

PICKETT  
SPROUSE  
COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

# COMMERCIAL LAND FOR SALE

1700 NC 86 South, Hillsborough, NC 27278

## 15.38 ACRES

1700 NC 86 South, Hillsborough, NC 27278

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## Property Summary

1700 NC 86 South, Hillsborough, NC 27278

### Property Overview

Located off I-85 in the northeast quadrant of Exit 165 in Hillsborough, NC, this 15.3 acre tract is targeted for retail and commercial development. With 2,600 feet of frontage on Highway 86 and Business 70, the visibility and convenience of access is attractive for development.

### Offering Summary

<b>Sale Price</b>	\$2,200,000
<b>Lot Size</b>	15.38 Acres
<b>Zoning</b>	High Intensity Commercial

<b>Deed Book/Page</b>	1851/409
<b>PIN</b>	9874-42-9362
<b>Best Use</b>	Commercial Mixed Use Development

### Location Highlights

- Walmart, Home Depot, and Hampton Pointe Shopping Center are 1/2 mile south of the site in the SW quadrant on I-85
- Short drive to Historic District and amenities
- 12 Minutes to Durham and Chapel Hill

### Zoning

- Rezoned to High Intensity Commercial (HIC)
- Excellent Mixed Use potential- Retail, Flex, Hotel, Medical, and Restaurants

# COMMERCIAL LAND FOR SALE

## Photos & Video

1700 NC 86 South, Hillsborough, NC 27278



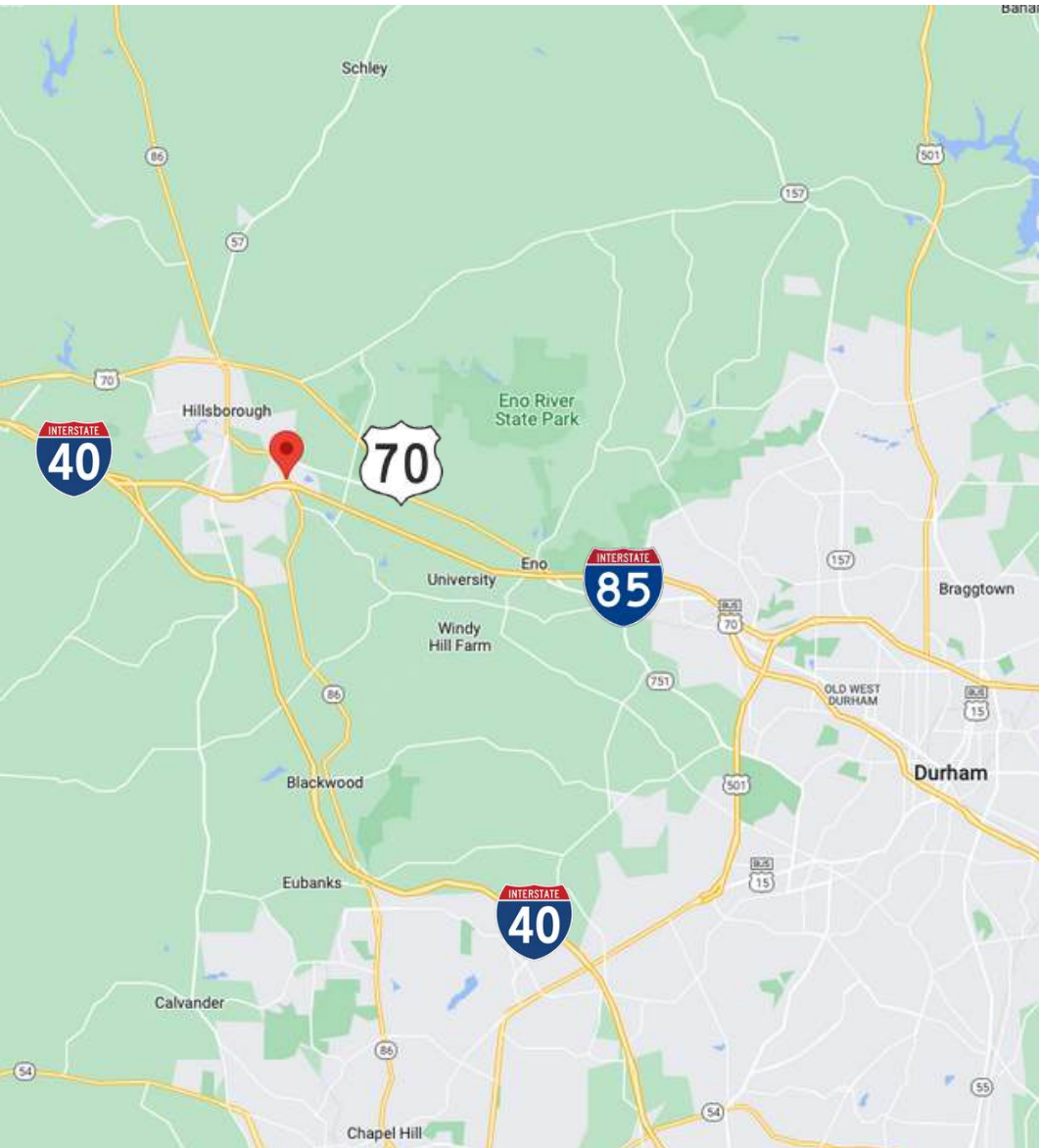
[Click Here to Watch a Video of the Property](#)

