

S ALSTON AVE APARTMENTS

±5.06-ACRE MULTI-FAMILY RESIDENTIAL DEVELOPMENT OPPORTUNITY

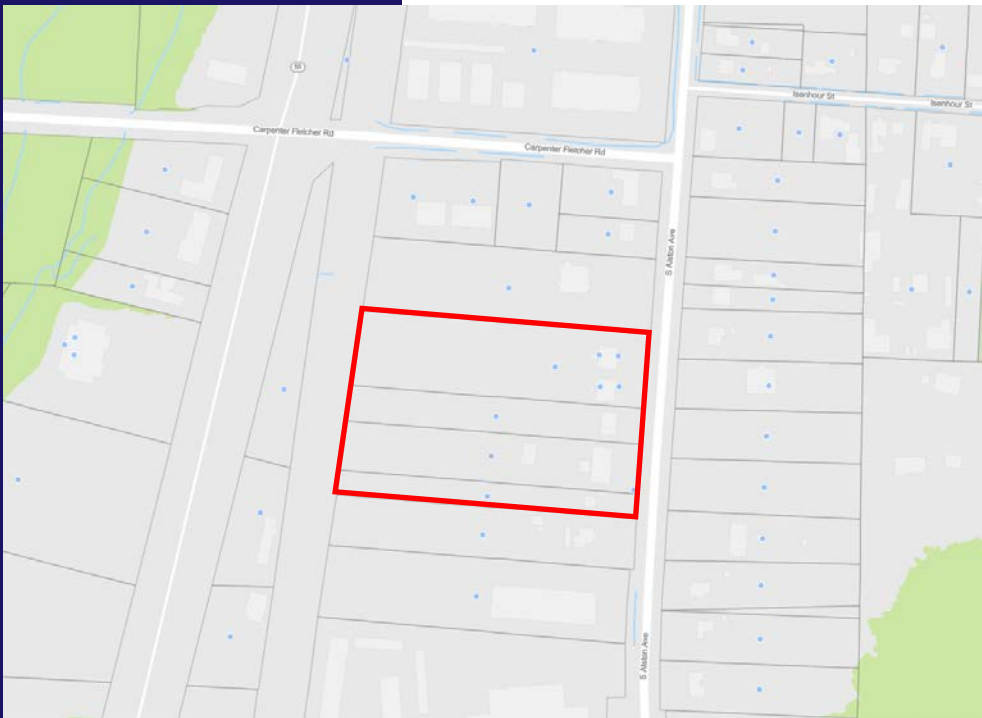
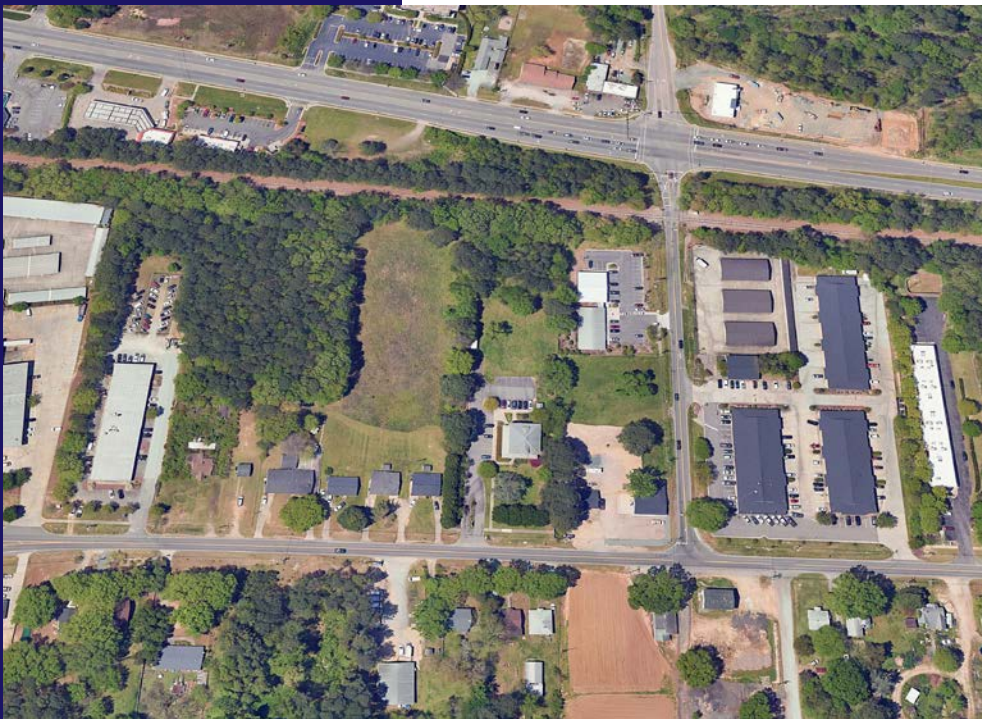
4218 S ALSTON AVE DURHAM NC 27713

