APG ADVISORS

FOR SALE | LAND IN DURHAM, NC



±3.99 ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

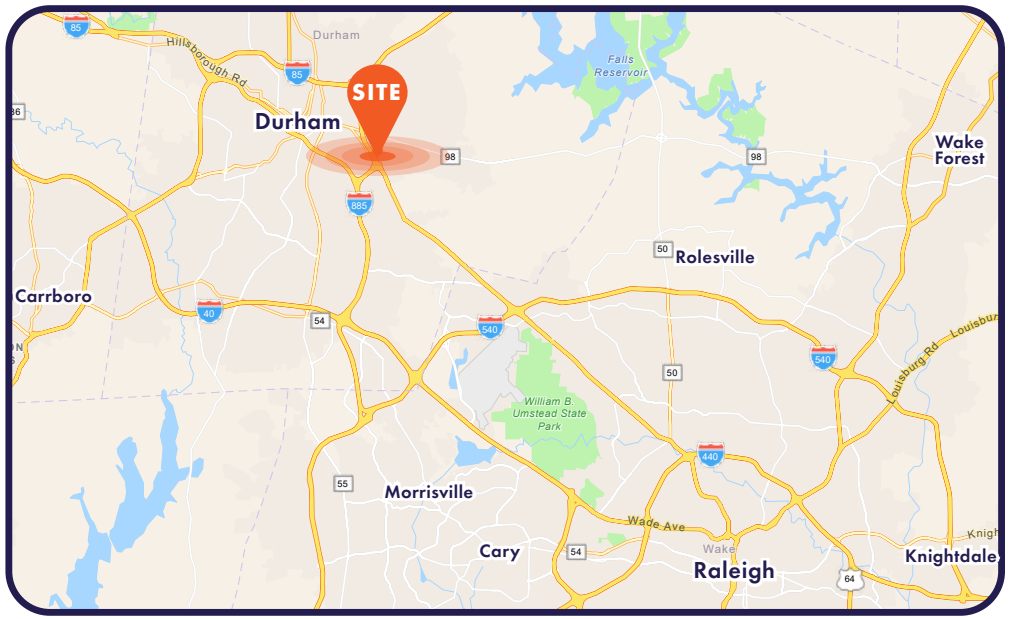
CARR RD ASSEMBLAGE

Durham, NC 27703

Carr Road Assemblage

SALE INFORMATION

Address	3431, 3463, 3469 Carr Road Durham, NC 27703
County	Durham
Parcel Numbers	0841323384 0841323610 0841325524
Acreage	±3.99 acres
Zoning	RS-8
Price	$1,600,000
Description	3431–3469 Carr Road presents a ±3.99-acre residential development opportunity in one of eastern Durham's fastest-growing corridors. Positioned just ±1.5 miles from I-885 and US-70 and ±2 miles from NC-98, the site offers excellent regional connectivity to Downtown Durham, Research Triangle Park and surrounding employment centers. The property is well-suited for apartment or townhome development, supported by nearby retail amenities, strong population growth, and continued expansion along the I-885 corridor. With convenient access to major transportation routes and established residential neighborhoods, the site offers a compelling opportunity for residential developers seeking infill or small-scale community development.



NEARBY ATTRACTIONS

- Downtown Durham
- Durham Performing Arts Center
- Durham Bulls Athletic Park
- The Carolina Theater
- American Tobacco Campus

