



**100 & 108 DOMINION ST,
864 PIPER ST, 700 BERWYN AVE**
DURHAM, NC 27704

RESIDENTIAL LOTS FOR SALE

PRESENTED BY:

MIKE KEEN

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CHIP RAYNOR

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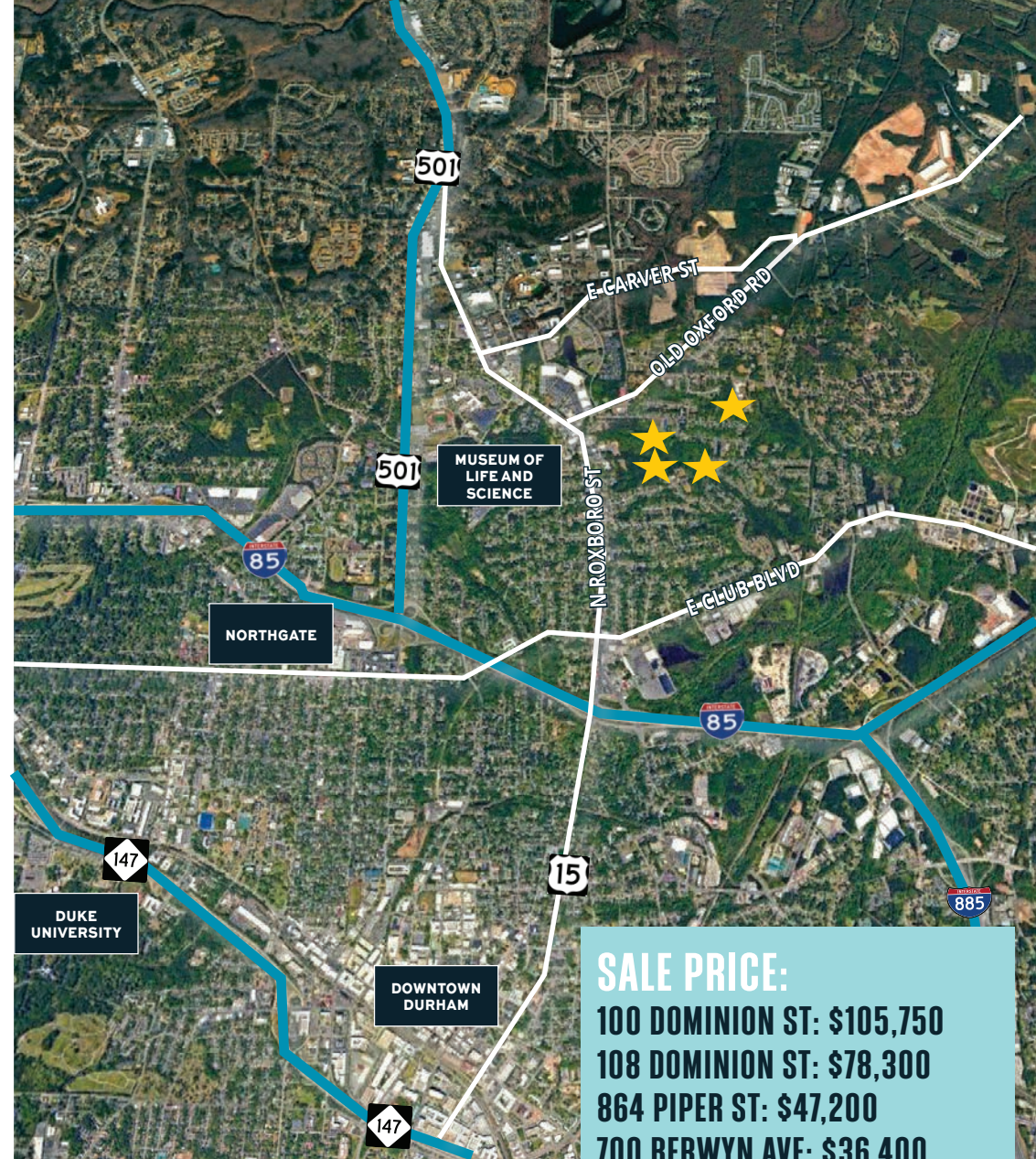


