

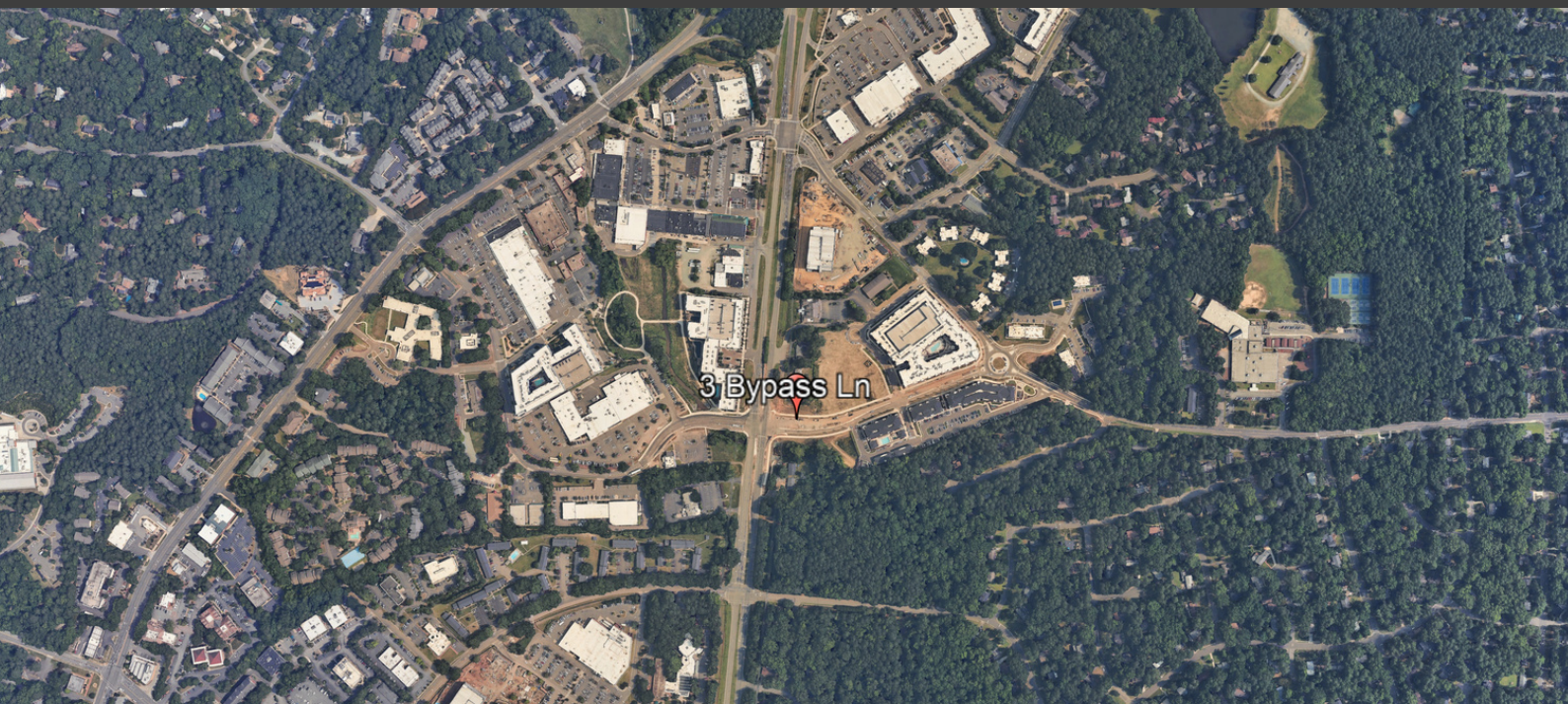
2 & 3 BYPASS LN CHAPEL HILL

Development Site

BLUE HILL DISTRICT



COMMERCIAL LAND FOR SALE $\pm$.72 ACRES



5005 GOVERNORS DRIVE
CHAPEL HILL, 27517
BOLDCRE.COM



LISTING AGENT
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PROPERTY OVERVIEW



