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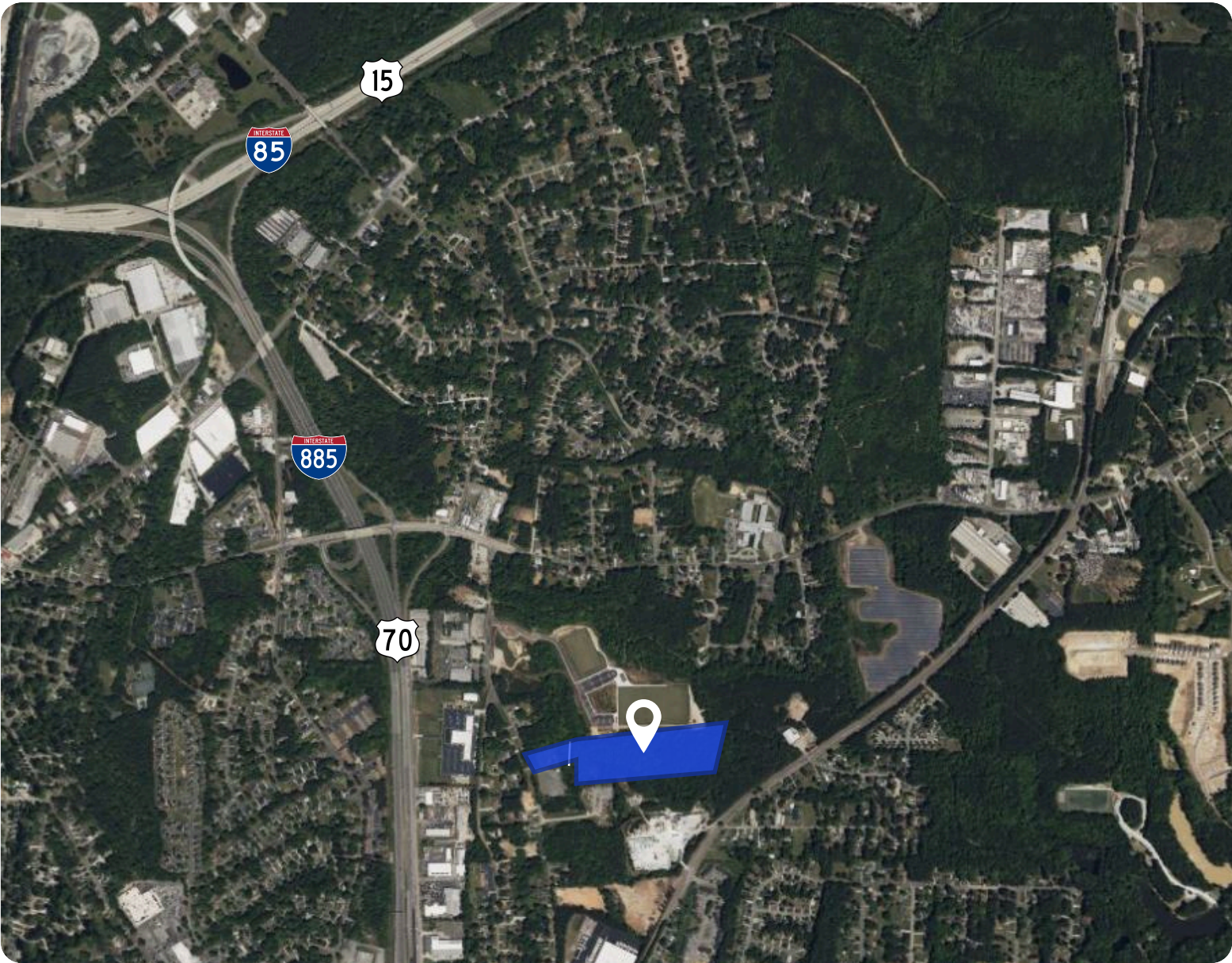
Available For Sale

540 N Hoover Rd.
Durham, NC 27703



13.12 Acres
Industrial Land Opportunity

Land Overview



540 N Hoover Rd. Durham, NC 27703

Acreage	13.12 acres
Zoning	IL (Light Industrial)
Use	Industrial
Submarket	North Durham
County	Durham County
Parcel ID	161113 & 161145
Pricing	\$470,000 per acre
Access	Minutes to I-85 & major distribution corridors

The site’s IL (Light Industrial) zoning allows for a wide range of industrial, flex, and distribution uses, making it well-suited for both single-user and multi-tenant development. Located in North Durham’s growing industrial corridor, the property offers convenient access to I-85 and key regional transportation routes.

