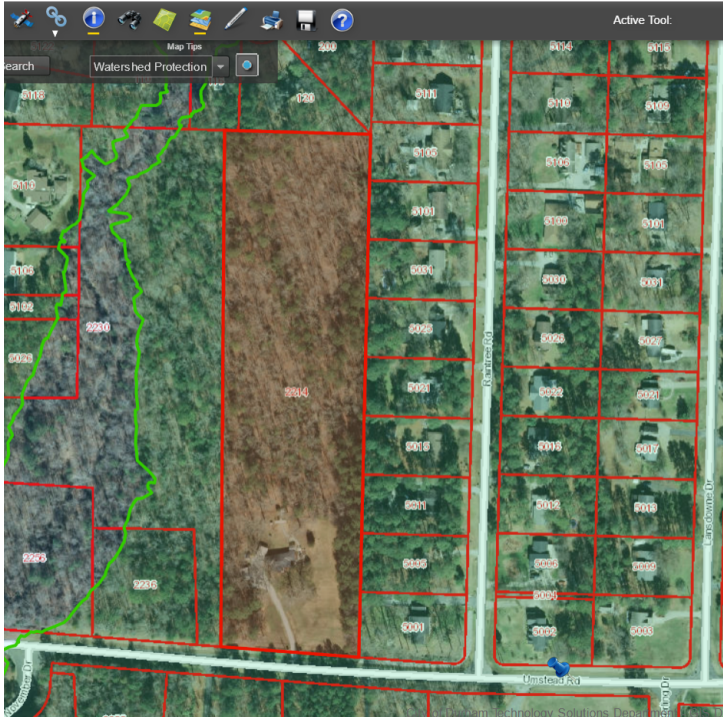


LAND FOR SALE

NORTH DURHAM RESIDENTIAL LAND DEVELOPMENT OPPORTUNITY

2214 Umstead Road, Durham, NC 27712



OFFERING SUMMARY

SALE PRICE:	\$750,000
AVAILABLE SF:	
LOT SIZE:	7.067 Acres
ZONING:	RR with Future Land Use of LDR (4 DU/Acre or less)
MARKET:	North Durham
PRICE / SF:	\$2.44

PROPERTY OVERVIEW

7 Acres for Residential Development in pristine section of Umstead Road with a Future Land Use designation of 4 units per acre from Durham County. The property holds a well-kept cozy home with over an acre of landscaped property. Parcel has city water and septic with sewer line just 200 feet away.

LOCATION OVERVIEW

The property is located on the perimeter of Umstead Pines at Willow Haven Golf Course & Swim Club and surrounded by Laramoor, Placid Valley and Grey Moss residential communities. It's a convenient 13 minutes from I-85, Hwy 147 and Duke University, and only 7 minutes from Eno River State Park, Willowdale Shopping Center and Hwy 501.

PROPERTY HIGHLIGHTS

- Over 7 acres with Umstead Road frontage
- Ideal for Residential Development
- City water and septic available on property; sewer line easily accessible
- Surrounded by various well established residential communities

