

LAND FOR SALE | UP TO ±.72 ACRES

112 OLD DURHAM ROAD

CHAPEL HILL, NC 27517 | COMMUNITY COMMERCIAL



NAITRI PROPERTIES

PROPERTY OVERVIEW

This high-visibility site sits at the intersection of growth and convenience, with an average of 7,800 vehicles passing by on Old Durham Road daily, visibility from another 43,000 vehicles daily on 15-501 and quick access to US-15/501 and I-40.

Zoned for versatile use, and surrounded by a dynamic mix of residential, retail, and medical development, makes it an excellent development candidate.

ADDRESS

112 Old Durham Road
Chapel Hill, NC 27517

ACRES

.72 acres across two parcels

PARCELS

9799687414 Comprised of \pm .67 acres
9799687484 Comprised of \pm .05 acres

ZONING

Community Commercial Zoning

PRICE

\$1,836,000.00

FEATURES

- Several large-scale residential projects approved/planned within a few blocks:
 1. East Lakeview Residential: ~36–50 units
 2. Old Chapel Hill Road Apartments: ~360 units
 3. Chapel Hill Crossing / South Creek: 500+ units
 4. North White Oak in Durham: ~380–400 units

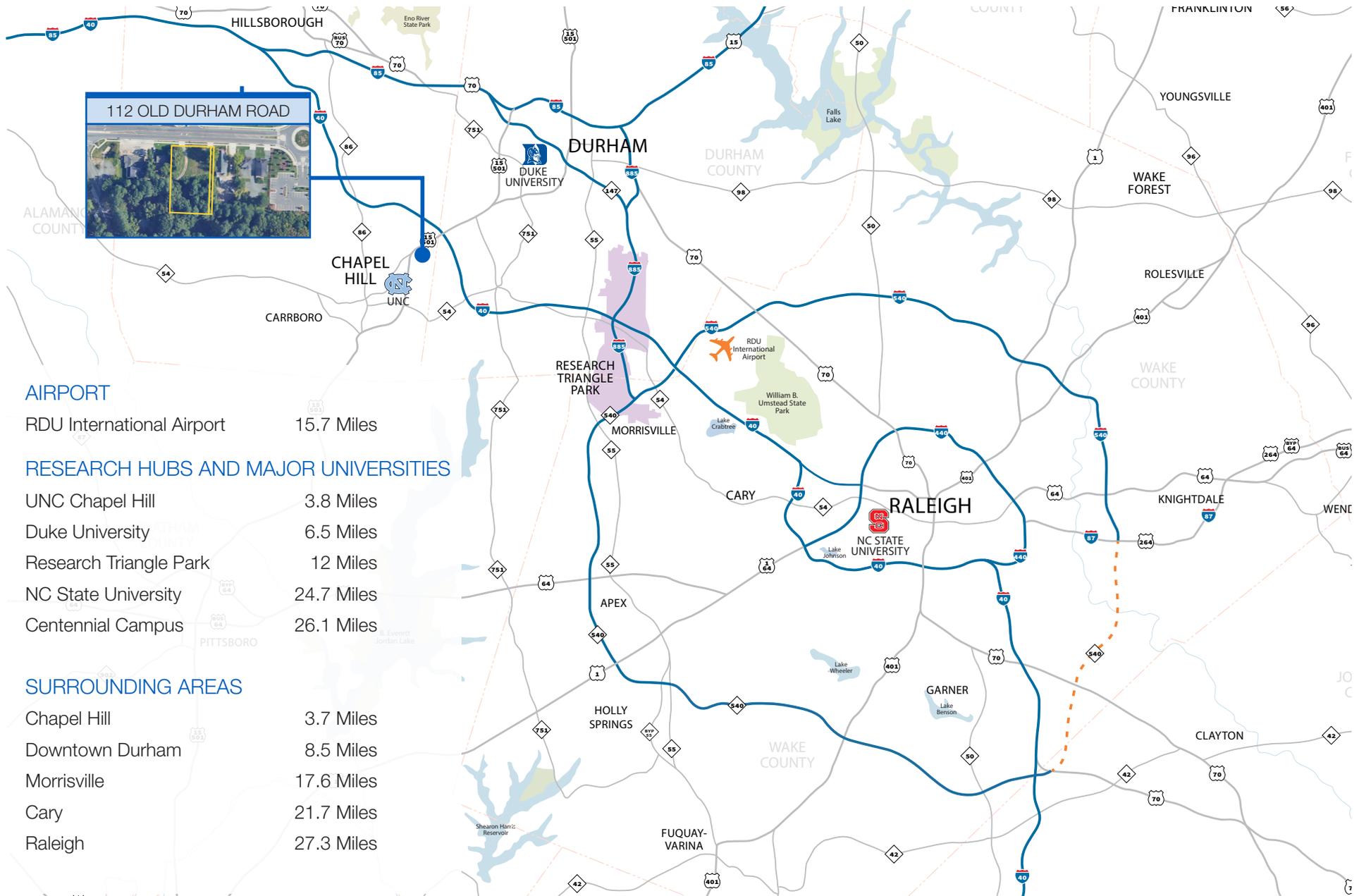
CONTACT

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NAITRI PROPERTIES



TRIANGLE REGION



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AERIAL



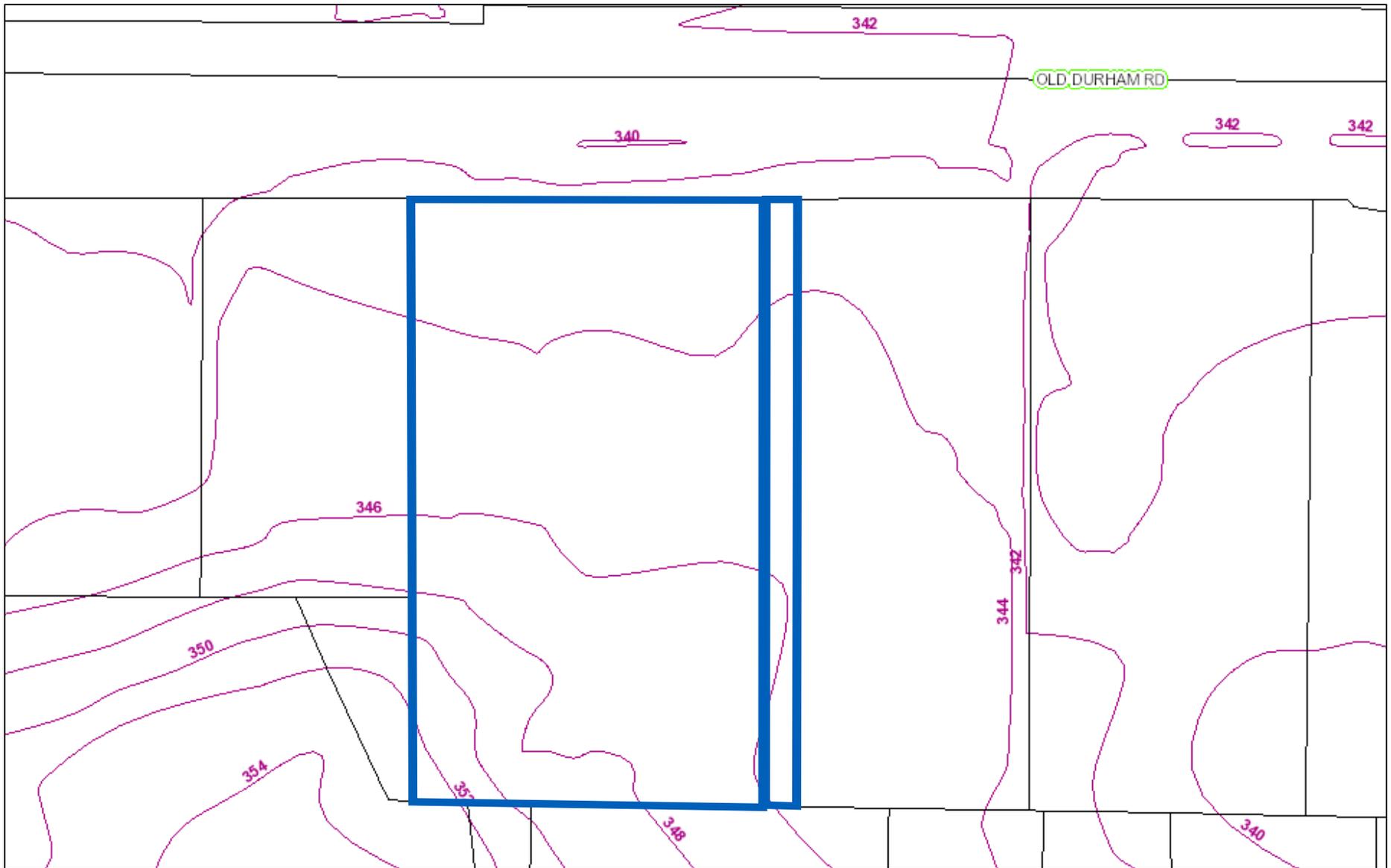
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TOPO / STREAM / FLOODPLAIN MAP

