

$ 59,000









107 Lynbrook Cir, Durham, NC 27712

- MLS #: 10202769
- Land | Lot: 21,780 ft² (0.5 acres)
- More Info: 107LynbrookCir.IsForSale.com

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Northern Durham 1/2 lot that is buildable with a creative plan. Property located in a federally identified flood plain zone. Flood insurance required along with remediation plans. Zoning is R-20. Site plan approval will need to incorporate the challenging topography and no perc test on record. Tax assessed value reflects a 30% adjustment based on residual value of the market value due to the 500-yr flood plain and 1% inundation from flooding. Buyer should review Durham County UDO regarding permitted guidelines for site building prior to submitting an offer to purchase. Private road maintenance agreement being researched. Gravel provided by Lynbrook Circle property owners. Established community within reasonable distance of Duke Regional Hospital, new Publix and mixed-use retail commercial center located at Latta and Guess Roads. 15-501 retail and commercial centers within 4-5 miles of subject property. Flood Plain and Flood Damage Protections (UDO Sect. 8.4.1) along with additional guidelines should be researched on land use restrictions.

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