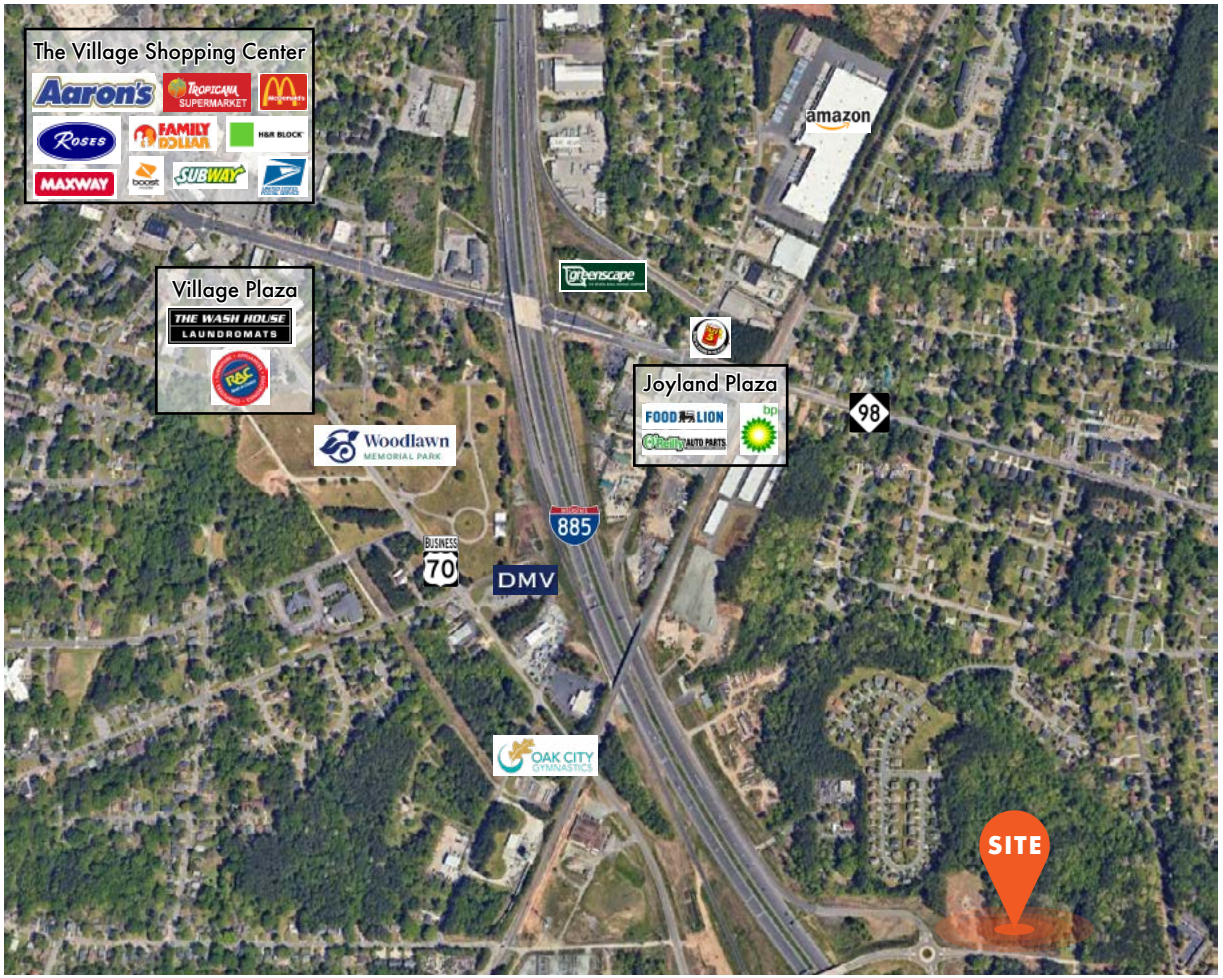
DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

DANIEL WADSWORTH C: 919.802.1125 | O: 919.582.3113 | dwadsworth@apgcre.com

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Location Map



LINKS

- Durham Planning & Development
- Durham County
- Durham County Comprehensive Plan
- Public Transportation
- Chamber of Commerce

