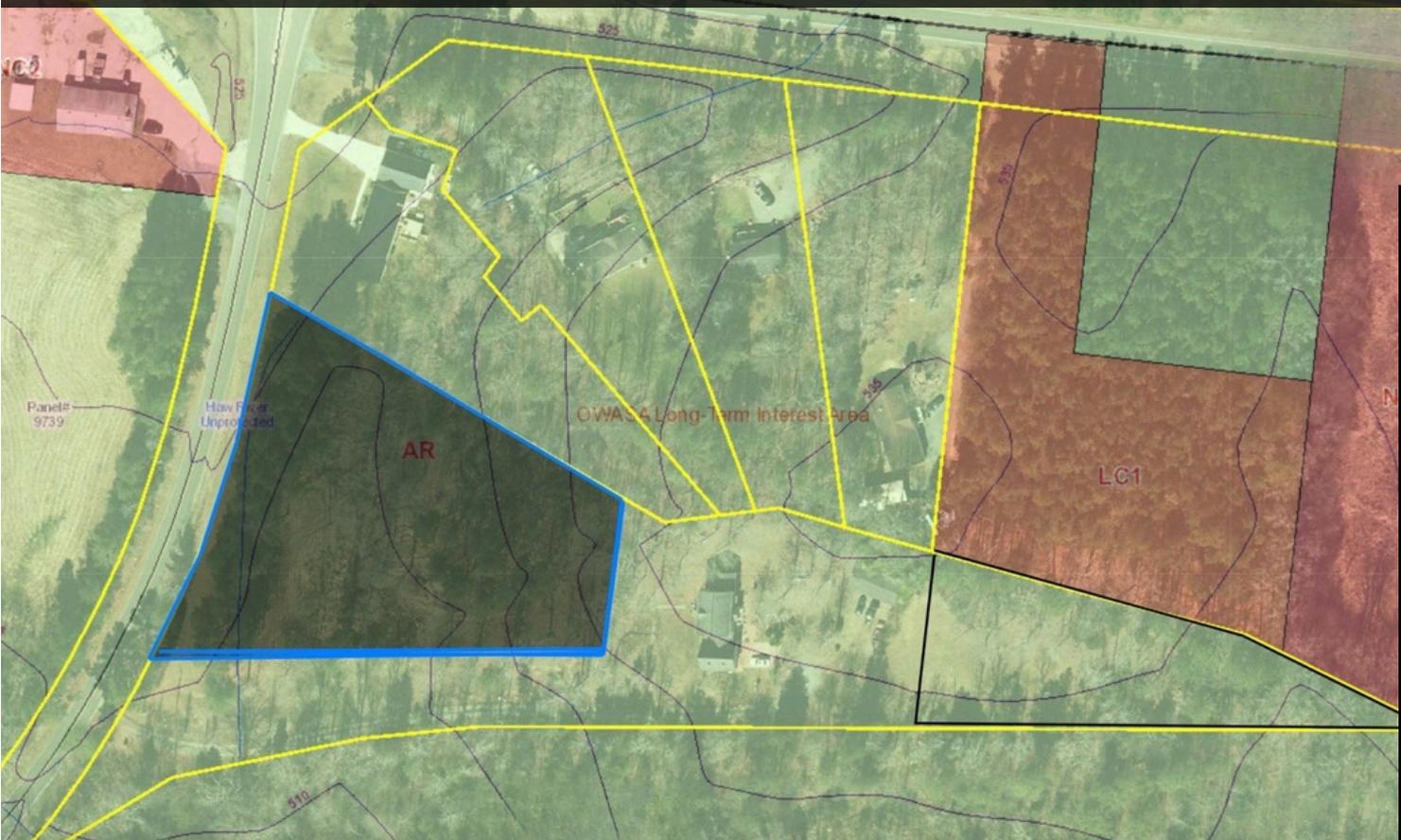


## CHAPEL HILL LAND FOR SALE

1-1.5 AC OFFERED AT \$150,000-\$205,000



50051 GOVERNORS DRIVE  
CHAPEL HILL, 27517  
**BOLDCRE.COM**



LISTING AGENT  
CHELA TU  
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5802 MORROW MILL ROAD

