

Jackson Street Office/Assemblage



OFFERING MEMORANDUM | OFFICE/DEVELOPMENT SITE IN DOWNTOWN DURHAM

605 Jackson Street
Durham, NC 27701

Jackson Street Office/Assemblage

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501 Washington St., Suite K-2
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01	Executive Summary
	Investment Summary
	Location Summary

OFFERING SUMMARY

ADDRESS	605 Jackson Street Durham NC 27701
COUNTY	Durham
MARKET	Durham
SUBMARKET	Downtown Durham
BUILDING SF	1,742 SF
LAND SF	23,000 SF
YEAR BUILT	1930
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE 749000	\$695,000
PRICE PSF	\$398.97

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	15,515	96,751	190,850
2019 Median HH Income	\$38,001	\$39,147	\$48,552
2019 Average HH Income	\$69,741	\$63,432	\$73,624

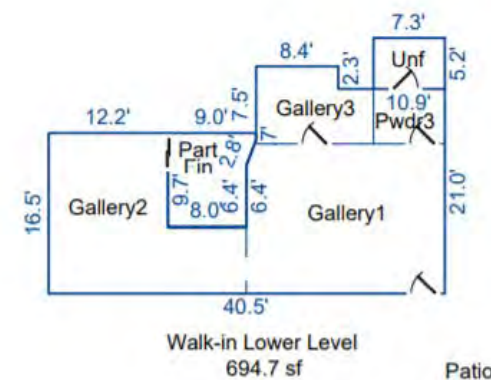
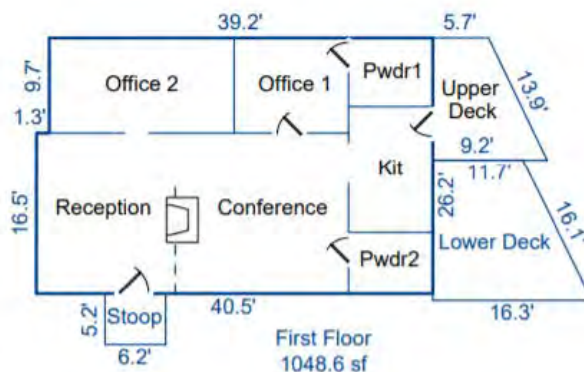


Virtual Tour - Main Level

<https://my.matterport.com/show/?m=6HHZBEYygxk&mils=1>

Virtual Tour - Basement

<https://my.matterport.com/show/?m=sHfA3Vaqsp&mils=1>



- This historic cottage features 1,742 sq.ft. with two main level offices, open workspaces with skylights, a fireplace, and a full kitchen. The daylight basement offers ample floor space and currently doubles as an art gallery. Both floors provide restrooms and storage closets. Exterior features include zen-like gardens with a koi pond and multi-tiered decking for outdoor programming. Flexible DD-S1 zoning allows for a variety of uses, including residential, office, retail, and mixed-use. Total combined acres is .528

This site also serves as a prime development option in one of Downtown Durham's hottest areas. The Jackson Street Assemblage is ideally situated among significant infill developments, including the Bell West End luxury apartment community, the upscale townhomes in development at "The Grove," the 4.4-acre mixed-use redevelopment of the former Police Headquarters by the Fallon Company, the recently announced plans by Capital Broadcasting and Hines to develop the former Ford Dealership, and an \$87 million acquisition of the luxury apartment community formerly called the Broadstone in July 2020, now Cortland Bull City by a Georgia real estate investment company.

Just a short walk to the Business District and the rest of Downtown, this property offers easy access to countless restaurants, bars, businesses, shops, and entertainment venues, including the Durham Performing Arts Center, the Durham Bulls Athletic Park, and the American Tobacco Campus. The site's zoning allows for high-density development providing developers and users with flexibility in concept and design.



Downtown
DURHAM
★ *Find Your Cool* ★





02

Property Description

Property Features

Aerial Map

Parcel Map

Stacking Plan

Pictures with Captions

PROPERTY FEATURES

BUILDING SF	1,742
LAND SF	23,000
LAND ACRES	0.53
YEAR BUILT	1930
ZONING TYPE	DD-S1
WALK SCORE	Very Walkable (83)
TRANSIT SCORE	Good Transit (65)
TRAFFIC COUNTS	20,591 VPD

NEIGHBORING PROPERTIES

NORTH	Bell West Apartments
SOUTH	Hwy 147 Durham Freeway/Morehead Hills
EAST	The Grove - Luxury Town Homes
WEST	The Shodor Foundation