# COMMERCIAL LAND FOR SALE

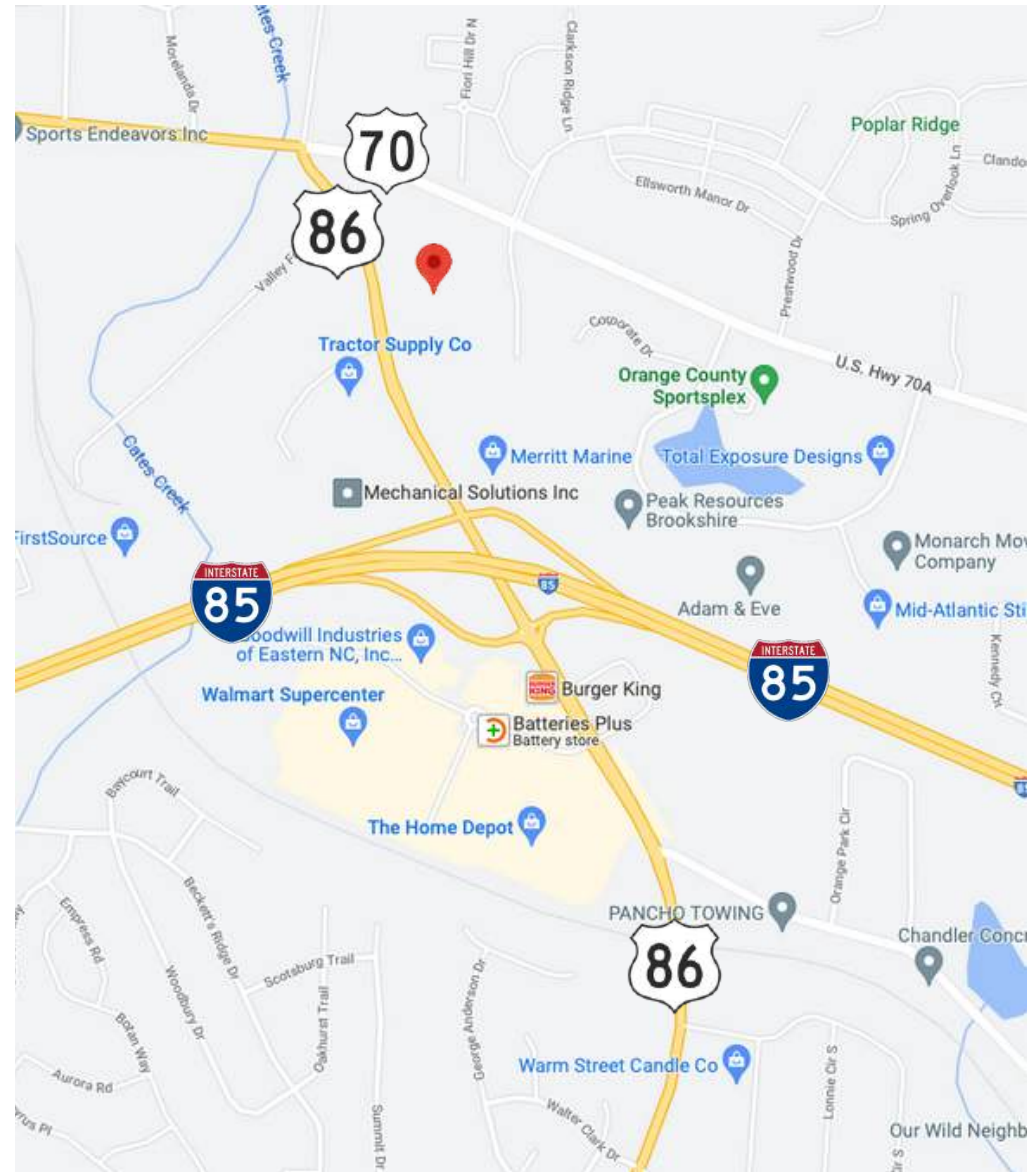
## Map

1700 NC 86 South, Hillsborough, NC 27278

### REGIONAL MAP



### LOCAL