ROUTE 55

S ALSTON AVENUE



Coremark
PROPERTIES



EXECUTIVE SUMMARY

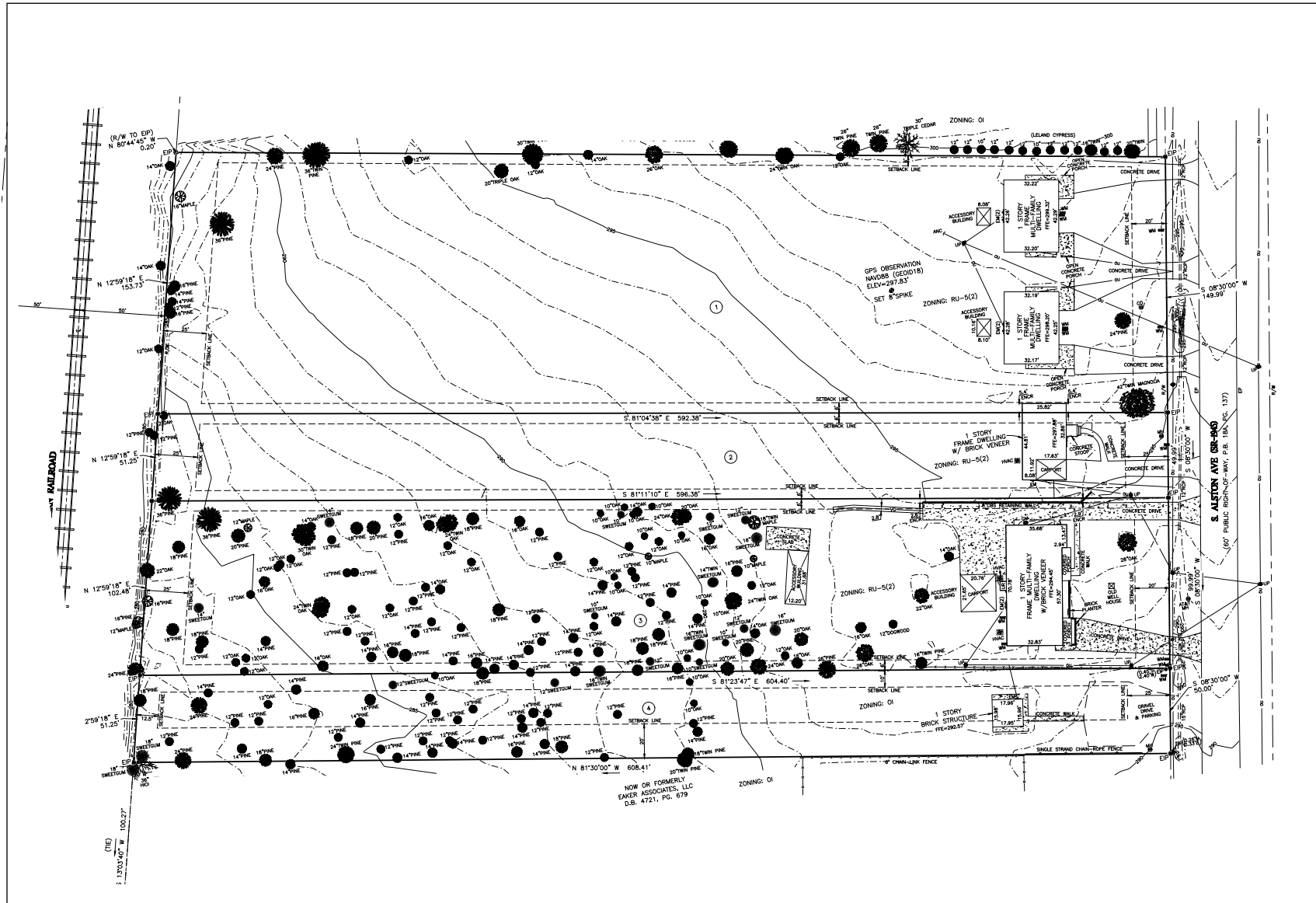
S Alston Ave Apartments presents a ±5.06-acre multi-family residential development opportunity in Durham, NC. The property assemblage is currently zoned PDR 41.408 and allows for a maximum of 200 multi-family residential apartment units, subject to applicable zoning conditions and approvals. With water and sewer utilities available, defined residential use parameters, and proximity to major Durham employment, retail, and transportation corridors, the site offers a strong opportunity for apartment development in a growing market.