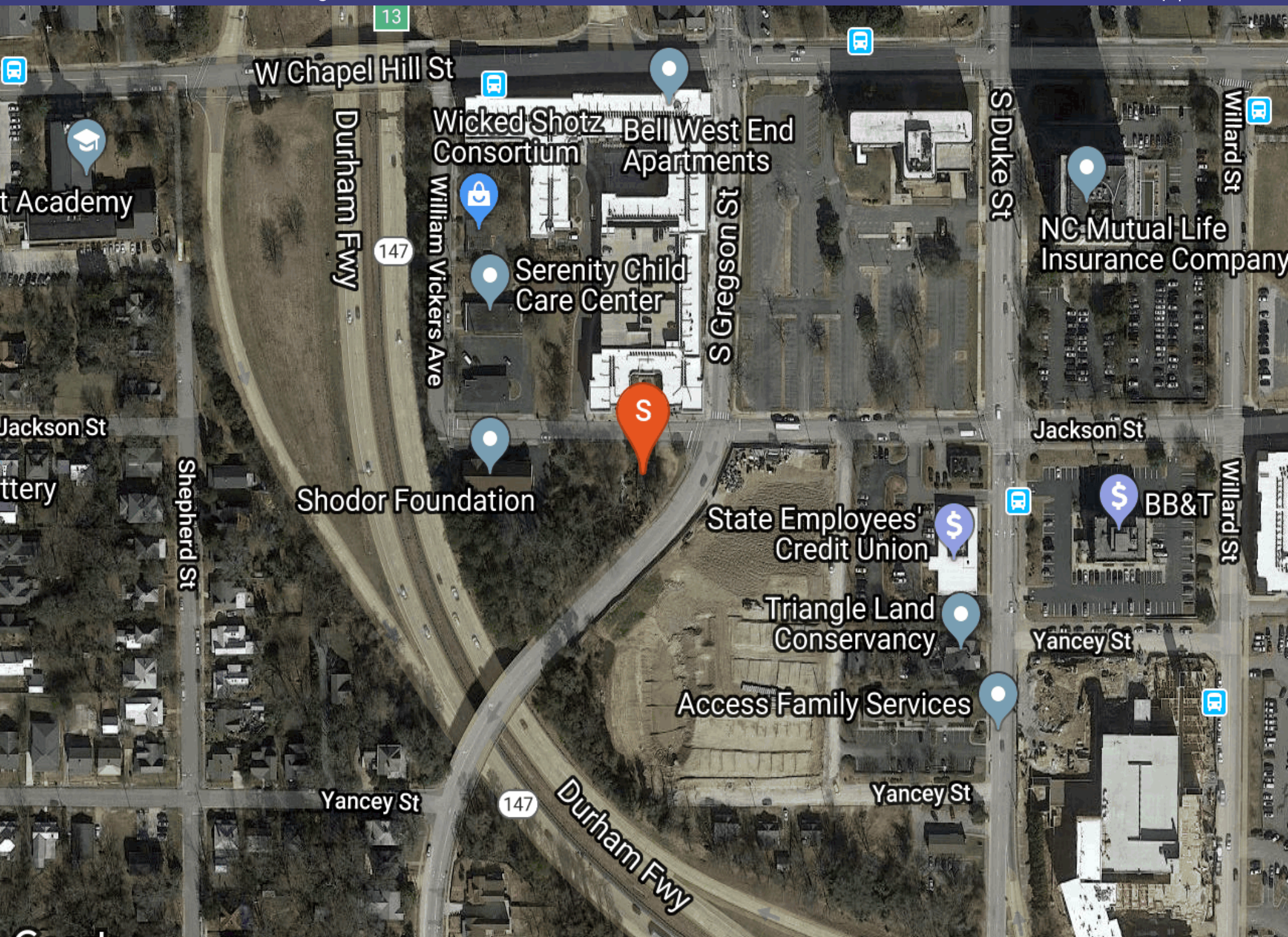


AMERICAN TOBACCO



DISCOVER DURHAM

DISCOVER
DURHAM





611 JACKSON ST

609 JACKSON ST

605 JACKSON ST

702 VICKERS AVE











03

Demographics

Demographic Details

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,634	88,185	151,041
2010 Population	12,421	84,734	166,206
2019 Population	15,515	96,751	190,850
2024 Population	18,231	105,243	207,328
2019-2024: Population: Growth Rate	16.40 %	8.50 %	8.35 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,357	7,323	10,752
\$15,000-\$24,999	747	5,012	8,591
\$25,000-\$34,999	722	4,772	8,882
\$35,000-\$49,999	639	5,247	10,653
\$50,000-\$74,999	673	5,283	11,957
\$75,000-\$99,999	469	3,234	8,214
\$100,000-\$149,999	628	3,561	8,809
\$150,000-\$199,999	412	1,898	4,198
\$200,000 or greater	326	1,514	4,140
Median HH Income	\$38,001	\$39,147	\$48,552
Average HH Income	\$69,741	\$63,432	\$73,624

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,881	36,357	63,976
2010 Total Households	4,398	32,533	65,937
2019 Total Households	5,973	37,844	76,196
2024 Total Households	7,228	41,545	83,085
2019 Average Household Size	2.13	2.32	2.38
2000 Owner Occupied Housing	1,135	12,165	27,078
2000 Renter Occupied Housing	3,185	21,084	32,180
2019 Owner Occupied Housing	1,292	11,512	32,082
2019 Renter Occupied Housing	4,681	26,332	44,114
2019 Vacant Housing	1,065	5,058	8,026
2019 Total Housing	7,038	42,902	84,222
2024 Owner Occupied Housing	1,480	12,650	35,489
2024 Renter Occupied Housing	5,748	28,894	47,596
2024 Vacant Housing	1,138	5,401	8,471
2024 Total Housing	8,366	46,946	91,556
2019-2024: Households: Growth Rate	19.45 %	9.40 %	8.75 %



Jackson Street Office/Assemblage



Bell West End
Apartments

W Chapel Hill St

S Gregson St



BELL WEST END

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Jackson St

Jackson St

Vickers Ave

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THE
GROVE



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