1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

100 & 108 DOMINION ST, 864 PIPER ST,
AND 700 BERWYN AVE
DURHAM, NC 27704

PROPERTY DESCRIPTION

- › Four residentially zoned (RU-5) lots totaling approximately 3.72 acres in North Durham
 - › 100 Dominion St: 1.41 acres (PIN 0833400476)
 - › 108 Dominion St: 1.16 acres (PIN 0833309824)
 - › 864 Piper St: 0.59 acres (PIN 0833611810)
 - › 700 Berwyn Ave: 0.56 acres (PIN 0833500911)
- › Located in North Durham near Old Oxford Road and Roxboro St, the parcels are surrounded by a mix of established neighborhoods and undeveloped acreage, with continued development activity and investment occurring throughout the surrounding area
- › Parcels may be purchased together or separately
- › Opportunity for owner-users, developers, or long-term investors
- › Zoned Residential Urban – 5 (RU-5), supporting low- to moderate-density residential development. Permitted uses include single-family, duplex, townhomes, and limited multifamily residential
- › Up to 8 units/acre permitted under Durham UDO standards, with potential up to 12 units/acre via Small Lot Option



SALE PRICE:

100 DOMINION ST: \$105,750
108 DOMINION ST: \$78,300
864 PIPER ST: \$47,200
700 BERWYN AVE: \$36,400

PORTFOLIO: \$267,650

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100 DOMINION ST

- › 1.41 Acres (PIN 0833400476)
- › Currently wooded and unimproved
- › Access via Dominion St off of Bel Air Ave
- › A mapped blue-line stream runs along the western boundary of the parcel
- › Traffic counts along N Roxboro Street / Bon Air Avenue are reported at approximately 31,000 vehicles per day (2023 AADT)
- › Electric service is available in the vicinity of the property, with overhead/nearby connections accessible from the surrounding roadway network; however, the site currently has no service extended onto the parcel
- › Gravity sewer running along the creek
- › Site likely requires clearing/grading work