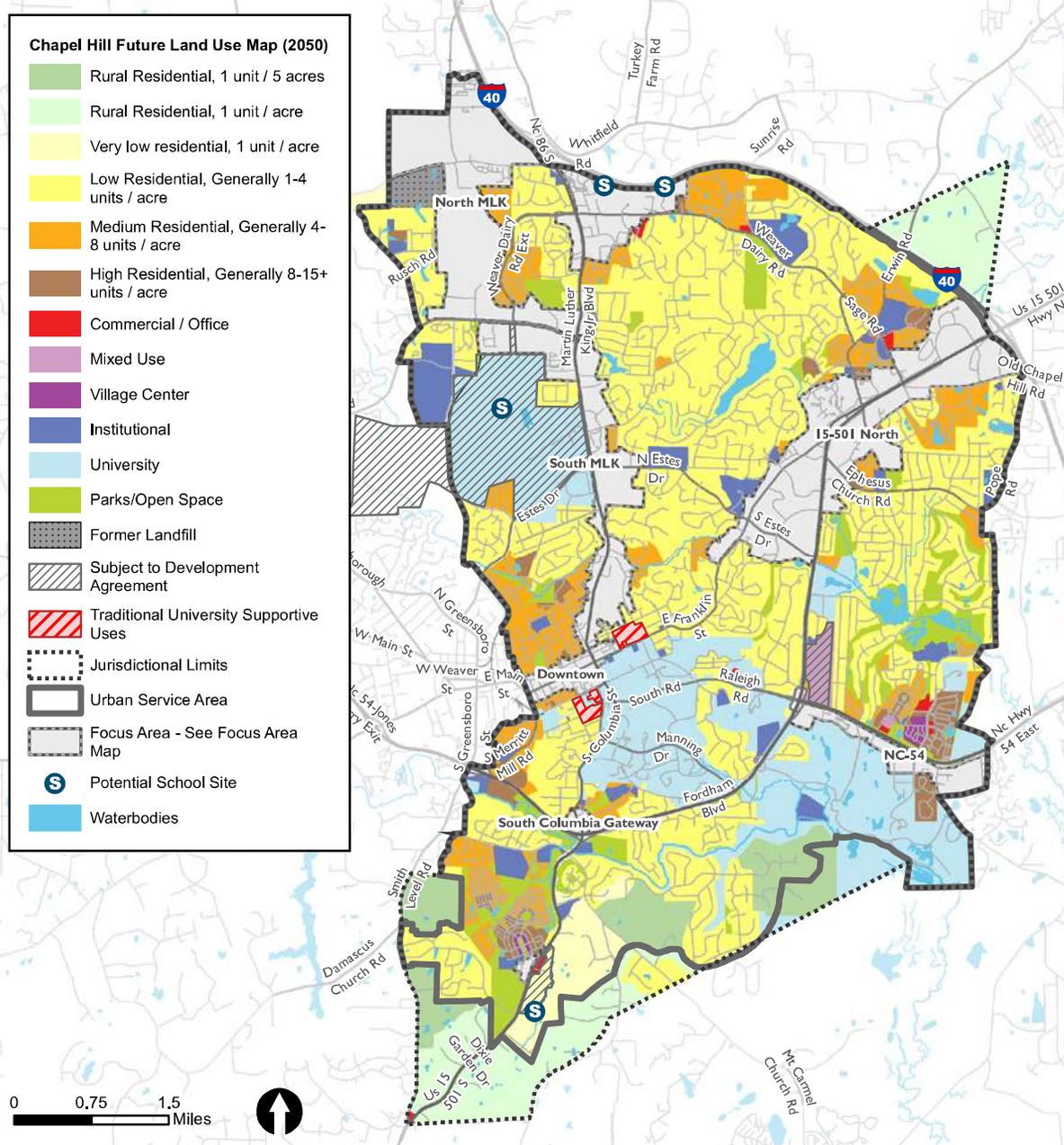


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FUTURE LAND USE MAP



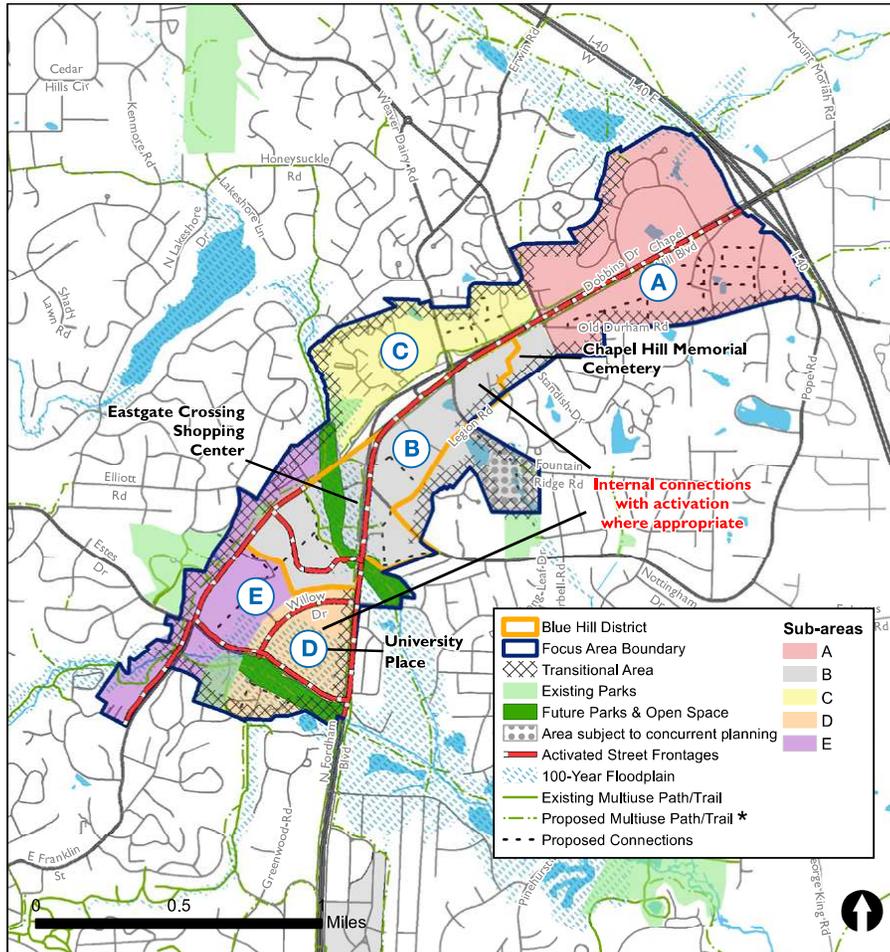
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FUTURE LAND USE MAP

CHARTING OUR FUTURE
A Land Use Initiative



* See Mobility Plan for more information about proposed multi-modal improvements

Character Types and Height in 2050: North 15-501 Corridor

● Primary (predominant land uses) ○ Secondary (appropriate, but not predominant) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	○	●	●
Multifamily Residential	●	○	○	○	○
Commercial/Office	●	●	○	●	●
Parks and Green/Gathering Spaces	●	●	○	●	●
Townhouses & Residences	○	○	●	○	○
Institutional/University/Civic	○	○	○	○	○
Typical Height	4-6 stories	4 stories	4 stories	4-6 stories	4-6 stories
Transitional Area Height	Up to 4 stories				
Activated Street Frontage Height	6 stories				

Note: Each story is approximately 12 feet tall, but height may vary based on many factors. While suggested heights are noted above, determining the appropriate height for each site will require careful examination of the site and its surrounding context.

Definitions

Activated Street Frontages

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

Active frontages may also be encouraged along future connections including multi-modal ones, which includes pedestrian/bicycle facilities as well as greenways. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

Transitional Area

This Focus Area strives for harmonious transitions between different types and intensities of land uses as well as built form to help mitigate undesirable impacts that a development might have on an adjacent site or use. The Transitional Area is intended to identify areas where lower-intensity land uses or development patterns may be appropriate between higher-intensity development and single-family neighborhoods. Appropriate transitional techniques may include landscaping, changing land uses, and altering architectural and building forms. For additional direction, see the Guiding Statements.