A 0.72-acre commercial site in the heart of Chapel Hill's Blue Hill District, well suited for mixed use development. 2 & 3 Bypass Ln combines two contiguous parcels, 2 Bypass Ln (0.35 AC) and 3 Bypass Ln (0.37 AC), into a single opportunity zoned WX-7, allowing buildings up to 7 stories and 90 feet with no units-per-acre density cap and a wide range of commercial uses permitted by right, including office, medical, retail, restaurant, and personal service. The properties feature a newly installed sewer main and 8-inch water tap, a dedicated, new (2021) public frontage along the south property line in 2021. Developers can build structural elements—including upper-story balconies, pedestrian galleries, and structural awnings—that extend directly into front setbacks and up to 8 feet into the public right-of-way, creating an intimate relationship with the streetscape.

PROPERTY FEATURES			
ADDRESS	2 & 3 Bypass Ln Chapel Hill NC 27517		
PIN #	9799340467 (2 Bypass Ln, 0.35 AC) 9799340349 (3 Bypass Ln, 0.37 AC)		
ZONING	WX-7, Blue Hill Form District (LUMO Sec. 3.11)		
LOT SIZE	.72 AC Combined (0.35 AC + 0.37 AC)		
AVAILABILITY	Immediately		
UTILITIES	Municipal Water & Sewer		
LIST PRICE	\$1,950,000		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 ESTIMATED POPULATION	9,291	69,117	138,601
2030 PROJECTED POPULATION	9,620	71,857	144,058
2025 AVG. HOUSEHOLD INCOME	\$123,459	\$124,004	\$128,268
2025 EST. HOUSEHOLDS	4,050	26,528	56,792
TRAFFIC COUNTS			
N. FORDHAM BLVD	34,419 VPD		
EPHESUS CHURCH RD	10,344 VPD		
WILLOW DRIVE	9,461 VPD		
LEGION ROAD	5,851 VPD		

RETAILER MAP



PASSIVE INCOME STREAM

TEMPORARY CRANE EASEMENT

The property generates an immediate passive income stream of two thousand dollars (\$2,000) per month through an active temporary crane swing easement agreement that runs until Mar 2028. This fully recorded agreement provides steady ancillary revenue with zero landlord operational overhead, backed by strict airspace protections and full property restoration obligations upon expiration.