MAP

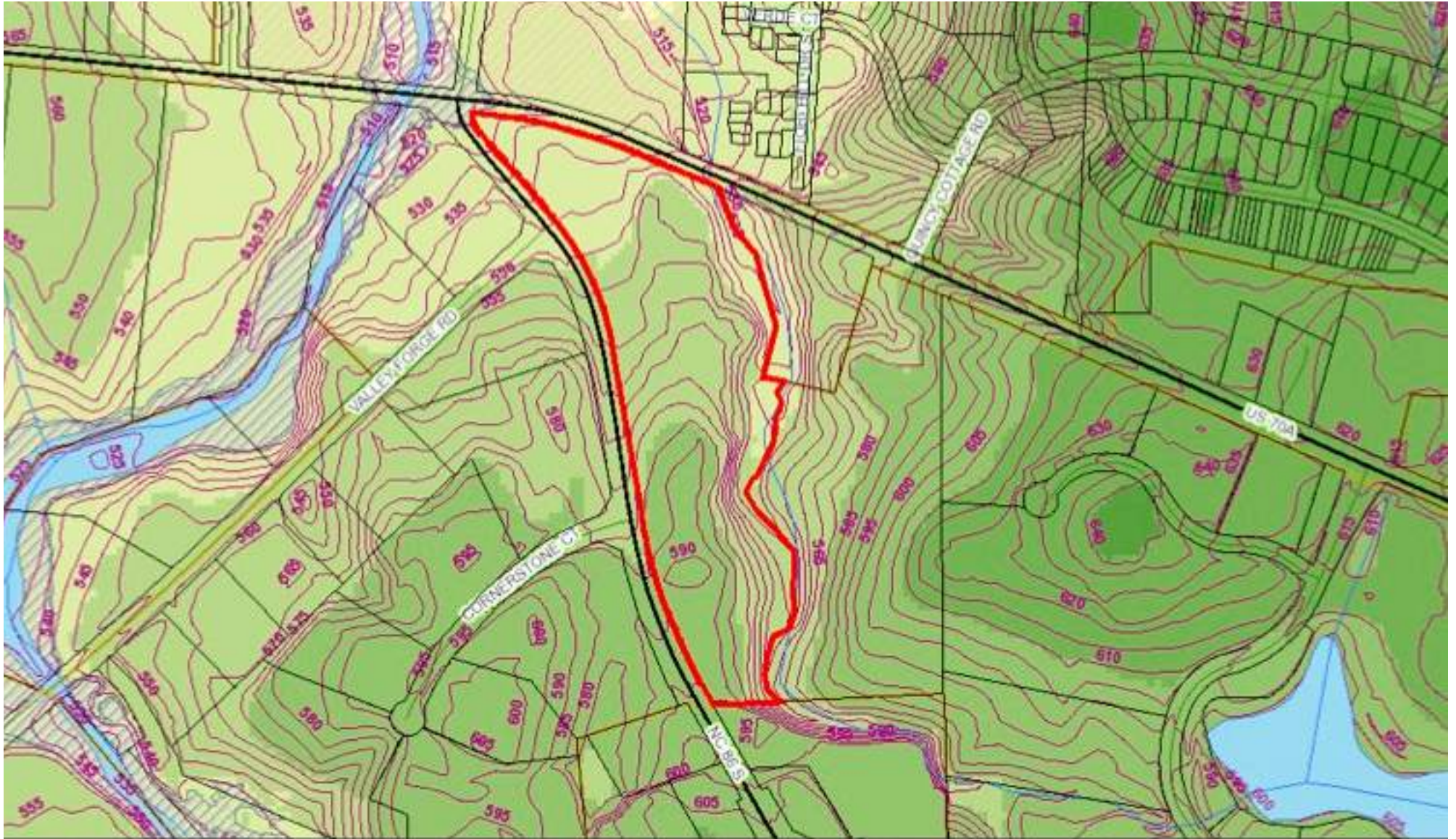


# COMMERCIAL LAND FOR SALE

## Map

1700 NC 86 South, Hillsborough, NC 27278

### TOPOGRAPHY MAP