EASE OF ACCESS

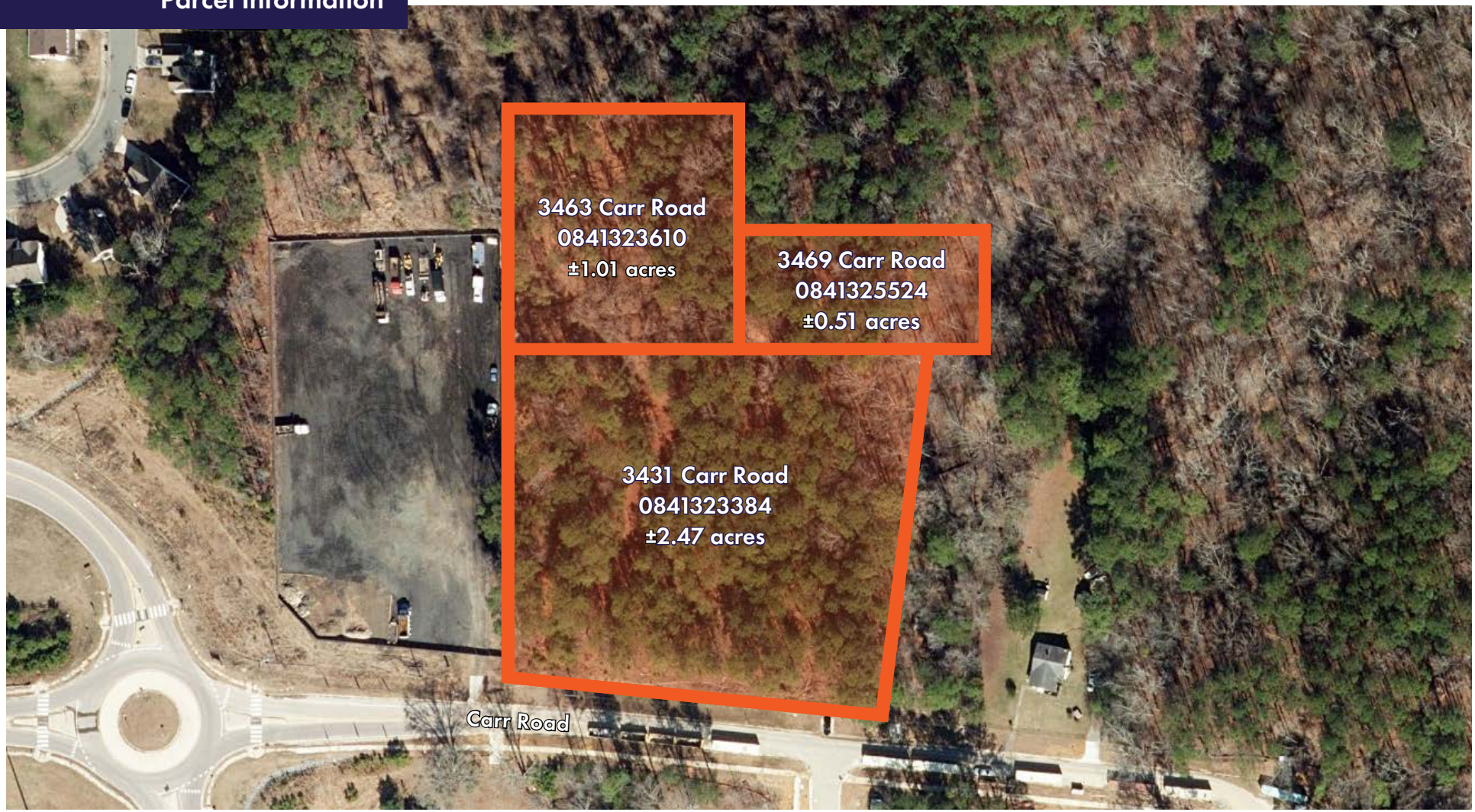
I-885	1.5 miles
US-70	1.5 miles
NC-98	2.0 miles

	2-Mile	5-Mile	10-Mile
Population	10,362	60,828	163,679
Average Household Income	$82,974	$102,557	$119,520
Median Age	35.4	35.8	37.6