ADDRESS	4218 S Alston Ave, Durham, NC 27713
PROJECT STATUS	Multi-Family Development Opportunity
ZONING	PDR 41.408
PIN NUMBER	0738275335, 0738275442, 0738275551 & 0738275662
PRICING	Call for Pricing

PROPERTY HIGHLIGHTS

- +/-5.06-acre apartment development opportunity
- Property assemblage located along S Alston Avenue
- Current zoning: PDR 41.408
- Maximum of 200 multi-family residential apartment units
- Use limited to multi-family residential apartments
- 40% of units income restricted to 60% AMI
- Max impervious of 80% / minimum 60% native trees
- Water and sewer utilities available

SITE SURVEY



I LOCATION MAP



I DEMOGRAPHICS & EMPLOYERS

2026 Summary	1 MILE	3 MILE	5 MILE
Population	3,804	52,725	152,328
Households	1,821	24,385	66,620
Families	981	12,670	36,958
Average HH Size	2.09	2.15	2.23
Owner Occupied Housing Units	886	12,851	34,761
Renter Occupied Housing Units	935	11,534	31,859
Median Age	34.9	35.2	35.4
Median HH Income	\$73,451	\$94,040	\$101,819
Average HH Income	\$94,798	\$118,213	\$132,707

2030 Summary	1 MILE	3 MILE	5 MILE
Population	4,468	54,629	159,549
Households	2,027	25,573	70,695
Families	1,092	13,142	38,896
Average HH Size	2.20	2.13	2.21
Owner Occupied Housing Units	897	13,180	35,885
Renter Occupied Housing Units	1,129	12,393	34,810
Median Age	35.3	36.2	36.4
Median HH Income	\$79,294	\$105,904	\$114,070
Average HH Income	\$106,765	\$130,642	\$146,992

TOP 5 EMPLOYERS

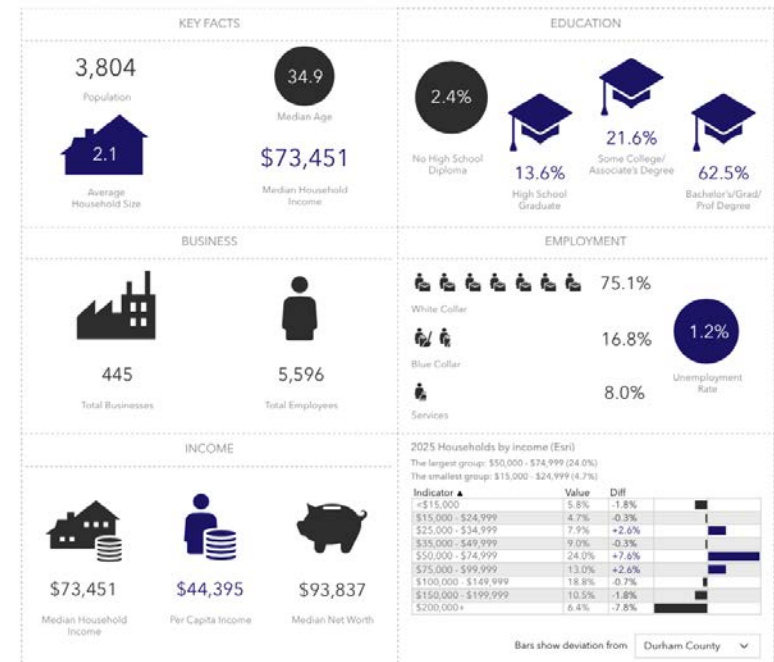
 **DukeHealth** 51,100 Employees

 **DURHAM PUBLIC SCHOOLS** 5,054 Employees

 **U.S. Department of Veterans Affairs** 5,054 Employees

 **Fidelity INVESTMENTS** 5,000 Employees

 **DURHAM COUNTY** 1,959 Employees





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