# COMMERCIAL LAND FOR SALE

## Site Plan

1700 NC 86 South, Hillsborough, NC 27278

### CONCEPT PLAN



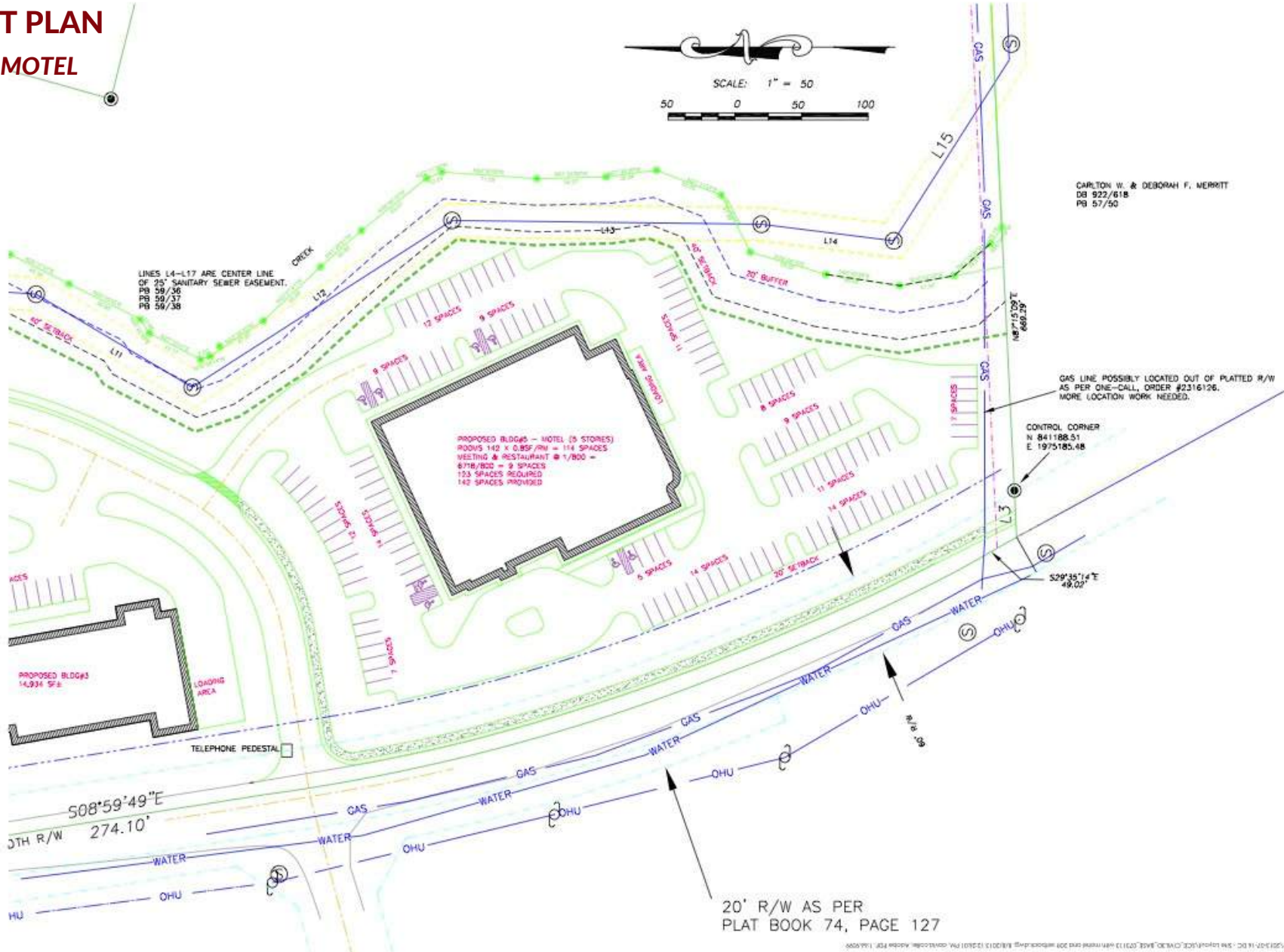