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Parcel Information



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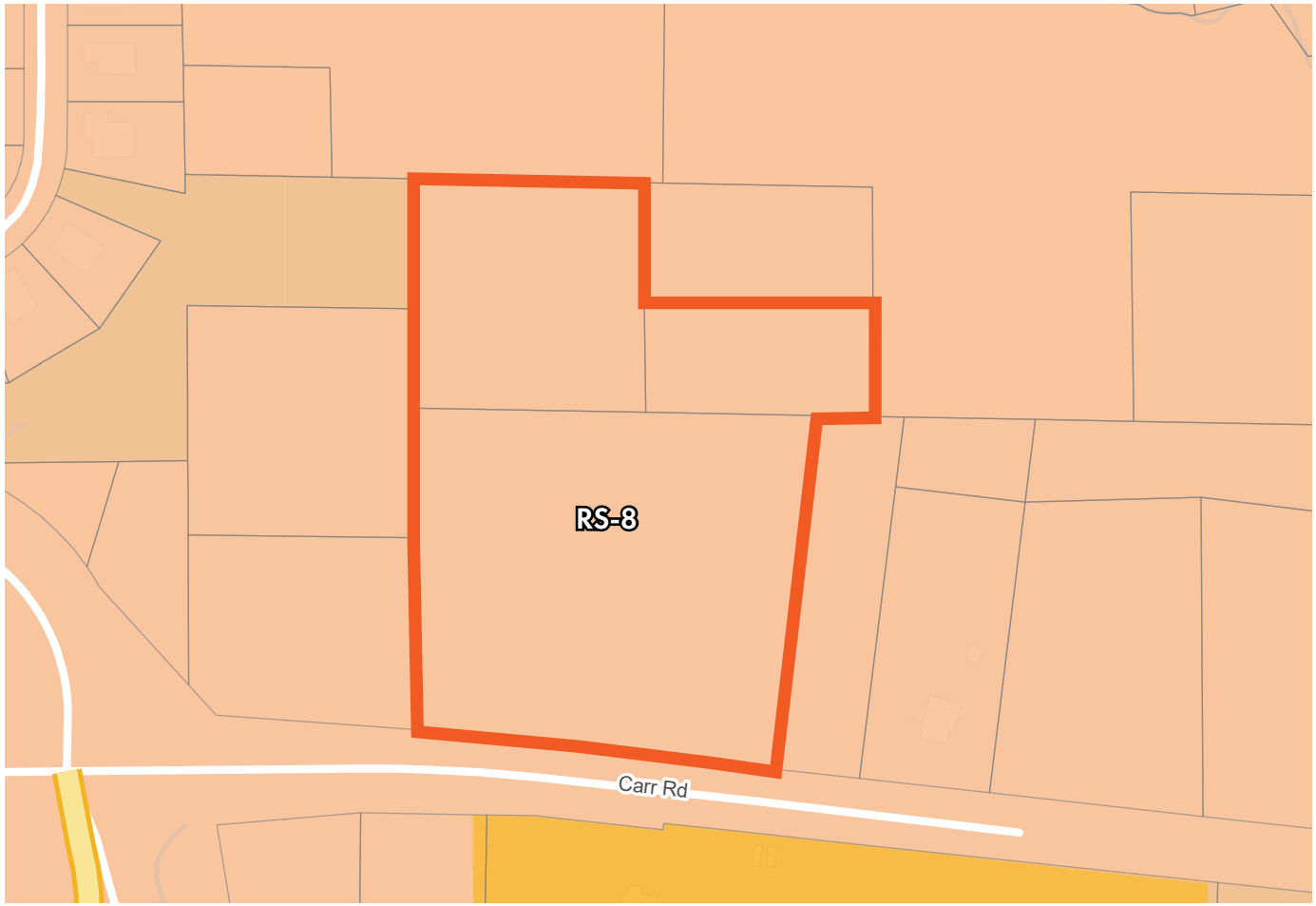
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Zoning

RS-8 - Residential Suburban – 8

The RS-8 district is intended to support orderly suburban residential development and redevelopment, primarily accommodating single-family homes along with a limited range of additional housing types and complementary nonresidential uses where appropriate. Development standards are designed to preserve the character and stability of surrounding neighborhoods while allowing for compatible infill and growth, with a minimum lot size of 8,000 square feet per dwelling.