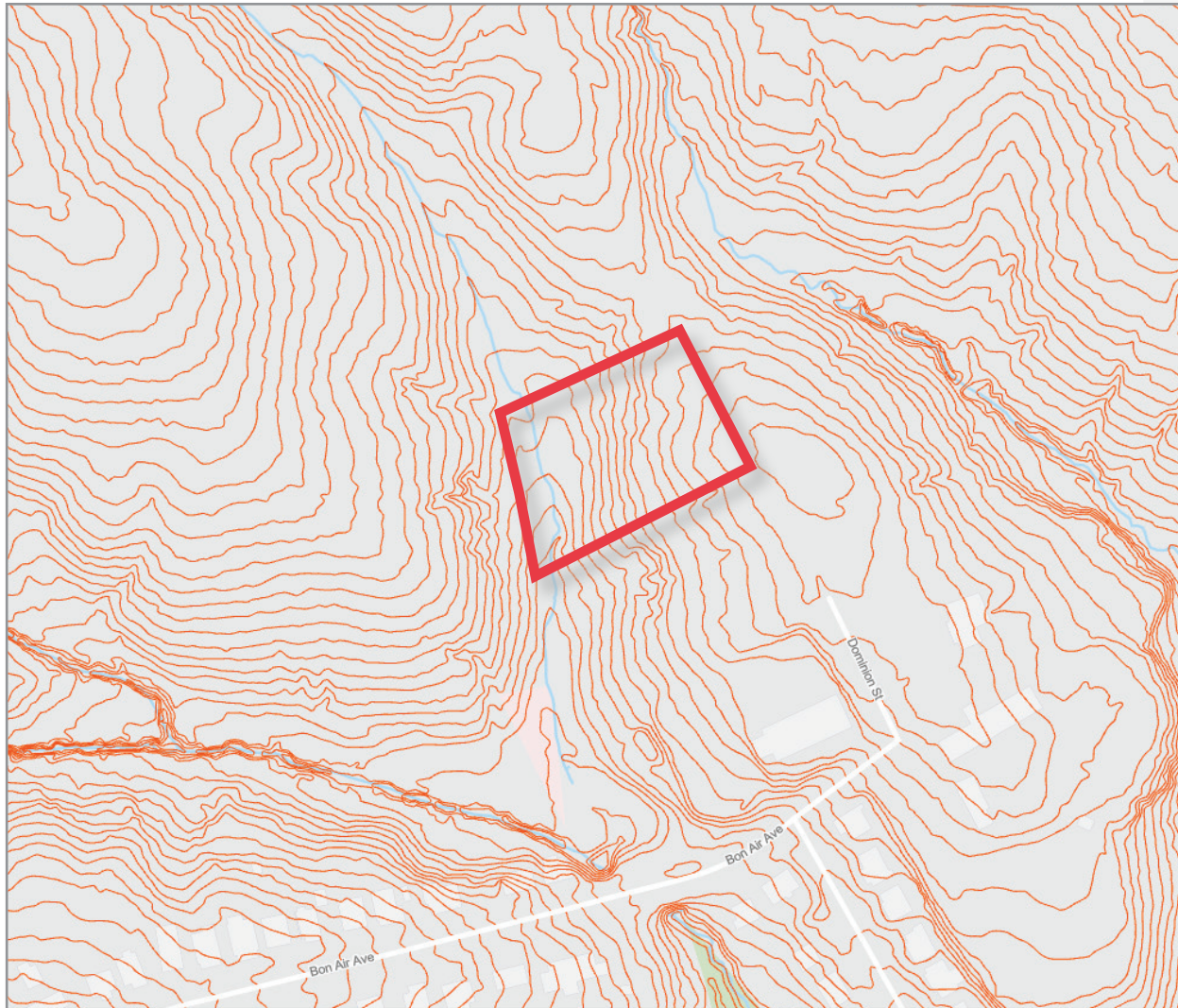
ACREAGE	1.41
PIN	0833400476
ZONED	RU-5



SALE PRICE:
\$105,750

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ENVIRONMENTAL MAP - 100 DOMINION ST



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108 DOMINION ST

- › 1.16 Acres (PIN 0833309824)
- › Currently wooded and unimproved
- › Access via Dominion St off of Bel Air Ave
- › A mapped blue-line stream runs along the western boundary of the parcel
- › Traffic counts along N Roxboro Street / Bon Air Avenue are reported at approximately 31,000 vehicles per day (2023 AADT)
- › Electric service is available in the vicinity of the property, with overhead/nearby connections accessible from the surrounding roadway network; however, the site currently has no service extended onto the parcel
- › Gravity sewer running along the creek
- › Site likely requires clearing/grading work