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## Site Plan

1700 NC 86 South, Hillsborough, NC 27278

**CONCEPT PLAN**  
**142 ROOM MOTEL**





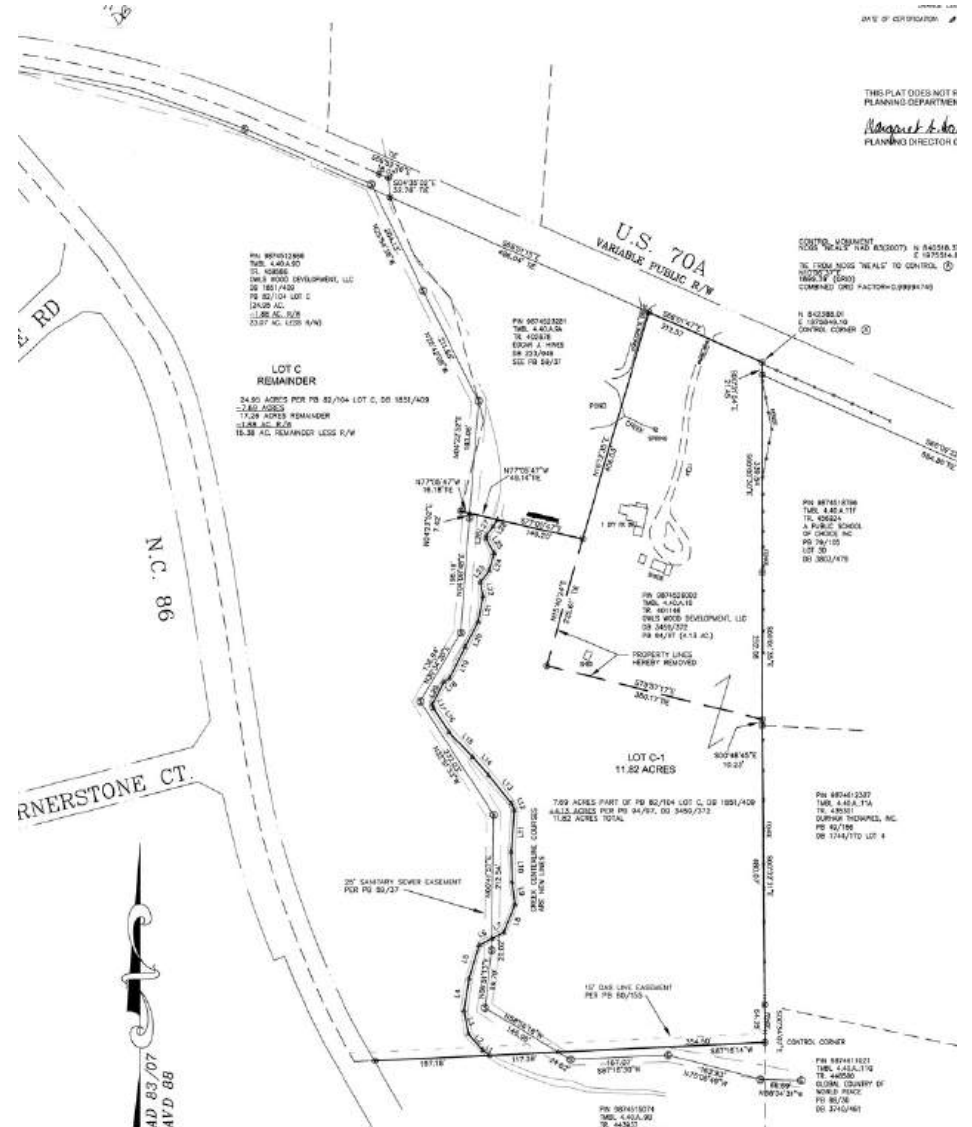
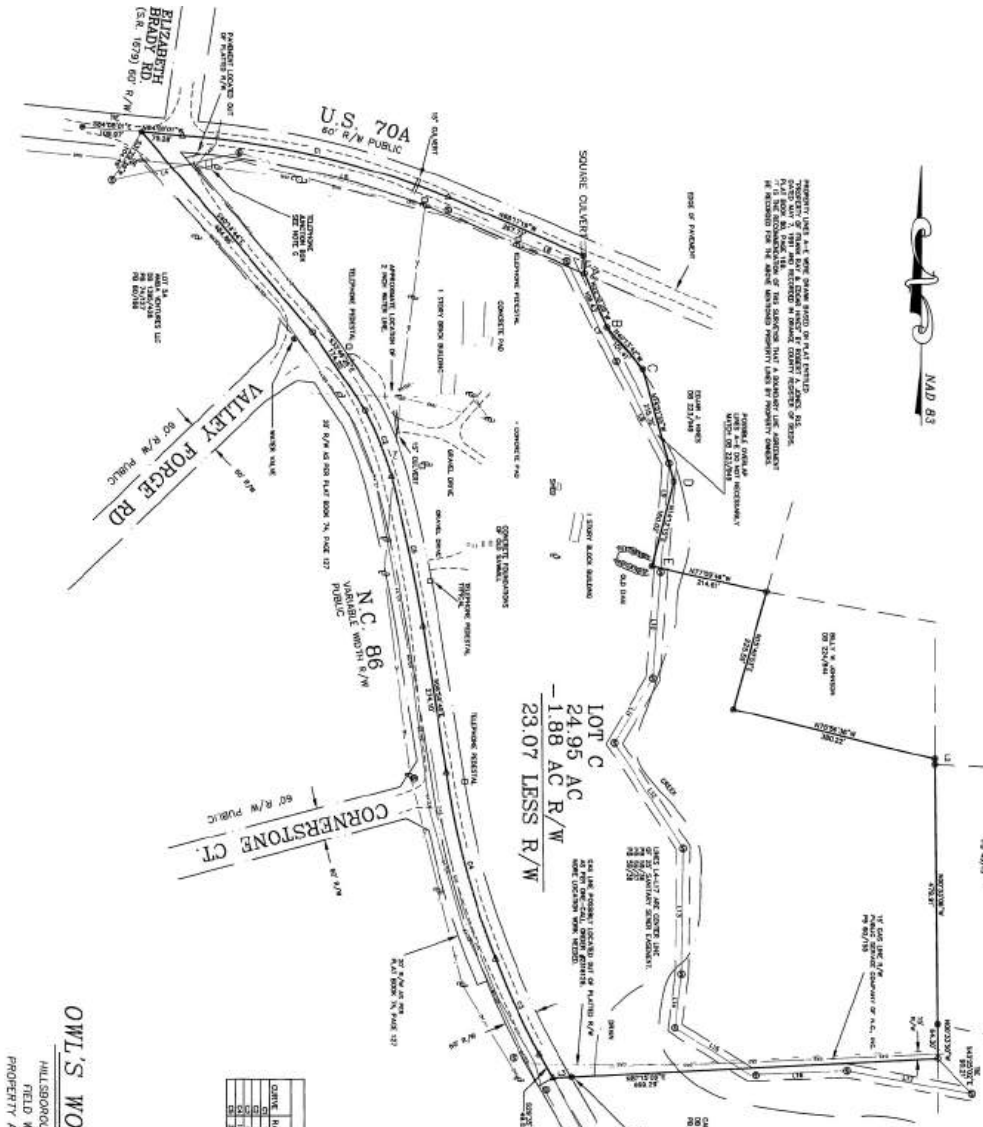
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## Plat Map

