

1511 & 1525 Tallyho Trail

Chapel Hill, NC 27516

24 acre Prime Land Development Opportunity
Offered at \$2,550,000

Property Location:

1511 & 1525 Tallyho Trail, Chapel Hill, NC 27516

Adjacent to: Fox Meadow Subdivision

School District: Chapel Hill Carrboro City Schools

Ingress/Egress: Access easements from Reynard Road and Tallyho Trail

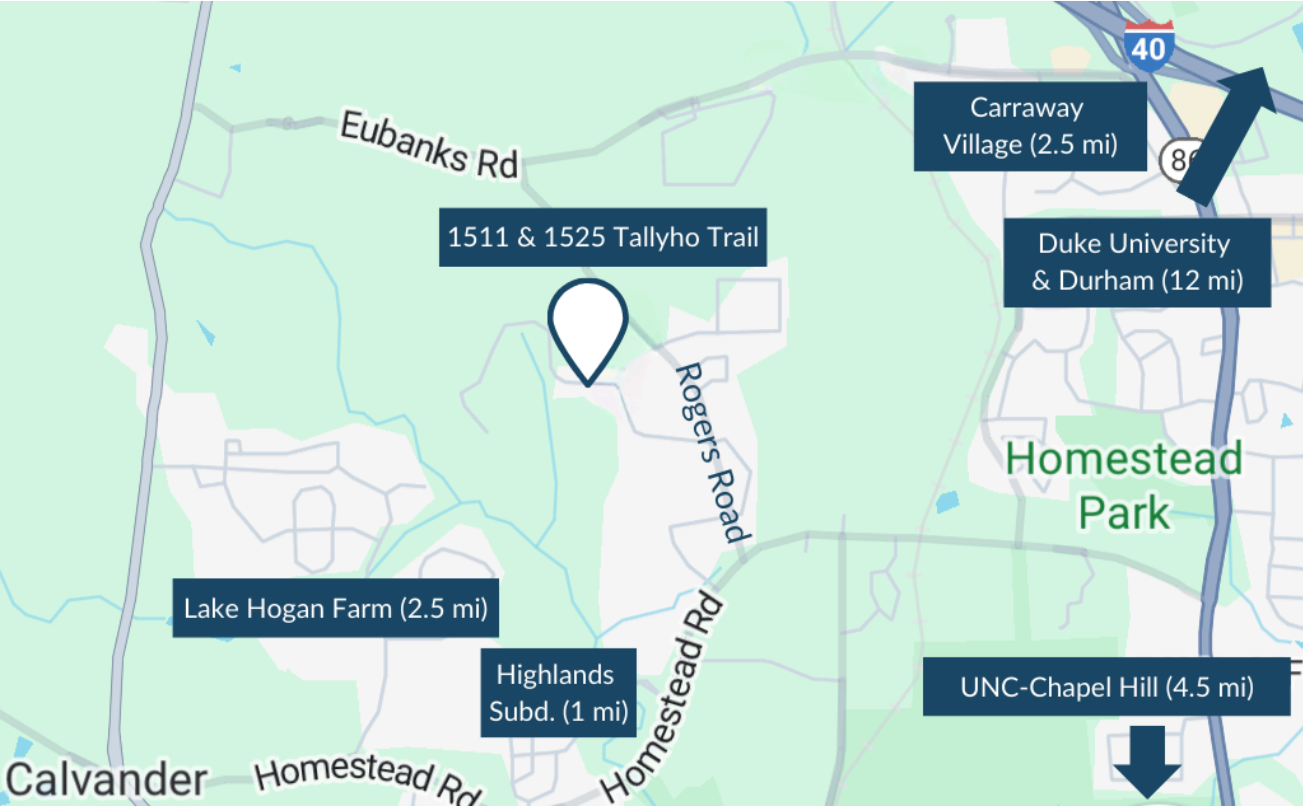
Property Description:

2-parcel assemblage totalling 24 acres in prime Chapel Hill-Carrboro location. Surrounded by the existing Fox Meadow subdivision. Wooded gentle topography. Use to build a few private enclave dream homes or develop into subdivision. Just 5 miles to the UNC - Chapel Hill campus and UNC Hospitals. Current zoning district is RR (Carrboro Zoning) with 1 acre lot minimums but other densities possible with rezoning. All public utilities available due to recent sewer main extension that traverses the property. See survey for more details and specifics.

North parcel; 1511 Tallyho Trl (PIN#9870329927)

South parcel: 1525 Tallyho Trl (PIN#9870421278)





Demographics Summary Orange County

<p> POPULATION 148,696</p> <p> AVG INCOME \$89,291</p>	<p> LABOR FORCE 83,186</p> <p> HOUSEHOLDS 58,048</p>
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Data from US Census Bureau

Property Highlights:

- Infill development opportunity for residential subdivision
- Prime location in developed area with highly-rated public school district
- Within 5 miles of UNC-Chapel Hill and 10 miles to Duke University in Durham
- Sewer main on property (OWASA)
- Wooded with gentle topography, small unnamed creek on Western side of property

Zoning Information:

Jurisdiction: Town of Carrboro
 Current Zoning District: R-R (rural residential)
 Min. Lot size: 1.0 acres
Increased density possible with re-zoning approval