Surrounding Development

Fins Indoor Waterpark \$43M Investment

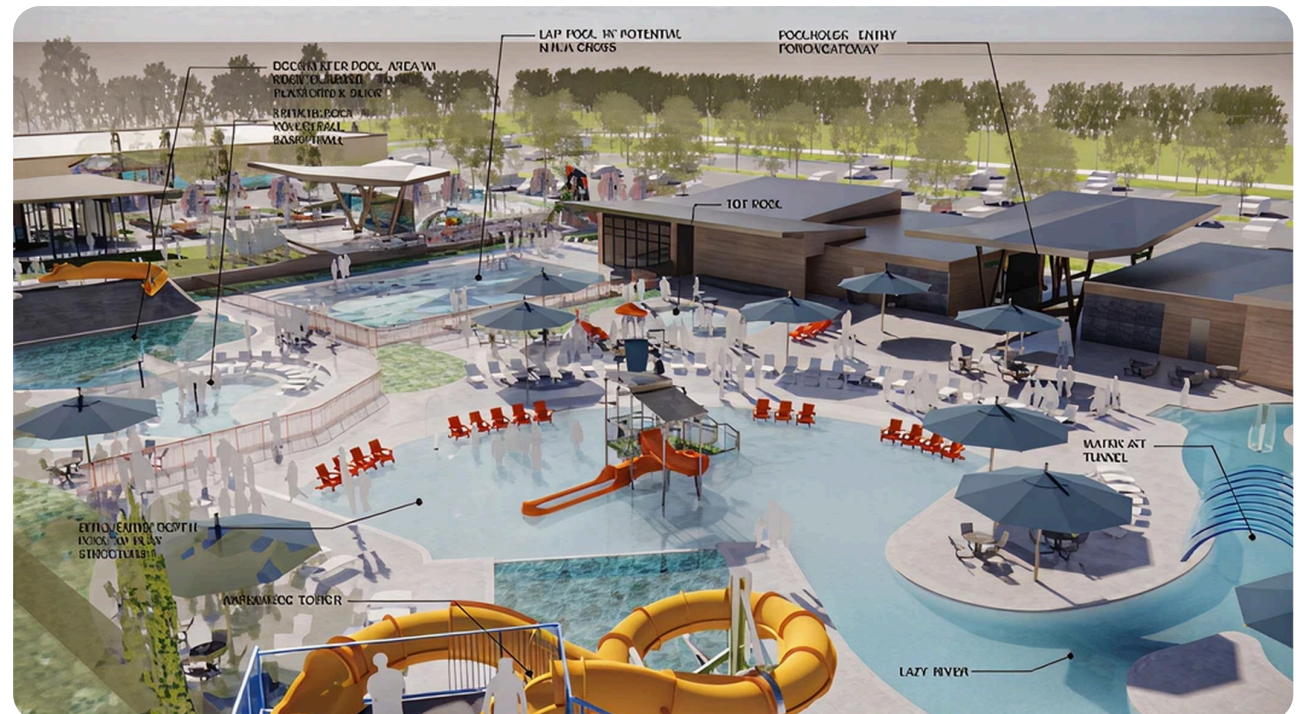
Located just minutes from the subject site, the new Fins Indoor Waterpark is a 100,000 SF, year-round attraction currently under development at Merrick-Moore Park. Backed by a \$43 million investment and shaped directly by community input through the Splash & Play Project, the facility will feature state-of-the-art design elements including zero-depth entry, a lazy river, and multiple pools for recreation swimming across all ages and abilities.

Adjacent to the Wheels Roller Rink, the waterpark will anchor a larger transformation of East Durham's Merrick-Moore Park—from vacant land and disused buildings into a vibrant recreational hub. As Durham's most inclusively designed public aquatic center, the project is expected to increase regional traffic, attract complementary development, and enhance the area's long-term growth trajectory.

