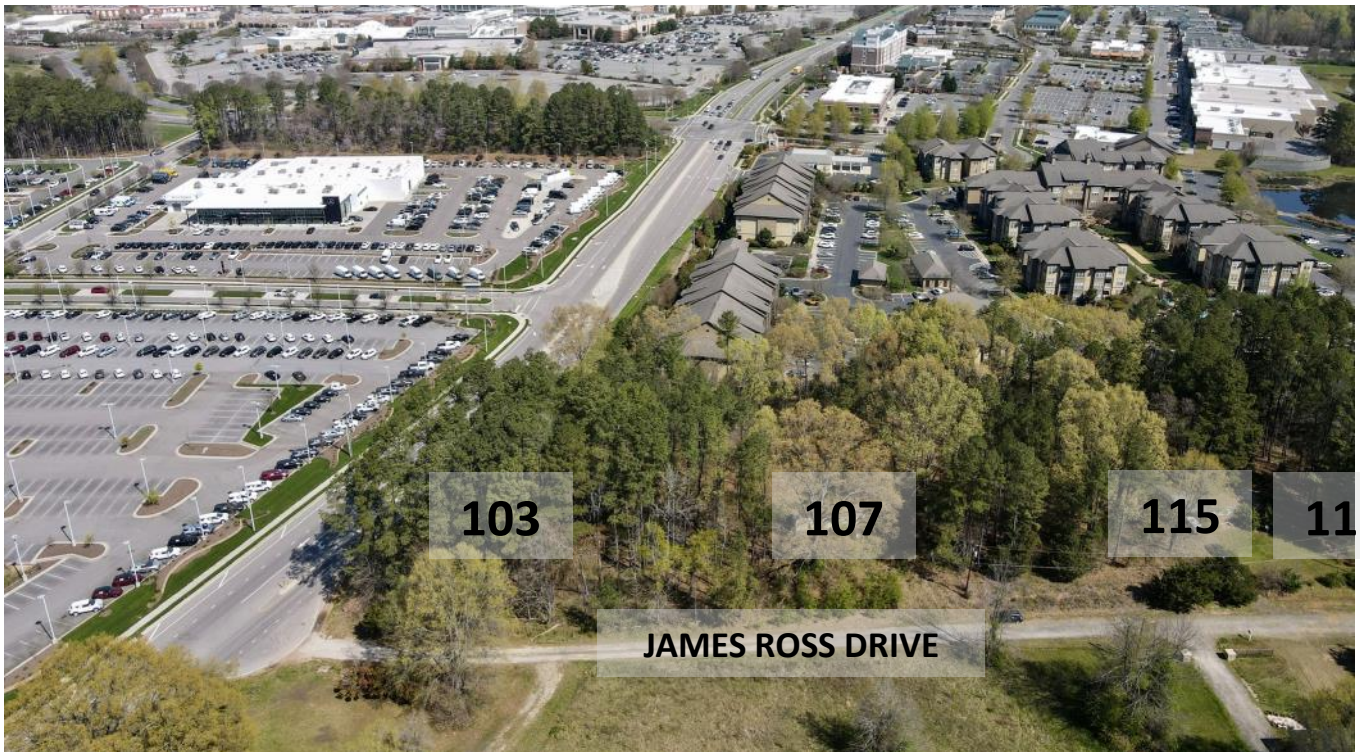
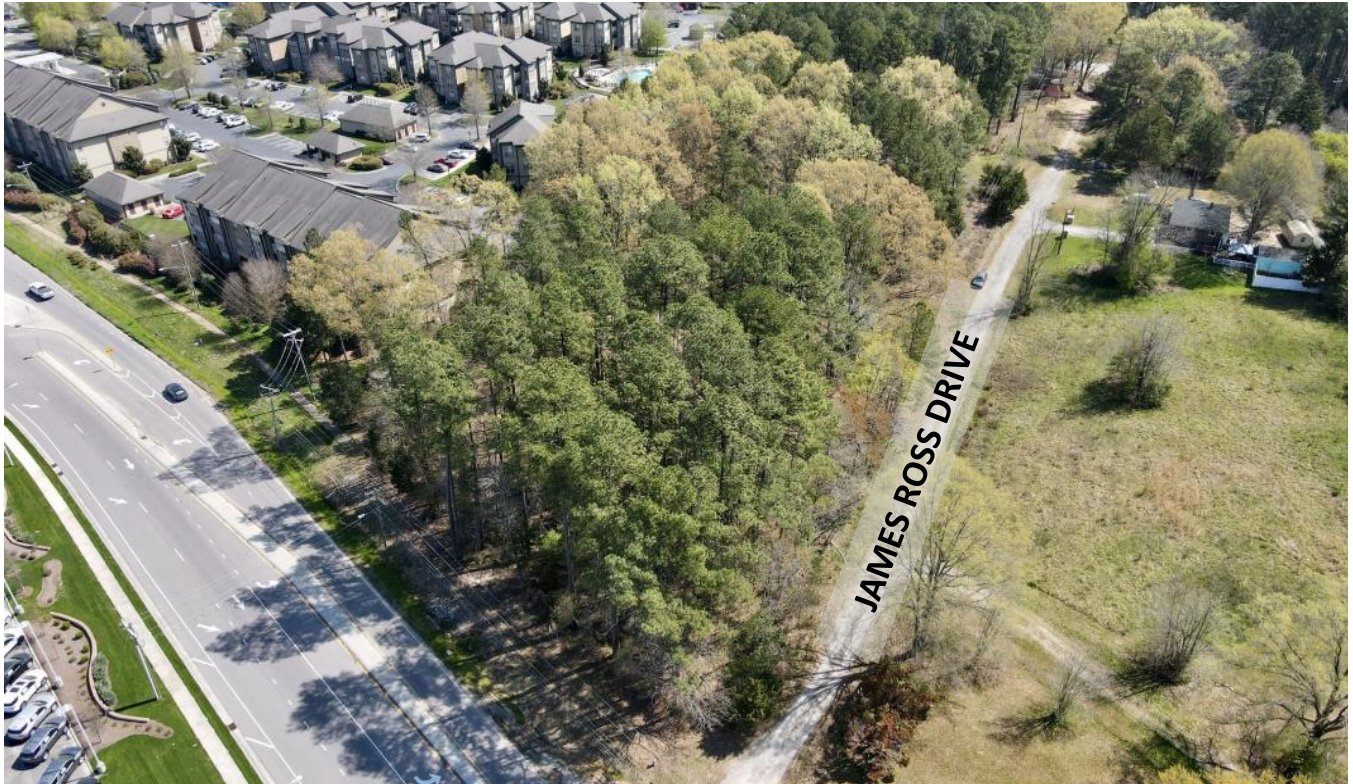


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