Can easily be rezoned for apartments or townhomes.



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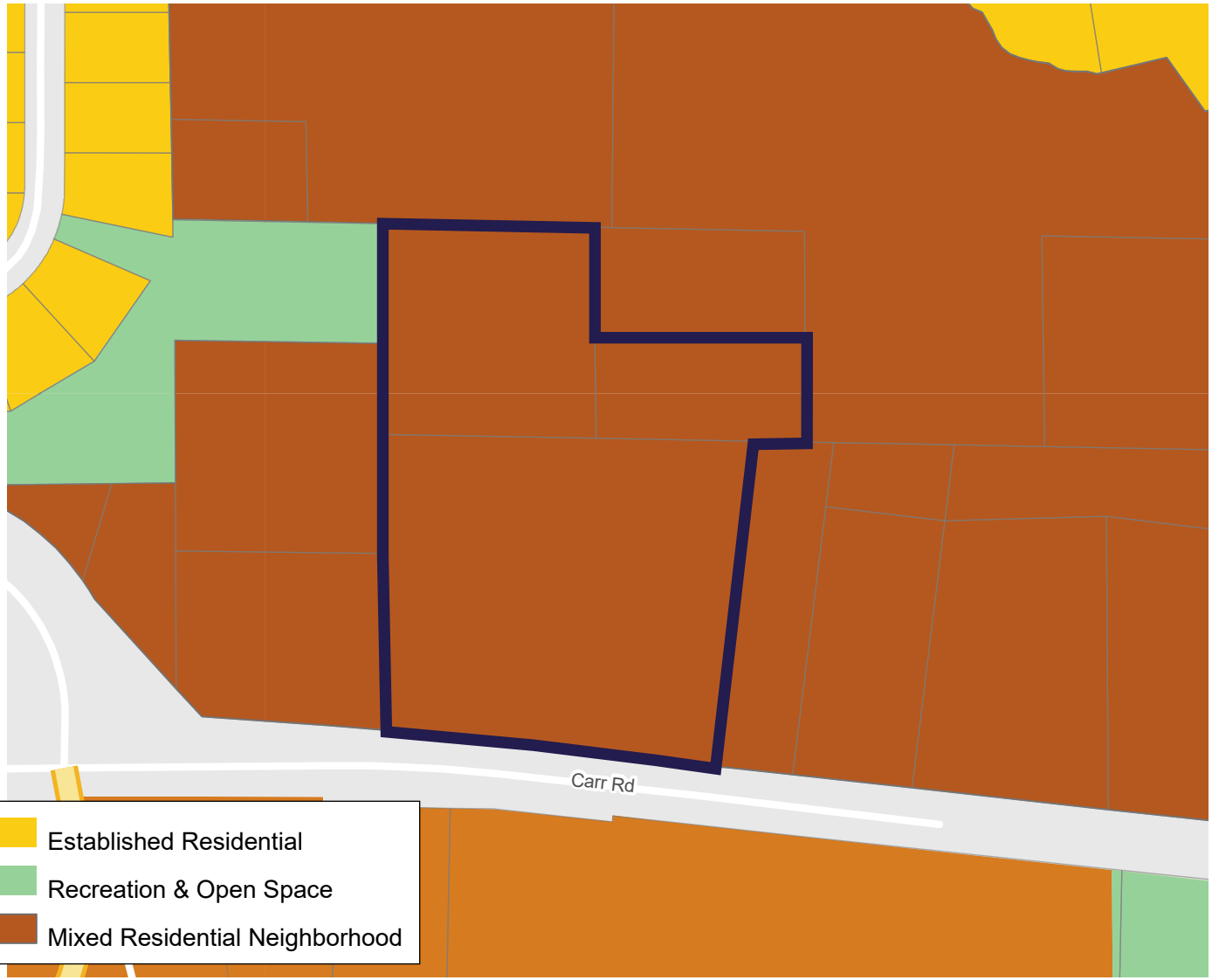
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Future Land Use

Mixed Residential Neighborhood

Mixed Residential Neighborhood (MRN) areas are intended for new residential development that includes a variety of housing types, densities, and price points to serve a diverse population. While primarily residential, these areas are supported by nearby commercial, civic and institutional uses, along with accessible amenities such as parks, trails, and transit. Development is designed to be walkable and environmentally sensitive, with an emphasis on integrating multiple housing types throughout the neighborhood.