# PROPERTY OVERVIEW

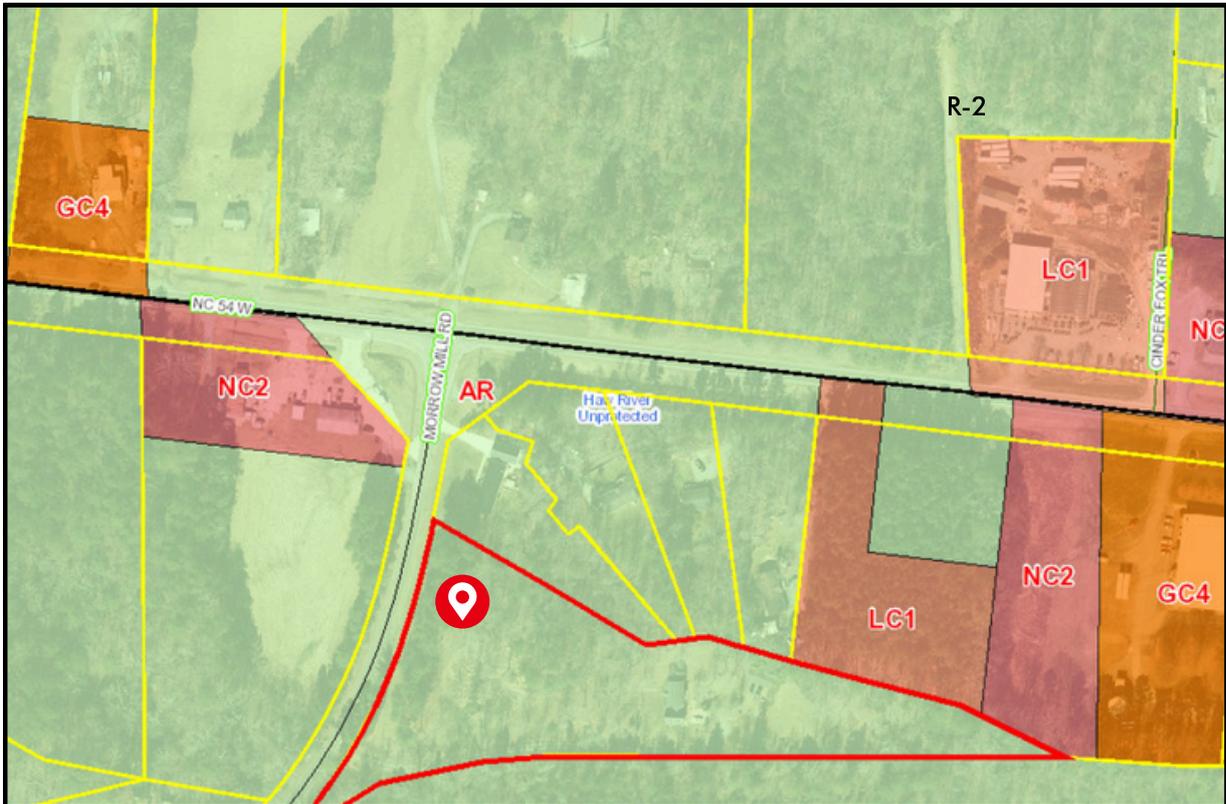
An exceptional opportunity to acquire approximately 1.0–1.5 acres of gently rolling, wooded land just off Morrow Mill Road, positioned near a designated Neighborhood Commercial node per Orange County’s Future Land Use Map. While currently zoned AR, the site is surrounded by established and planned commercial uses, including nearby UNC Health Care facilities, reinforcing the area’s long-term commercial trajectory.

The property offers a rare chance to carve out a custom commercial lot and advance a rezoning strategy aligned with adopted planning policies. Buyers can leverage the site’s natural beauty, visibility, and proximity to key institutional and commercial neighbors to create a thoughtfully designed commercial project in a high-growth corridor.



## PROPERTY HIGHLIGHTS

Price	\$150,000 for 1 AC \$295,000 for 1.5 AC
Zoning	Current: AR Adjacent: LC1, NC2
Road Frontage	±310' along Morrow Mill Rd
Lot Size	4.65 AC
Utilities	Utilities: Electric – Duke Energy · *Water – Private Well · Wastewater – On-Site Septic <i>*parcel part of OWASA long-term interest area</i>
Market	Durham MSA