1700 NC 86 South, Hillsborough, NC 27278

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# COMMERCIAL LAND FOR SALE

## Points of Interest

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# COMMERCIAL LAND FOR SALE

## Demographics

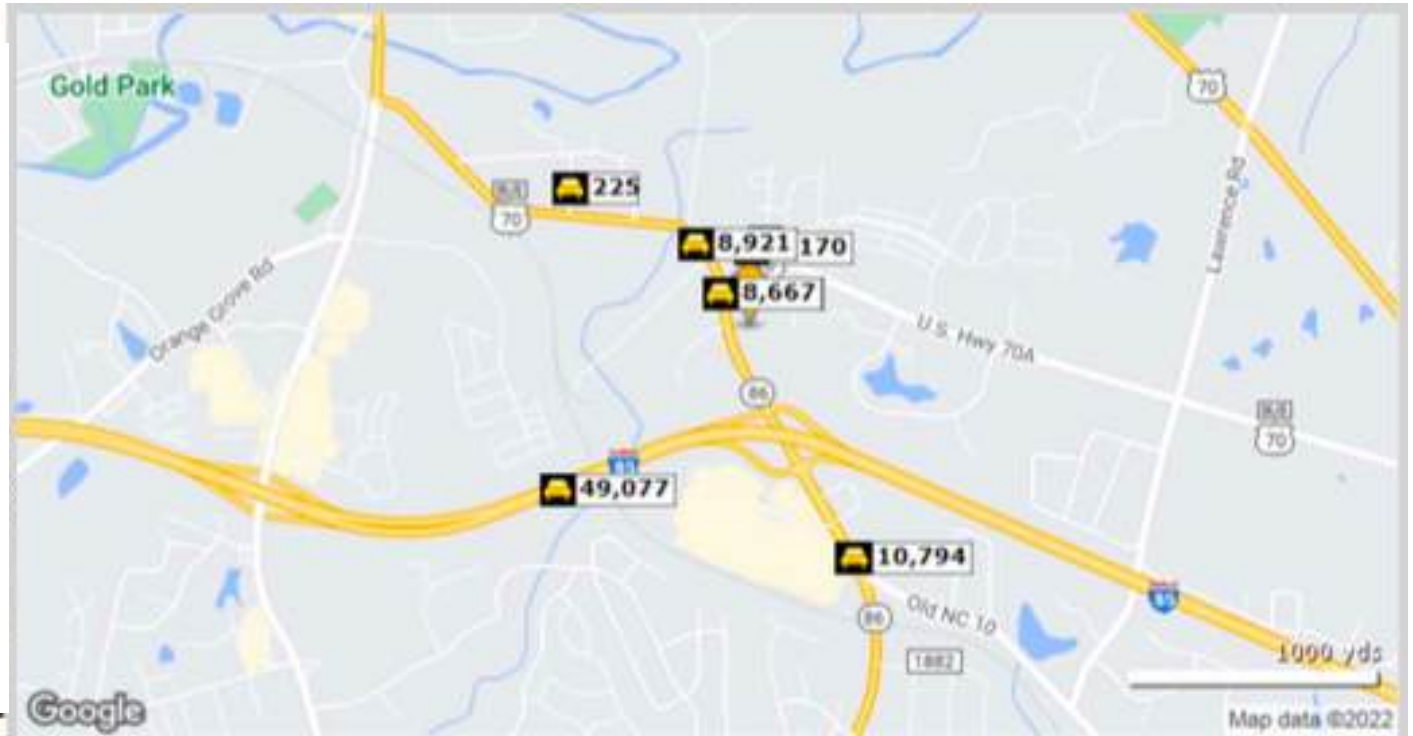
1700 NC 86 South, Hillsborough, NC 27278