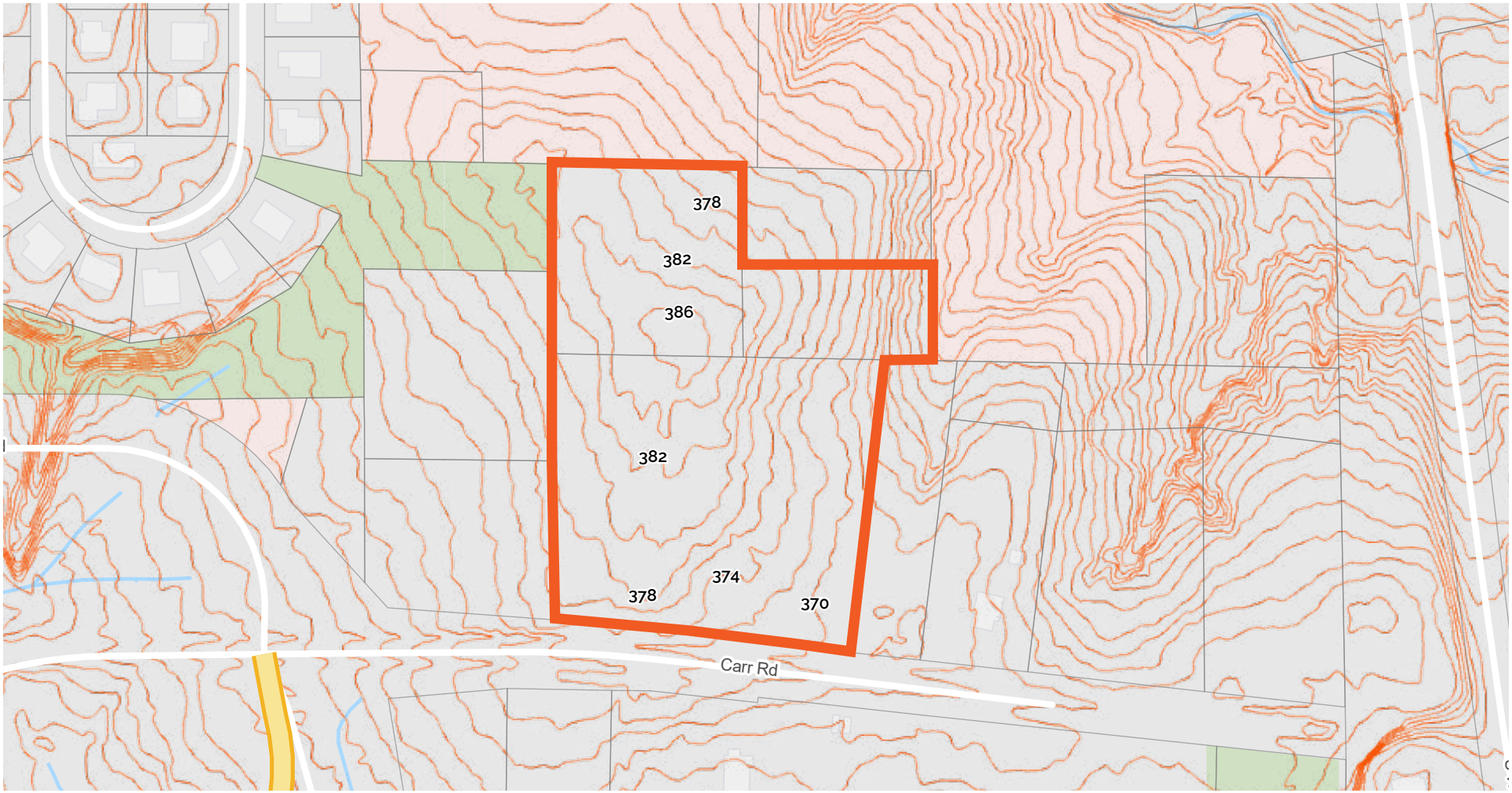
Source: Durham Comprehensive Plan (Oct. 2023)