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FOCUS MAP



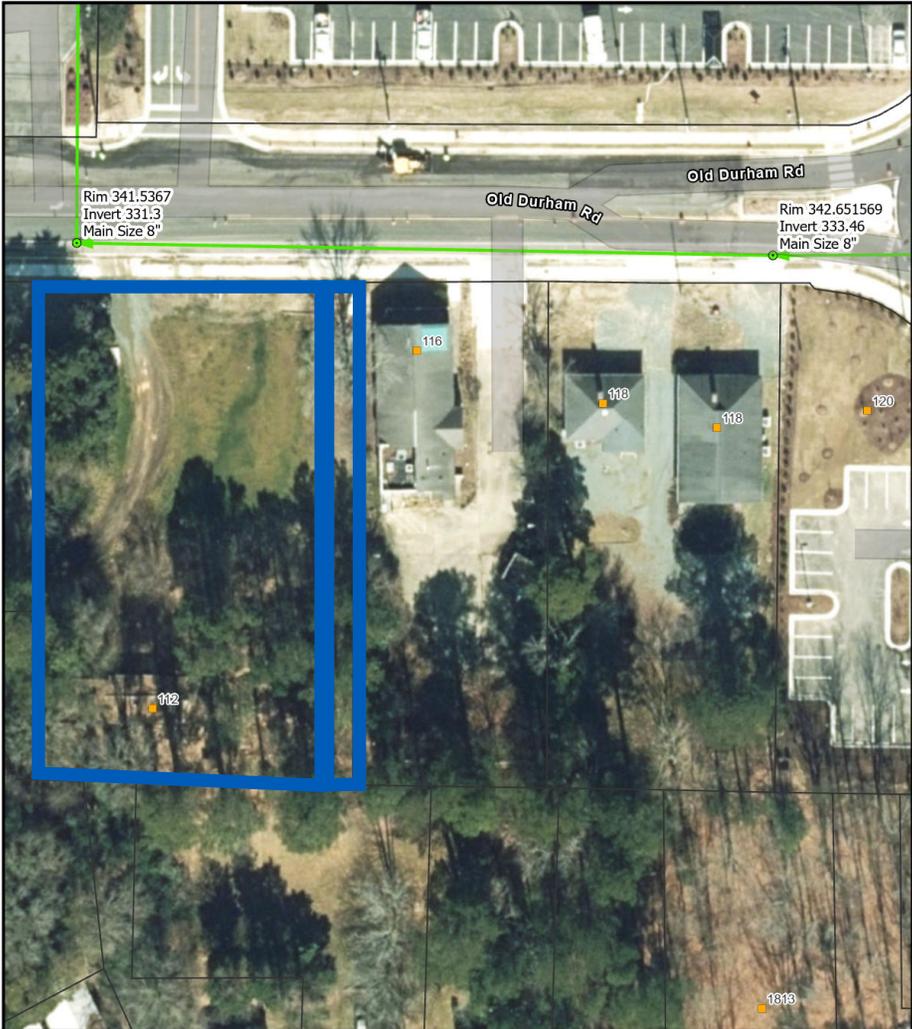
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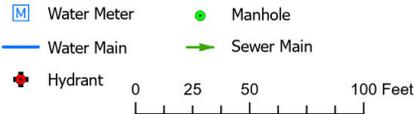
WATER / SEWER MAP



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Orange Water and Sewer Authority
 400 Jones Ferry Road
 Carrboro, NC 27510



Sewer and Water Mains
 In Old Durham Rd
 7/7/25
 Requested by Rob Griffin
 -Rick O'Hara



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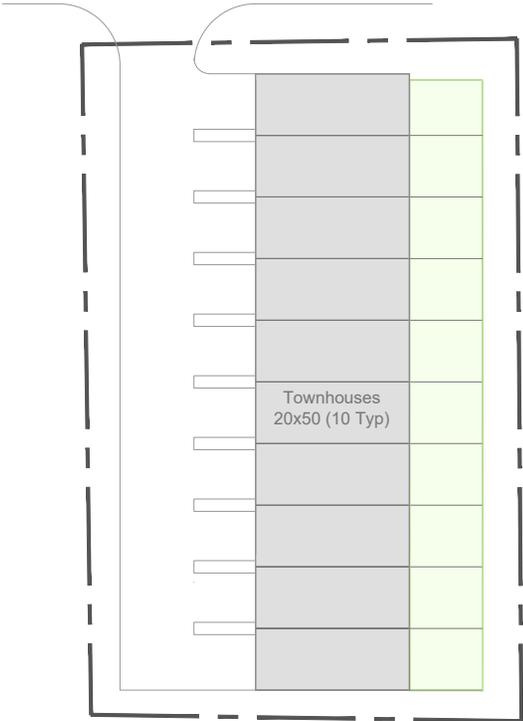
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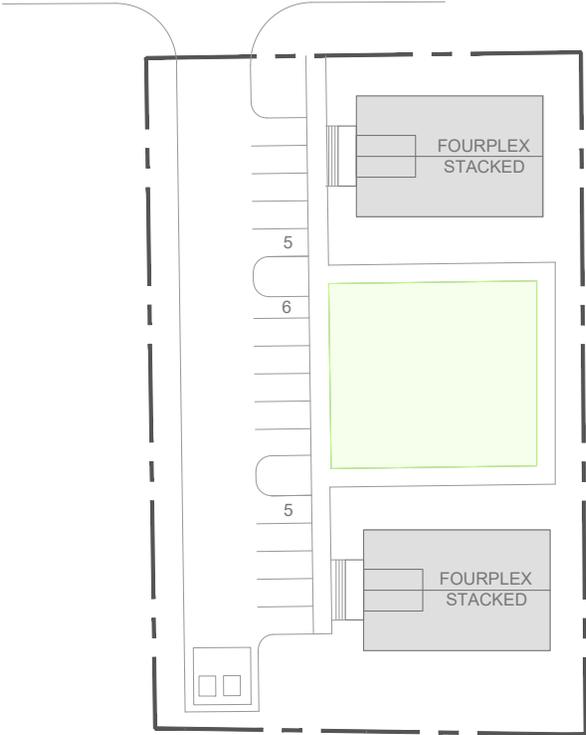