Before



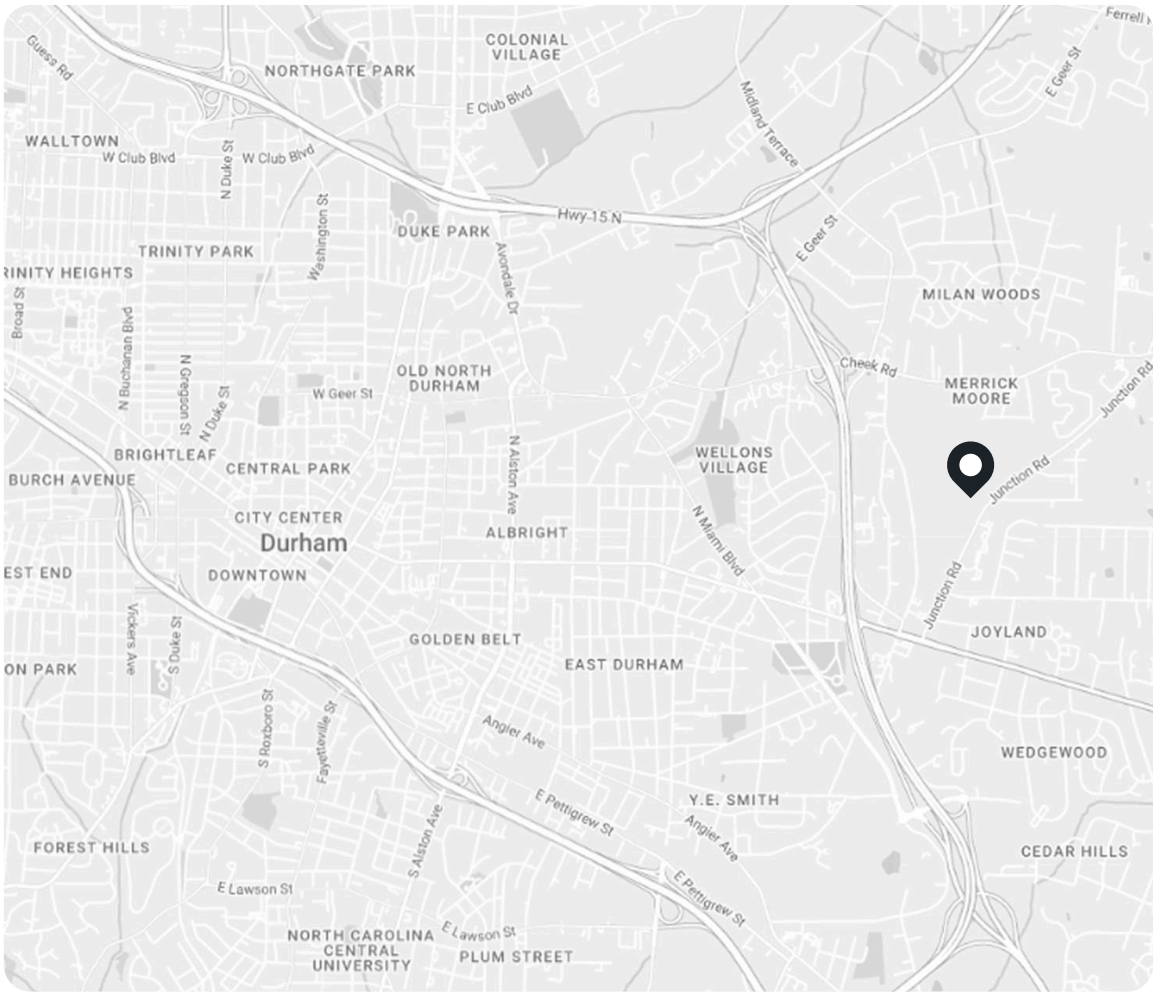
Rendering of Fins Indoor Waterpark



Durham Market Overview

Durham is a key anchor of the Raleigh-Durham-Chapel Hill “Triangle” region—one of the fastest-growing metros in the U.S. The city offers a strong talent base, business-friendly climate, and consistent investment in infrastructure, making it an attractive location for industrial users and developers.

- Population: ~330,000
- Part of the Raleigh-Durham-Chapel Hill “Triangle” region
- Home to Duke University and Research Triangle Park
- Diverse economy with a highly educated labor force
- Ongoing infrastructure improvements and pro-growth policies



Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	8,204	76,922	171,864
Population Growth (2020-2025)	+0.38%	+1.21%	+1.23%
Households	2,926	29,618	67,884
Average Household Income	\$67,054	\$100,104	\$102,709
Total Businesses	207	2,847	6,134

Property Summary



540 N Hoover Road presents a unique opportunity to acquire 13.12 acres of light industrial-zoned land in Durham County, within the North Durham submarket. Ideally positioned for industrial development, the site benefits from strong regional connectivity, a growing labor force, and proximity to major infrastructure investments—including the \$43 million Fins Indoor Waterpark.

Investment Highlights

Strategic Location

Situated in North Durham with access to regional distribution corridors and urban workforce centers.

Zoning in Place

Light Industrial (IL) zoning allows for a wide range of industrial and flex uses.

Adjacent Development

Close proximity to the \$43 million Fins Indoor Waterpark, enhancing the area’s visibility and growth trajectory.

Priced to Move

\$470k per acre in a high-demand industrial market.

Expansion Potential

Ample land for single or multi-tenant industrial development.

Strong Market Tailwinds

Durham’s low industrial vacancy and rising demand support long-term land value growth.

Appendix



North Durham Industrial Submarket Area Observations

■ Limited Industrial Inventory

Only 6.0 million square feet.

■ Highly Desirable Site

Near convergence of I-85 and I-885.

■ Historically Low Vacancy

Strong tenant demand.

