



LAND FOR SALE

4618 Hillsborough Road,
Durham, NC

Link to aerial video: <https://youtu.be/7mubgw3mfOk>

A WEST & WOODALL COMPANY



- ±3.52 acre lot graded and ready for development
- Water frontage charges paid
- Sewer frontage charges paid
- Storm water control retention in place
- 515 feet frontage along US Hwy 70 (Hillsborough Road)
- City of Durham approved plan for construction of a 20,000 SF building
- CN (Commercial Neighborhood)
- Zoning allows for a variety of commercial and retail uses - Daycares, Medical Facilities, Restaurant, Retail Sales and Services, to name a few.

Asking \$1,300,000

Please contact:

Mark Micol | Micol@pickett-sprouse.com

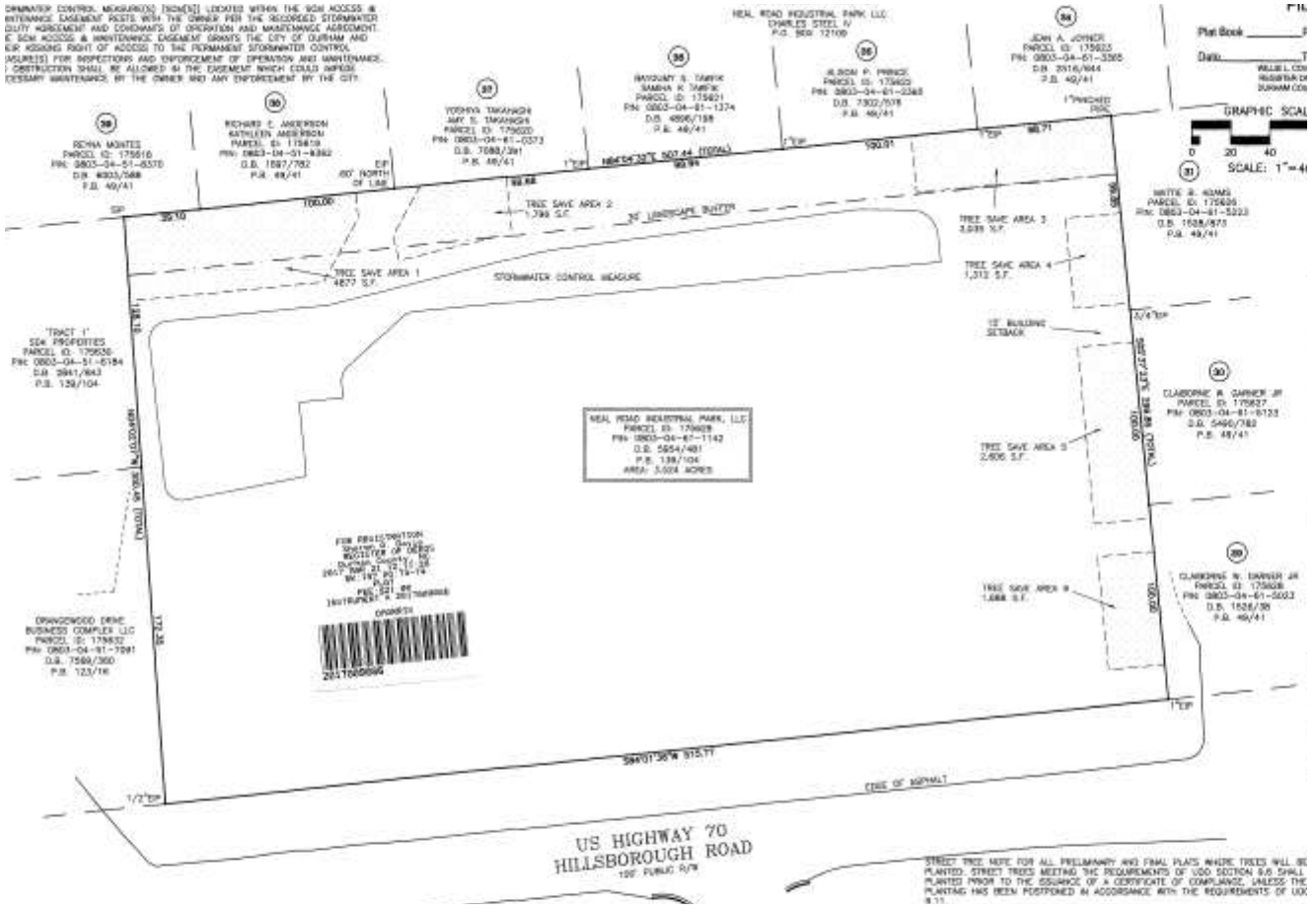
Direct: 919-287-3048 Cell: 919-414-3159



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STORMWATER CONTROL MEASURES (SICMETS) LOCATED WITHIN THE SICH ACCESS & ENTRANCE AGREEMENT RESTS WITH THE OWNER FOR THE RECORDED STORMWATER DUTY AGREEMENT AND COVENANTS OF OPERATION AND MAINTENANCE AGREEMENT. THE SICH ACCESS & MAINTENANCE AGREEMENT GRANTS THE CITY OF DURHAM AND EIR RESERVING RIGHT OF ACCESS TO THE FOREMAN STORMWATER CONTROL MEASURES FOR INSPECTIONS AND ENFORCEMENT OF OPERATION AND MAINTENANCE. CONSTRUCTION SHALL BE ALLOWED IN THE EASEMENT WHICH COULD IMPROVE DEEMED MAINTENANCE BY THE OWNER AND ANY ENFORCEMENT BY THE CITY.



STREET TREE NOTE FOR ALL PRELIMINARY AND FINAL PLANS WHERE TREES WILL BE PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE, UNLESS THE PLANTING HAS BEEN PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF UOJ 8.11.

POPULATION - 2019			
	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	1,806	13,602	47,038
Total Estimated Population -2024 PROJECTION	1,902	14,702	51,103
Medial Age	43	39	37
Total Estimated Households	1,806	13,602	45,233
Total Estimated Households-2022 PROJECTION	1,539	14,362	46,318
Average Household Income	\$89,912	\$75,421	\$70,223
Med Household Income	\$59,888	\$46,491	45,233

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