SAMPLE TEST FIT CONCEPTS

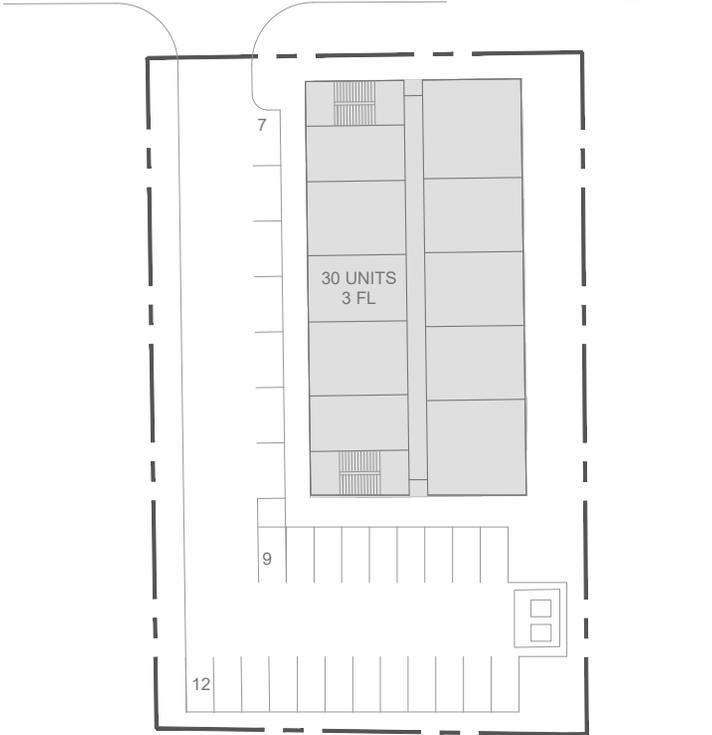
Townhouses
10 units
20 parking



Fourplexes
8 units
16 parking



Breezway Building
30 units
28 parking



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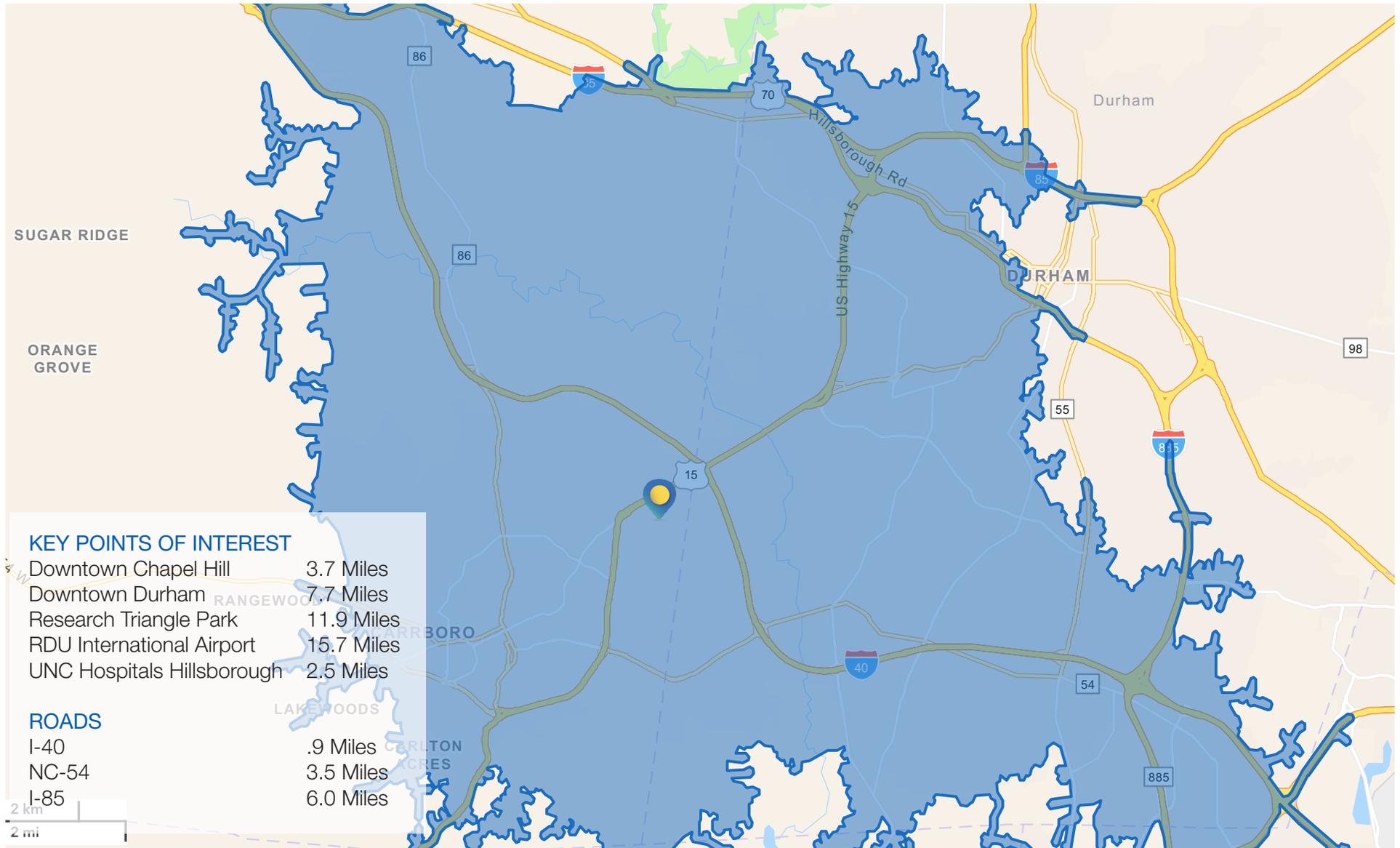
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DRIVE TIME MAP

22-Minute Commute Radius



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AMENITIES

Located with quick access to all the essential amenities and more, this residential land is **within 5 minutes of UNC Hospitals Hillsborough Campus** including an Emergency Department, Chapel Hill North Shopping Mall, many parks and schools. Below lists some of the amenities within a 10 minute drive:

FOOD

Alpaca Peruvian Chicken
Bella Napoli
Bharath Cafe
Bob Evans
Breadman's
Bruegger's Bagels
Carrabba's Italian Grill
CAVA
Chipotle Mexican Grill
Chopt Creative Salad CO.
Clean Eat
Clean Juice
Cook Out
Domino's Pizza
Drift Cafe
Firehouse Subs
First Watch
Five Guys
Genji Express
Gossip Tea Lounge
Il Palio Restaurant
Jersey Mike's Subs
Json's Deli
Kanki Japanese House of Steaks
Kipos Greek Taverna
KPOT Korean BQ & Hot Pot
La Hacienda

Mc Donald's
Moe's Southwest Grill
Monterrey Mexican Restaurant
Mr. Tokyo Japanese Restaurant
Namu Korean Eats
Osteria Georgi
Peony Asian Bistro
Pizza Hut
Pomegranite Kitchen
Red Robin Gourmet Burgers
Rise Southern Biscuits & Righteous Chicken
Shake Shack
Snooze, an AM Eatery
Squid's Restaurant
Starbucks
Suttons in The Atrium
Tandoori Bites
The Casual Pint of Chapel Hill
The Loop
The Pipe & Pint
Twisted Noodles
Wendy's

BANKING

Bank of America
Chase Bank
Coastal Credit Union

Fifth Third Bank
First Citizen's Bank
First Horizon Bank
PNC Bank
State Employees Credit Union
Truist
Wells Fargo
Woodforest National Bank

