



**FOR SALE  
DURHAM**

# NC-54 at NC-751 Land

Real Estate Associates is pleased to offer for sale this NC-54 land assemblage. These tracts offer a combined 1.073 acres of land with 150 feet of frontage on high-traffic NC-54 highway near NC-751, nicely situated between two exits on I-40. Featuring excellent visibility and close proximity to shopping and other retail and office complexes, this is an excellent opportunity with potential for office or retail development. The property is currently zoned residential, but the future land use map indicates an office use for the front two parcels - a rezoning would be required for a commercial use.

LOCATION	4703 Biscayne Rd.	4705 Biscayne Rd.	4707 Biscayne Rd.
PARCEL IDS	135906	135907	135908
ACREAGE	0.461	0.336	0.276
CURRENT USE	Vacant Land	Vacant Land	Vacant Land
ZONING	Residential (RS-20) <i>Future Land Use Map indicates Office zoning potential</i>		
SALE PRICE	\$250,000	\$139,000	

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