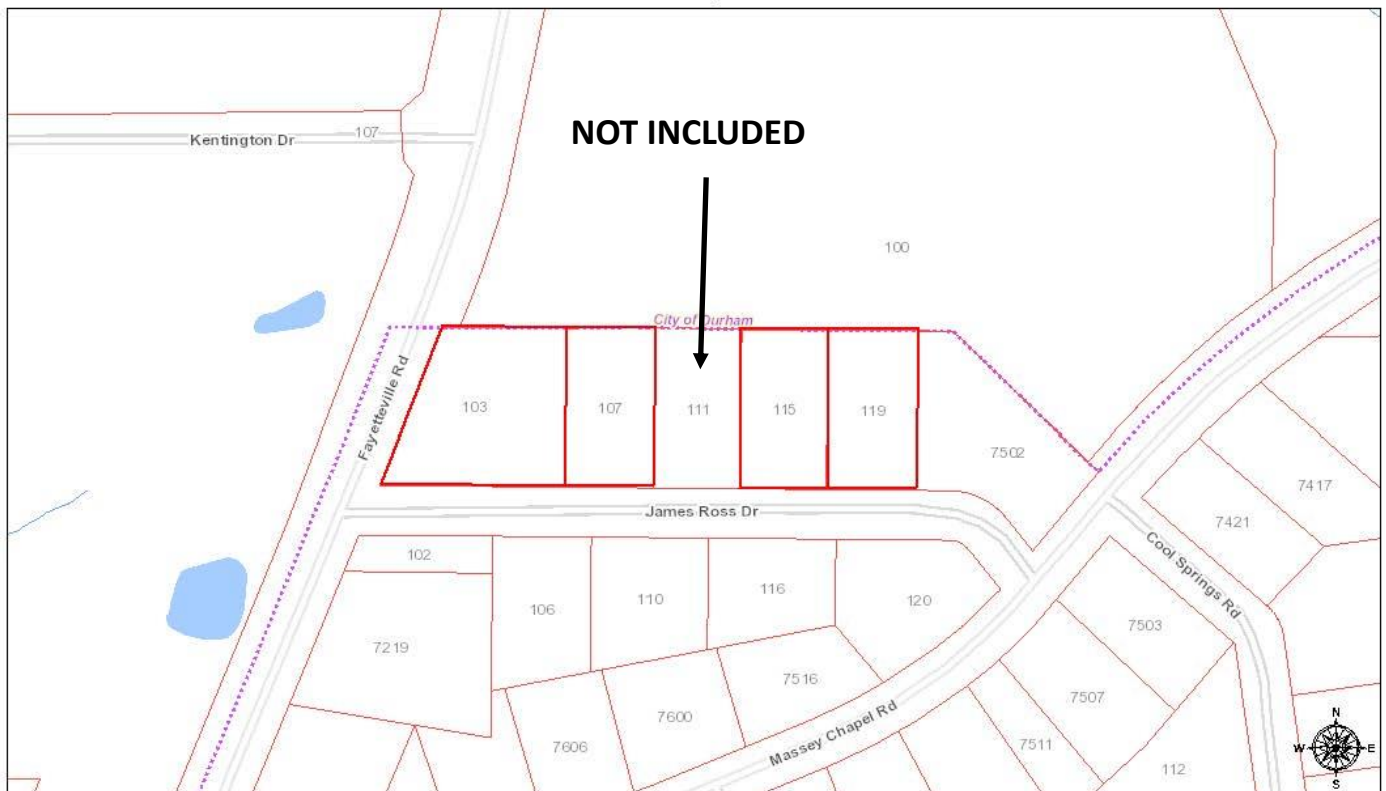


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