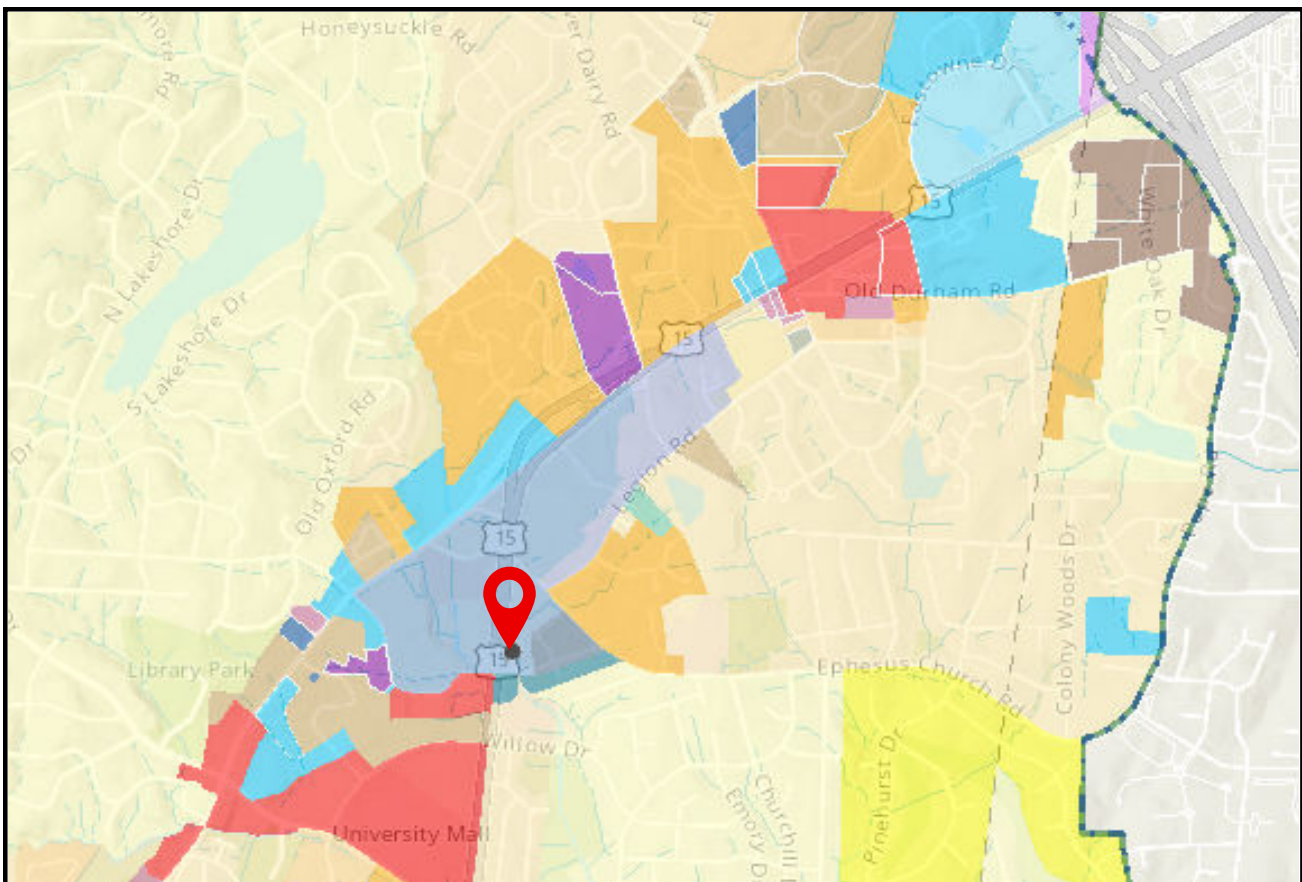
FLOOD ZONE

ENGINEERING OPPORTUNITIES

The property is located within a detailed FEMA-studied Zone AE in the Blue Hill District, featuring a Base Flood Elevation of 262.4 feet and a mapped floodway with a manageable mean velocity of 2.3 feet per second. This clear hydrological baseline minimizes engineering risk and integrates seamlessly with the WX-7 subdistrict's multi-story zoning. The configuration accommodates a podium design, allowing developers to build parking at grade beneath elevated, buildable levels in compliance with the subdistrict's structural and active frontage standards. Successful local developments like Atlas and Aura Blue Hill, constructed under these exact conditions within a quarter mile, provide market validation. Additionally, the site offers excellent utility connectivity with proximal water and sewer infrastructure.

PROPERTY ZONING & USES

The property is zoned WX-7 under the Blue Hill Form District (LUMO Sec. 3.11), permitting buildings up to 7 stories and 90 feet in height with no units-per-acre density cap and side and rear setbacks of 0 or 5 feet. A wide range of commercial uses are permitted by right, including office, medical, retail, restaurant/bar, personal service, day care, indoor recreation, bank, overnight lodging and vehicle sales/service. Residential uses such as attached and multifamily living are permitted as a Limited Use, requiring a non-residential use as part of the same development application, a minimum of 10% of building floor area for a vertical mixed-use building or 15% of site floor area for a mixed-use site. Inclusionary zoning does not apply, and qualifying development under the Enhanced Development Option is exempt from Resource Conservation District (RCD) review, site plan review, steep slopes standards and LUMO stormwater management.



BLUE HILL DISTRICT MAP





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