■ Inventory Growth

Area set to see inventory growth of over 1.0 MSF due to delivery of the Durham Logistics Center and Welcome Venture Park.

■ New Construction

is geared towards warehouse and distribution tenants.

540 N Hoover site has flexibility, IL zoning per Durham County zoning may allow for:

Educational Services

Short-term Care Services

Indoor Recreational Services

Medical Services

Additional Uses Available *(Subject to Limitations & Approval)*

Retail Services including Restaurants

Self-Storage Potential

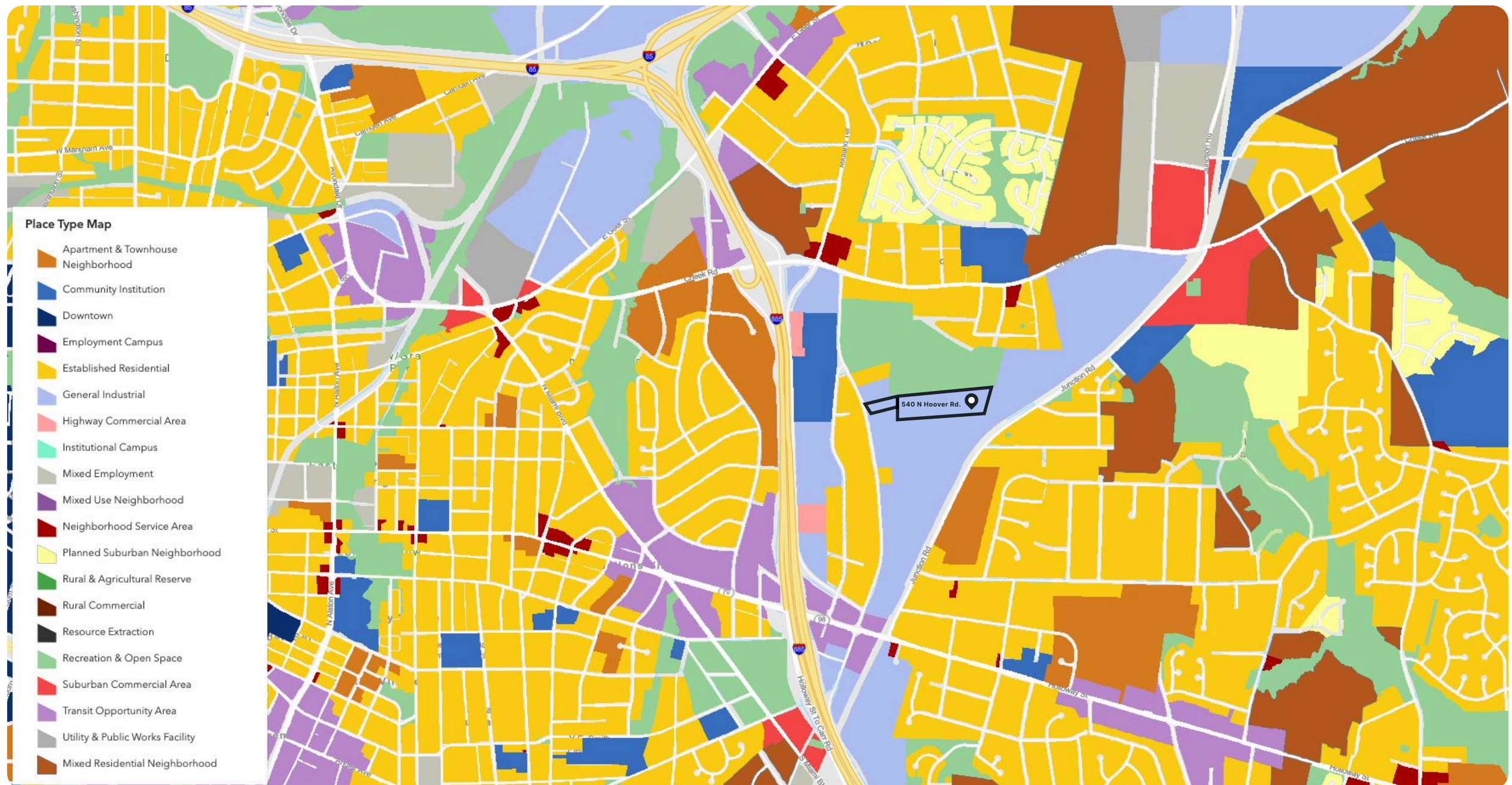
Freight/Warehouse/Distribution *(Potential Outdoor Storage)*

Worship Potential

Appendix



Planned Industrial Development: Durham County has committed to a comprehensive 15-year development plan focused on transforming this area into a premier industrial hub.



Source: Durham County GIS Mapping, maps.durhamnc.gov

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