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Topography Map



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Floodplains & Flood Prone Soils



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Proximity Map



Proximity to Downtown Durham

Located just a 12-minute drive from Downtown Durham, the property benefits from proximity to one of the Triangle's most active cultural, employment, and entertainment hubs. Anchored by the Durham Bulls Athletic Park, DPAC, and the American Tobacco Campus, the area hosts over 5,000 events annually, driving consistent activity and supporting long-term residential demand.

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DURHAM QUICK FACTS

Community Profile

Durham is a historical haven, a sanctuary for the spectacular, and a rough-cut gem waiting to be unearthed. Durham's been a destination on the move for more than 150 years. Before our sidewalks were lined with award-winning eateries, they were traversed by our first generation of industrious entrepreneurs. We are where inspiration is found, where all are welcome and where the wild, wonderful, bold and beautiful come together in unexpected ways.

- Discover Durham

Demographics

Population	304,027
Labor Force	171,763
Unemployment Rate	2.9%
Bachelor's Degree or Higher	56.83%
Durham Land Area	115.4 Sq Miles
2025 Housing Units	136,837
Owner-Occupied Housing Units	48.83%
Renter-Occupied Housing Units	51.17%
2025 Average Household Income	$83,128
Average Work Commute Time	21 minutes

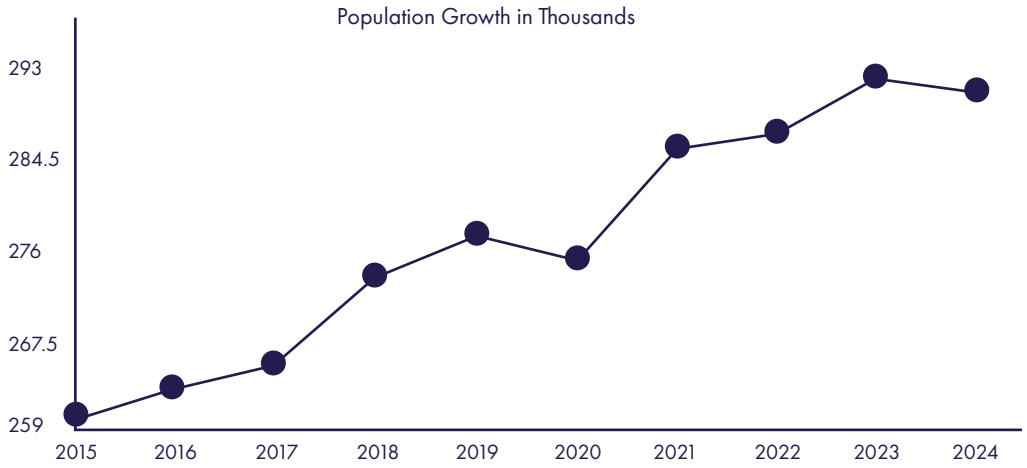
Top 100 Places to Live in the US
(Livability, 2025)

#2 Best Cities for US Job Seekers in 2024 (Durham-Chapel Hill)
(Indeed.com, 2025)

#2 Most Educated Cities in the US (Durham-Chapel Hill)
(Smart Asset, 2025)

#3 US Market for Life Sciences Talent Growth
(CBRE, 2025)

#6 Best Cities to Start a Business
(WalletHub, 2026)



Source: zoomprospector.com

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