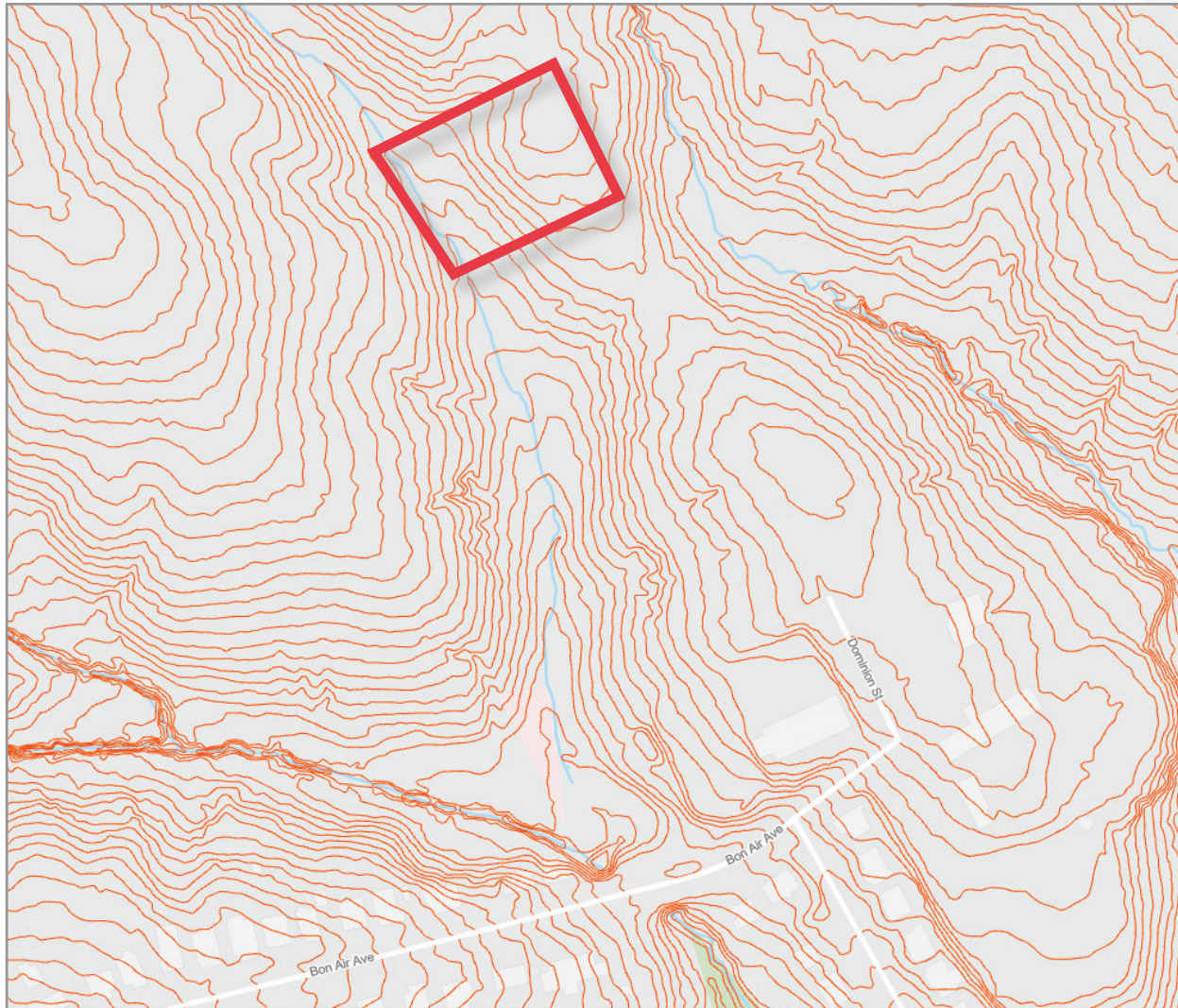
ACREAGE	1.16
PIN	0833309824
ZONED	RU-5



SALE PRICE:
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ENVIRONMENTAL MAP - 108 DOMINION ST

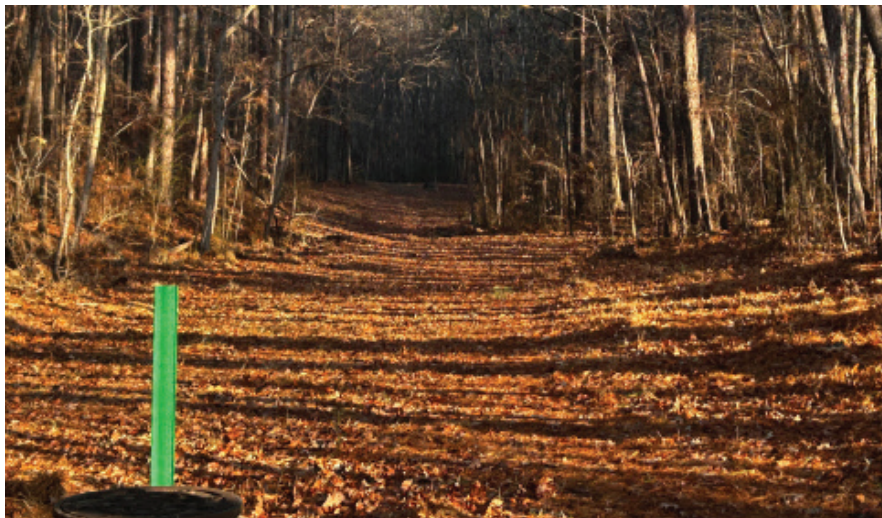


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DOMINION ST PHOTOS



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864 PIPER ST

- › 0.59 Acres (PIN 0833611810)
- › Currently wooded and unimproved
- › Access via Usher St
- › Electric service, public water, and sanitary sewer are available in the vicinity of the subject property, with utility infrastructure located along Berwyn/Belvin Avenue and Usher Street; however, the site itself is currently has no utility connections extended onto the parcel