Parcel ID  
9739631886

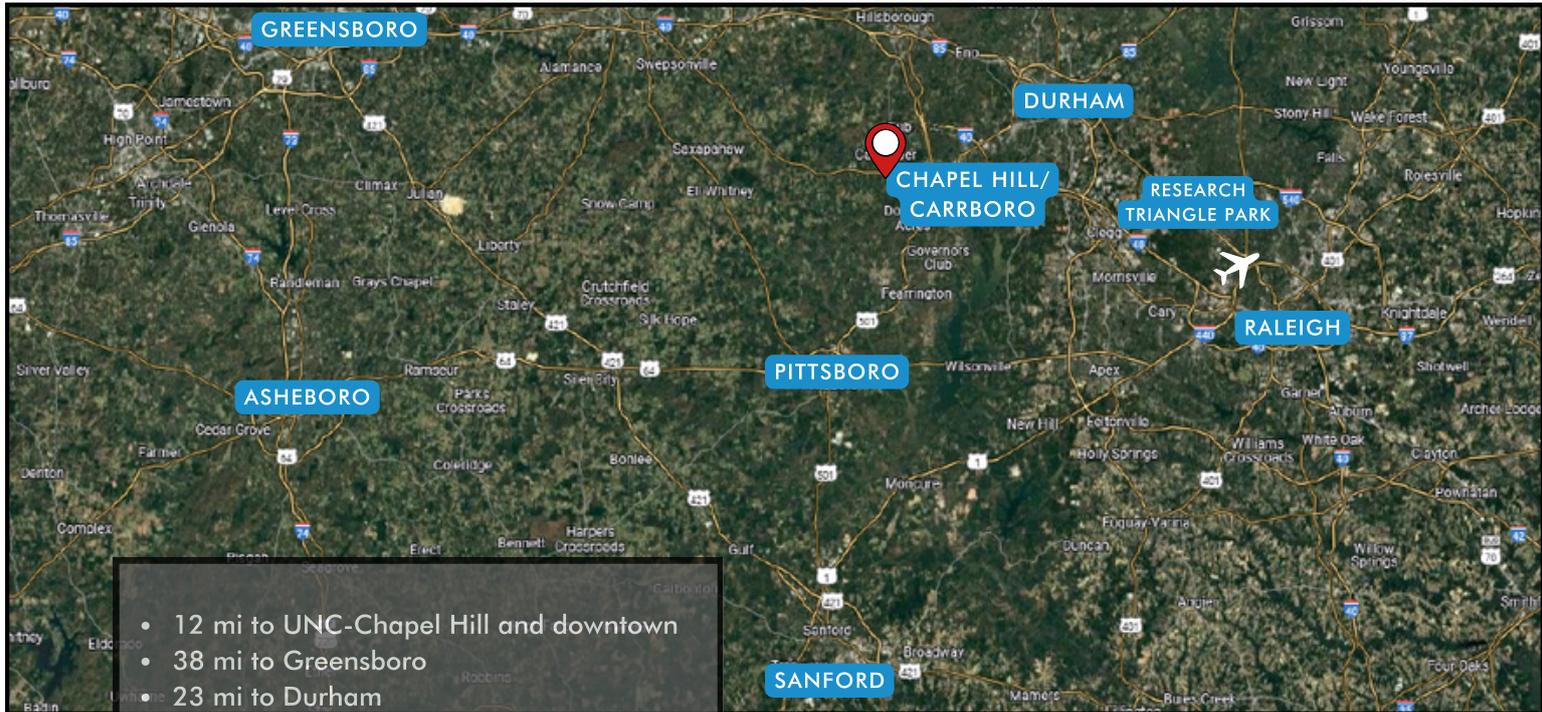
# ORANGE COUNTY FUTURE LAND USE

RURAL NEIGHBORHOOD ACTIVITY NODE. Land focused on designated road intersections within a Rural Residential or Agricultural-Residential area that is appropriate for small scale commercial uses characteristic of "Mom and Pop" convenience stores and gas stations.



- Independent convenience store (no truck fuel, limited pumps)
- Country store / general store with local goods
- Coffee shop or small café (breakfast/lunch only)
- Farm stand or small produce market
- Hair salon or barber shop
- Massage therapy / wellness studio
- Small professional office (real estate, insurance, accounting)
- Contractor office (landscaping, electrical, plumbing; light storage only)
- Garden center / plant nursery
- Small engine repair (lawn equipment, ATVs; no heavy automotive)

# SITE LOCATION



- 12 mi to UNC-Chapel Hill and downtown
- 38 mi to Greensboro
- 23 mi to Durham
- 27 mi to RDU International Airport
- 23 mi to Research Triangle Park
- 38 mil to Raleigh



## CHELA TU, CCIM

SENIOR ASSOCIATE

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