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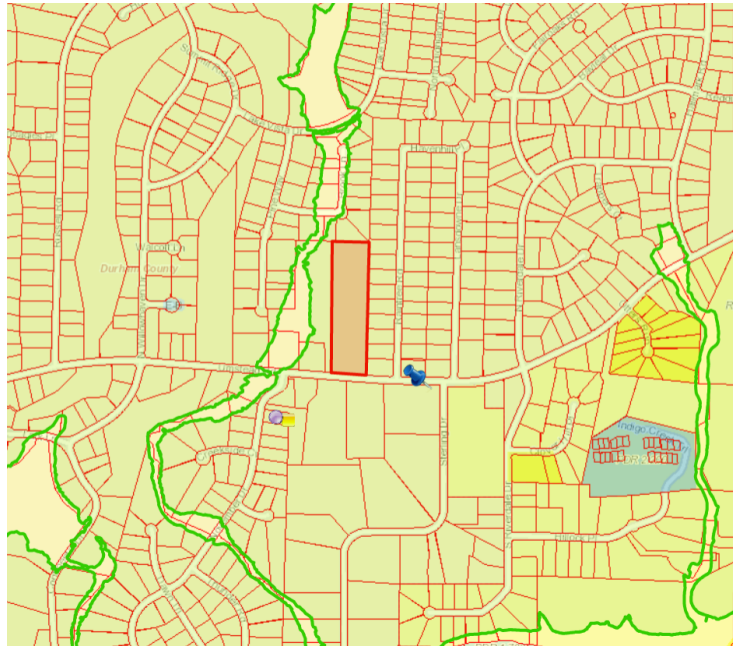
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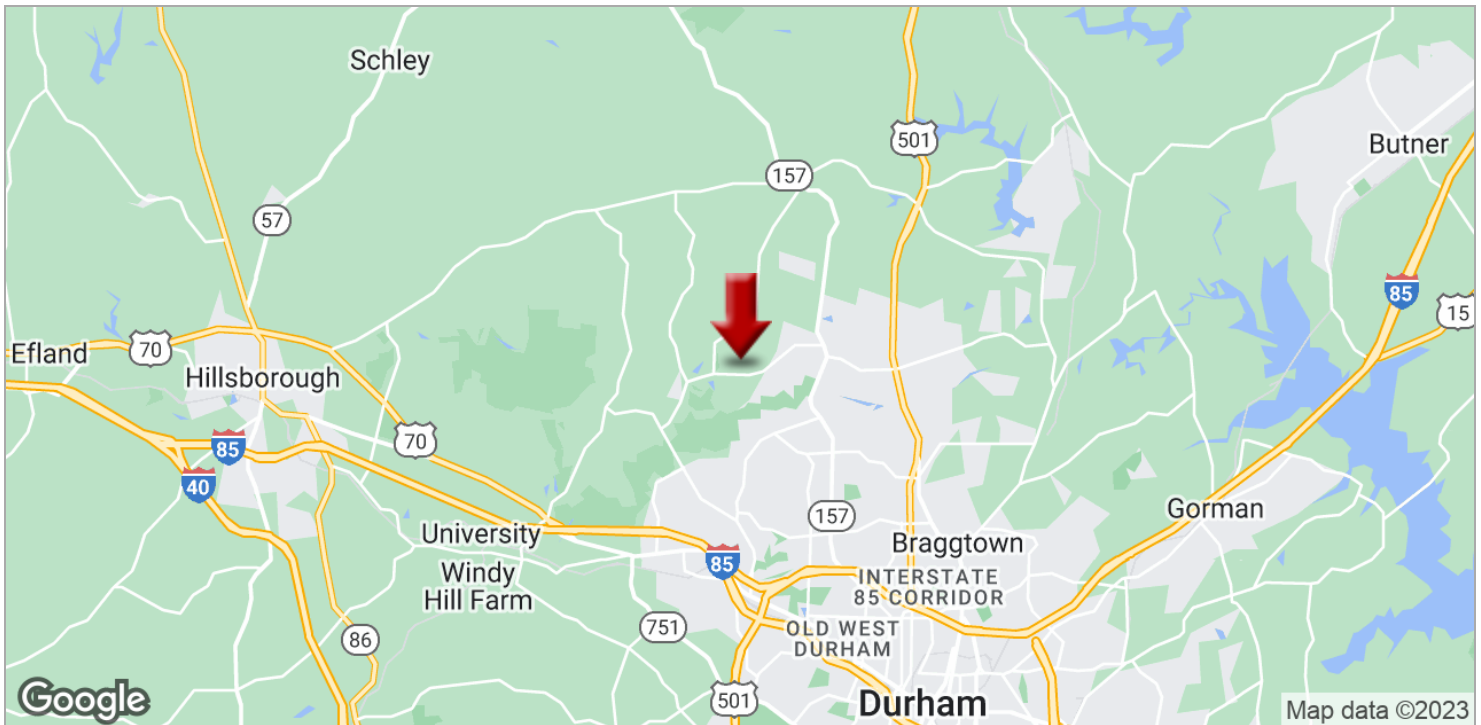
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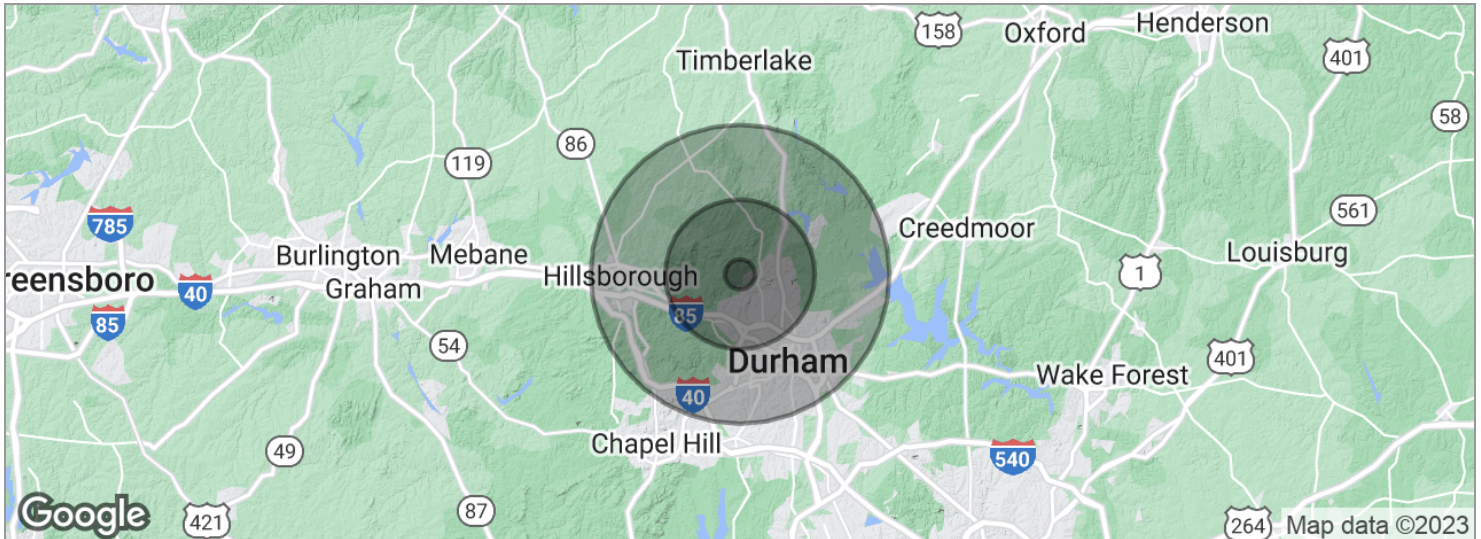
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,295	68,950	241,520
Median age	45.7	37.6	35.6
Median age (male)	43.9	36.1	34.0
Median age (Female)	46.9	39.1	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	903	29,027	94,924
# of persons per HH	2.5	2.4	2.5
Average HH income	\$96,209	\$67,468	\$66,500
Average house value		\$205,328	\$236,586

* Demographic data derived from 2020 ACS - US Census

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