ACREAGE

0.59

PIN

0833611810

ZONED

RU-5



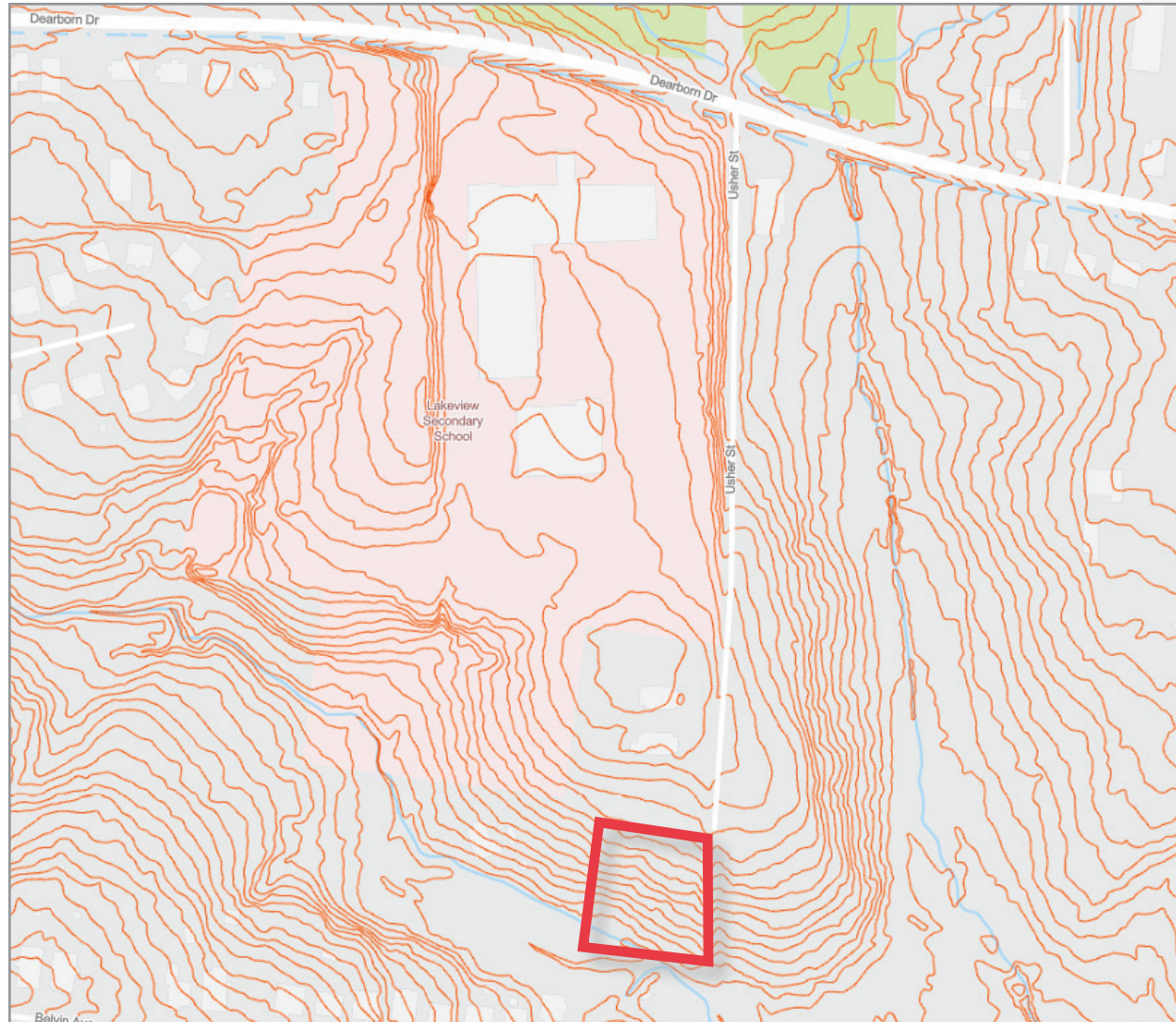
SALE PRICE:
\$47,200

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ENVIRONMENTAL MAP - 864 PIPER ST



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700 BERWYN AVE

- › 0.56 Acres (PIN 0833500911)
- › Currently wooded and unimproved
- › No direct access to the site
- › Electric service, public water, and sanitary sewer are available in the vicinity of the subject property, with utility infrastructure located along Berwyn Avenue and Da Vinci Street; however, the site itself is currently has no utility connections extended onto the parcel