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	3,032	19,285	27,718
2022 Estimate	2,809	18,243	26,232
2010 Census	2,012	15,421	22,247
Growth 2022 - 2027	7.94%	5.71%	5.66%
Growth 2010 - 2022	39.61%	18.30%	17.91%
<b>2022 Population by Hispanic Origin</b>	262	1,689	2,686
<b>2022 Population</b>	2,809	18,243	26,232
White	2,356 83.87%	14,479 79.37%	21,086 80.38%
Black	293 10.43%	2,679 14.69%	3,677 14.02%
Am. Indian & Alaskan	30 1.07%	186 1.02%	254 0.97%
Asian	49 1.74%	325 1.78%	435 1.66%
Hawaiian & Pacific Island	4 0.14%	21 0.12%	25 0.10%
Other	77 2.74%	552 3.03%	754 2.87%
U.S. Armed Forces	3	16	16
<b>Households</b>			
2027 Projection	1,128	7,537	10,917
2022 Estimate	1,038	7,114	10,308
2010 Census	709	5,994	8,708
Growth 2022 - 2027	8.67%	5.95%	5.91%
Growth 2010 - 2022	46.40%	18.69%	18.37%
Owner Occupied	818 78.81%	5,116 71.91%	7,629 74.01%
Renter Occupied	220 21.19%	1,998 28.09%	2,680 26.00%
<b>2022 Households by HH Income</b>			
Income: <\$25,000	137 13.19%	998 14.03%	1,476 14.32%
Income: \$25,000 - \$50,000	214 20.60%	1,339 18.82%	2,051 19.90%
Income: \$50,000 - \$75,000	140 13.47%	1,139 16.01%	1,575 15.28%
Income: \$75,000 - \$100,000	159 15.30%	1,009 14.18%	1,388 13.46%
Income: \$100,000 - \$125,000	112 10.78%	726 10.21%	1,007 9.77%
Income: \$125,000 - \$150,000	78 7.51%	350 4.92%	600 5.82%
Income: \$150,000 - \$200,000	100 9.62%	689 9.69%	1,017 9.87%
Income: \$200,000+	99 9.53%	864 12.15%	1,195 11.59%
<b>2022 Avg Household Income</b>	\$100,102	\$103,912	\$102,678
<b>2022 Med Household Income</b>	\$79,481	\$77,007	\$75,946

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## Traffic Count Report

1700 NC 86 South, Hillsborough, NC 27278



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Rd 86	Cornerstone Ct *	0.08 S	2022	9,146 *	MPSI	.11
2	State Rd 86	Cornerstone Ct	0.08 S	2018	8,667	MPSI	.11
3	US Hwy 70A E	US Hwy 70 Bus	0.02 NW	2020	6,578	MPSI	.19
4	US Hwy 70A E	Hwy 70 Bus	0.02 NW	2022	6,170	MPSI	.19
5	State Hwy 86	Valley Forge Rd	0.04 SE	2020	9,853	MPSI	.24
6	State Hwy 86	Valley Forge Rd *	0.04 SE	2022	8,921 *	MPSI	.24
7	Tuscarora Dr	US Hwy 70A E	0.06 S	2018	225	MPSI	.53
8	I-85	State Rd 86 *	0.53 E	2022	49,077 *	MPSI	.57
9	State Hwy 86 S	Old Nc 10	0.03 SE	2022	10,533	MPSI	.58
10	State Hwy 86 S	Old Nc 10	0.03 SE	2020	10,794	MPSI	.58