PARKS & FITNESS

Battle Park
Burlington Park
Cedar Falls Park
Coker Arboretum
Gene Strowd Rose Garden Park
Homestead park
Pritchard Park
Umstead Park
Wilson Park

SCHOOLS

East Chapel Hill School
Ephesus Elementary School
Estes Hills Elementary School
Goddard School of Chapel Hill
Montessori Day School
Primrose School of Chapel Hill

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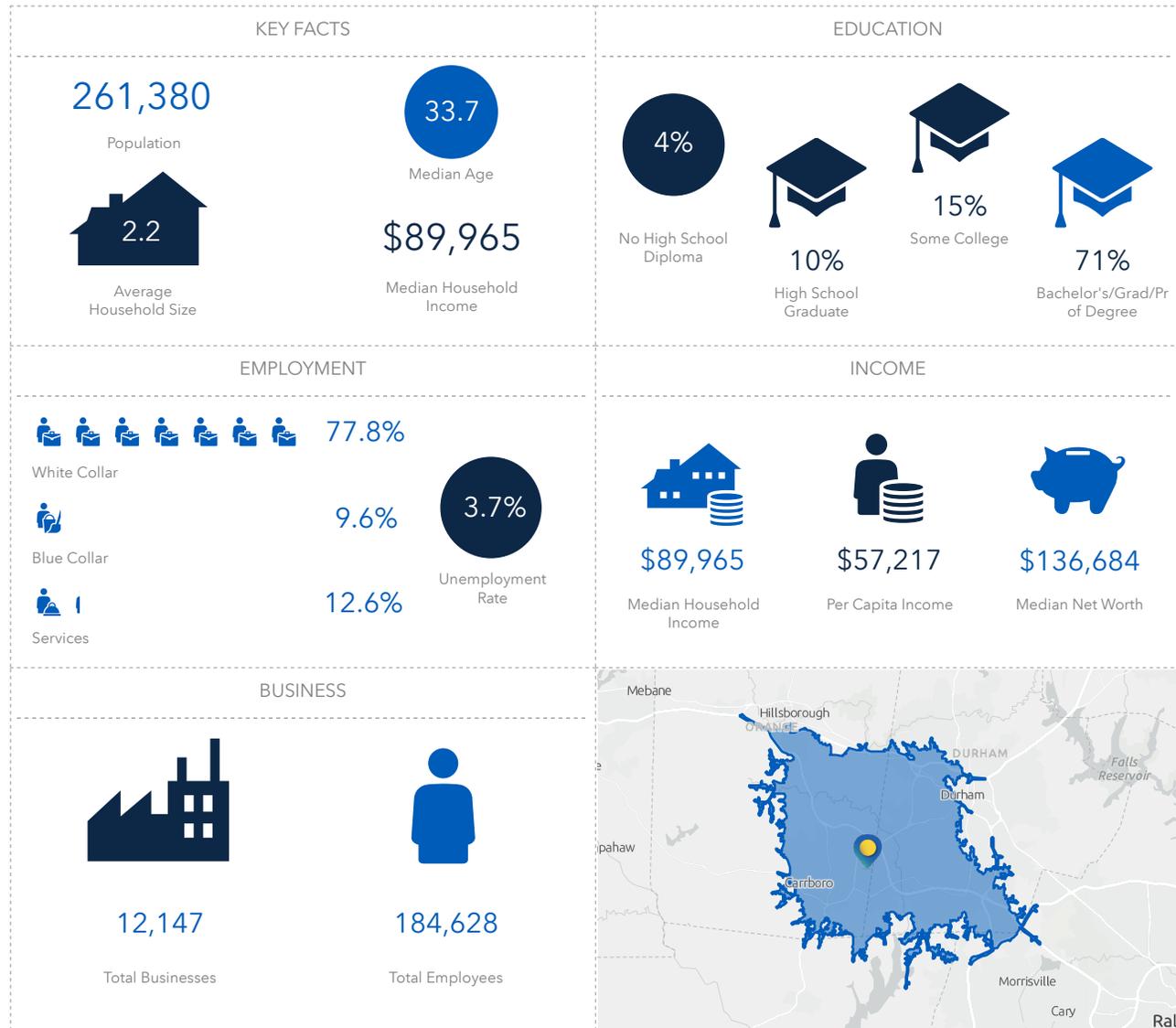
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DEMOGRAPHICS

KEY COMMUTING RADIUS



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