ACREAGE

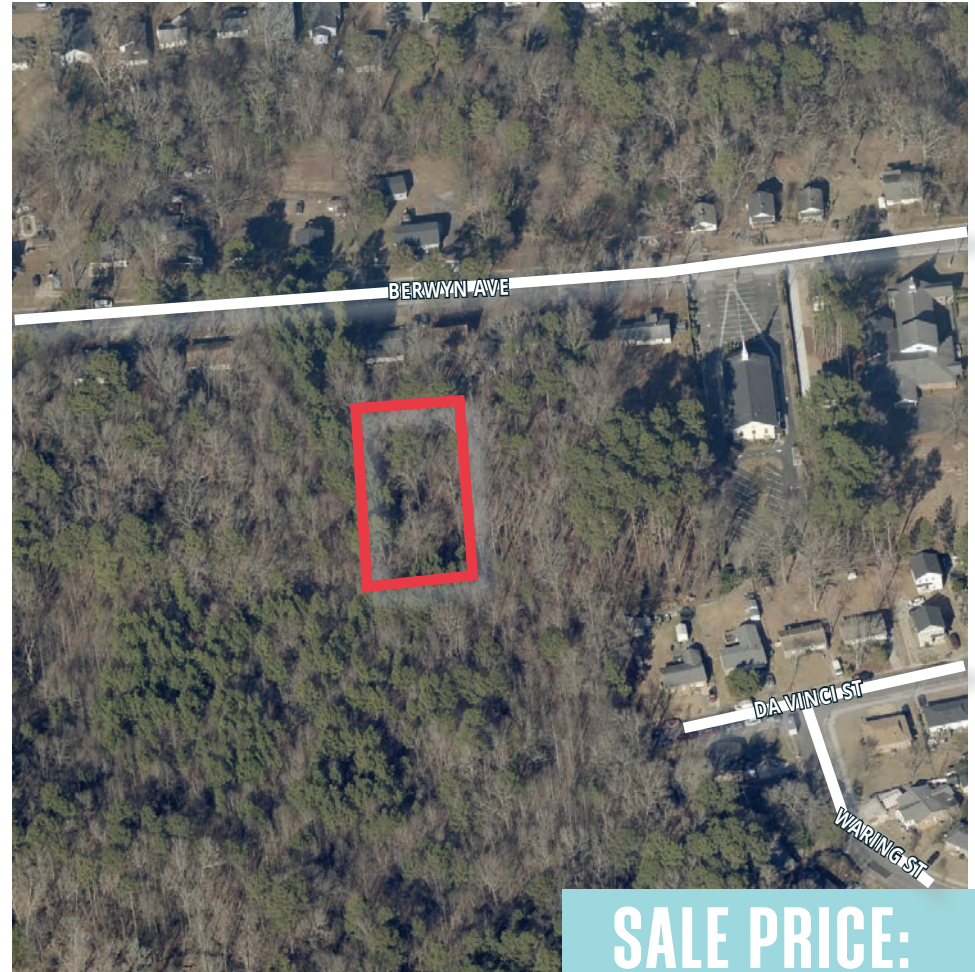
0.56

PIN

0833500911

ZONED

RU-5



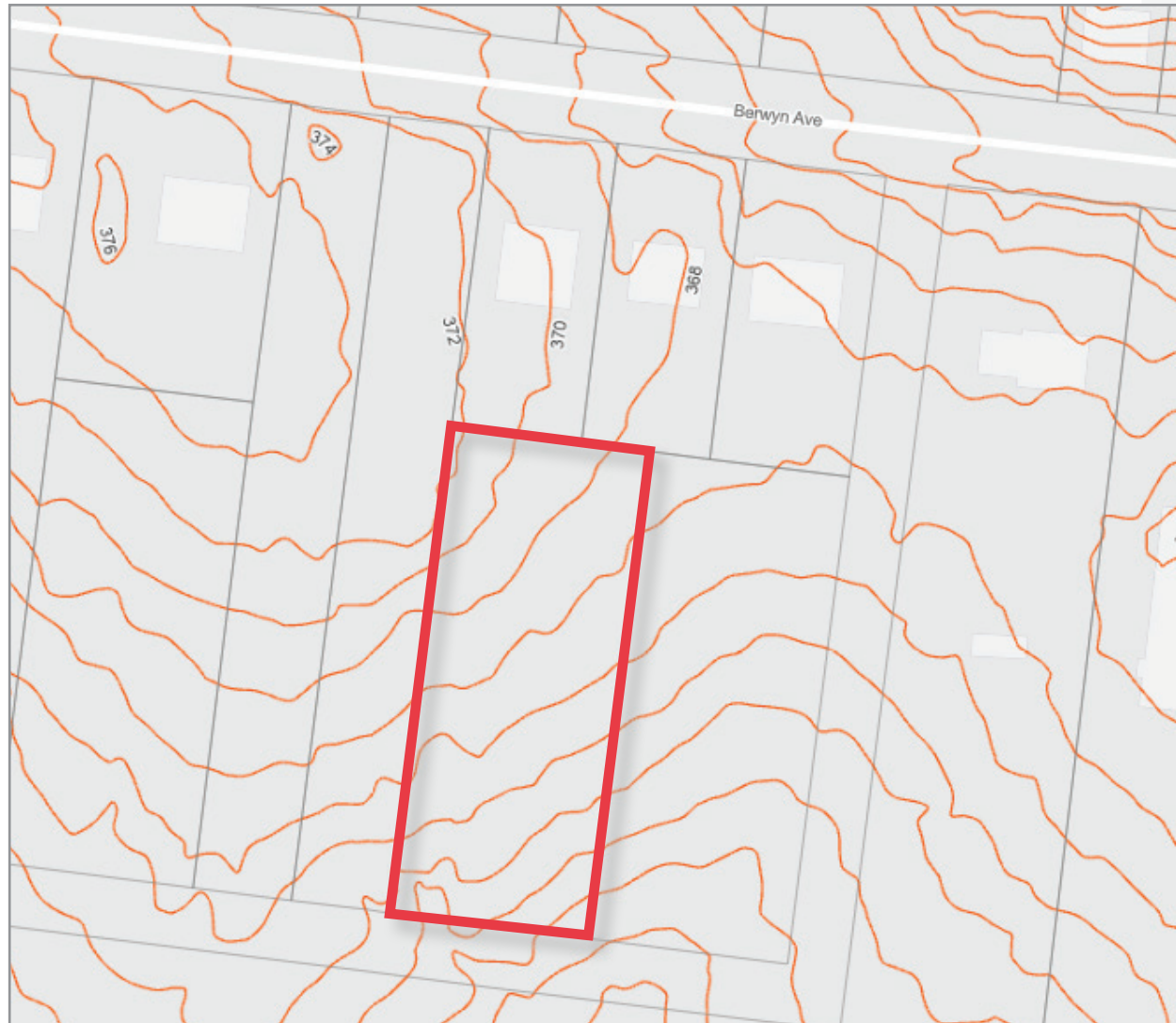
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ENVIRONMENTAL MAP - 700 BERYWN AVE



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