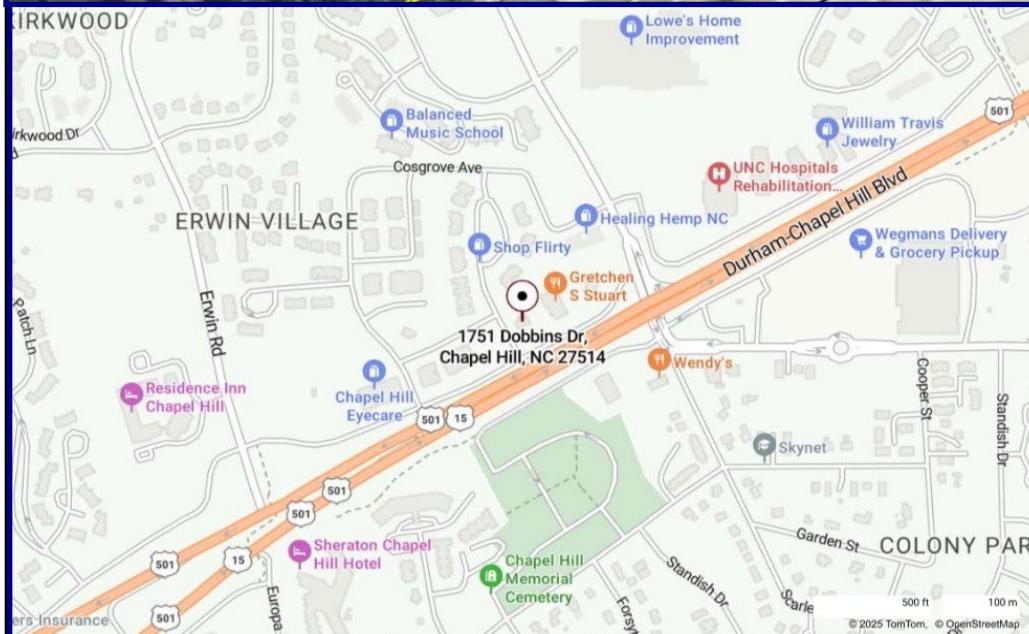


1751 Dobbins Drive

Chapel Hill NC 27514

- **HIGH VISIBILITY HIGH TRAFFIC SITE**
- **TOWN-APPROVED SITE PLAN FOR 7165 SF OFFICE BUILDING**

**LOT
FOR
SALE**



PROPERTY HIGHLIGHTS

- ACREAGE** 0.46+- ACRES
- ZONING** OI-2 OFFICE/INSITUTIONAL
- PARCEL NUMBER** 9799-58-6643
- TRAFFIC COUNTS** DURHAM-CHAPEL HILL BLVD
APPROX. 43,000 DAILY TRIPS
- TOWN OF CHAPEL HILL APPROVED SITE PLAN**
- BUILDING PLANS & ELEVATIONS AVAILABLE**
- WATER & SEWER NEARBY**
- WEGMANS, LOWES, UNC MEDICAL EASTOWNE,
THE PARKLINE, & I-40 NEARBY**

OFFERED AT \$925,000

Mike Lewis

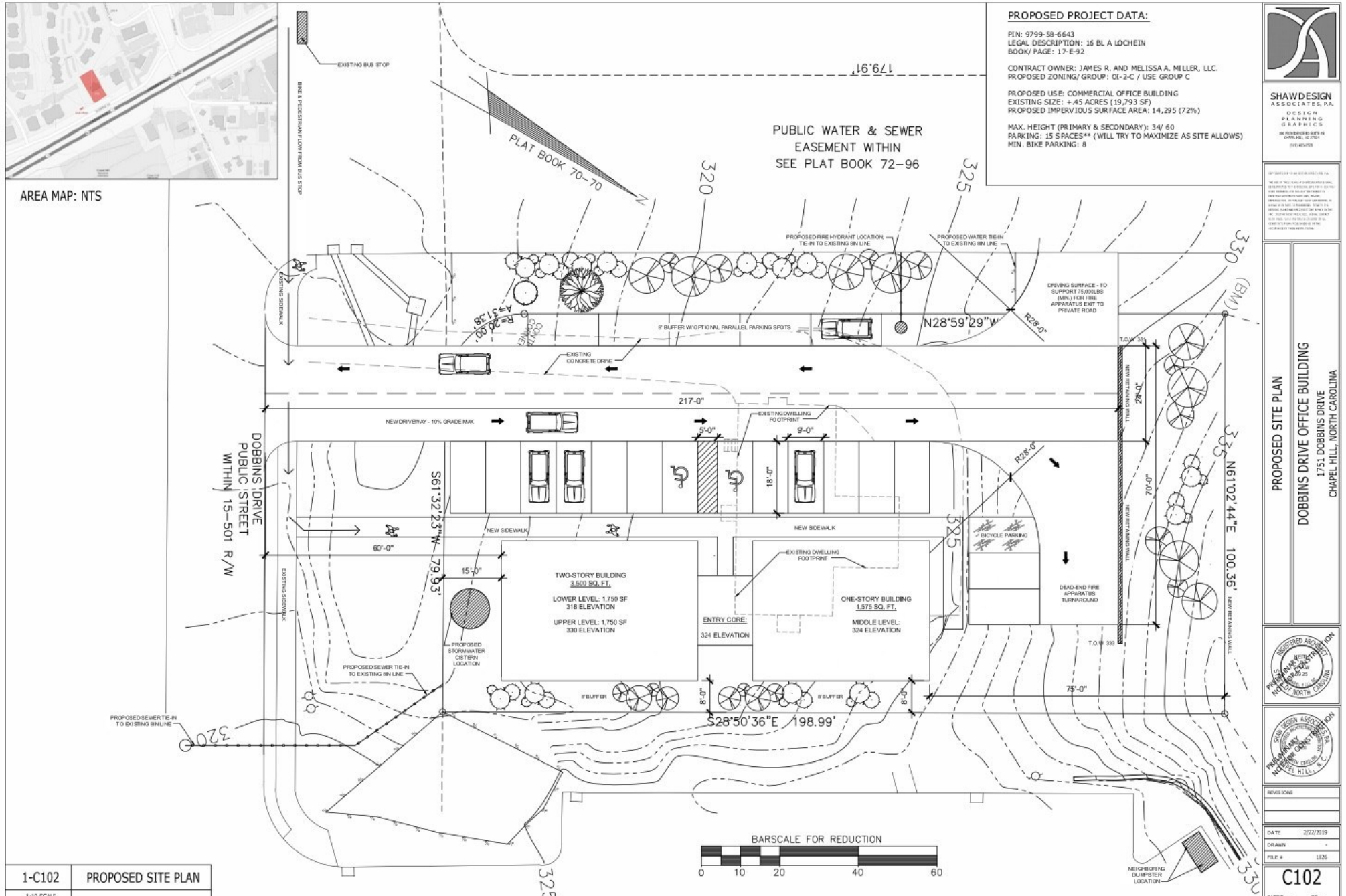
Tel: 919-730-5318

mlewis@chapelhillrealty.com



**Chapel
Hill**
Realty Group Inc.

1751 Dobbins Drive Site Plan



1751 Dobbins Drive Elevations

EXISTING APPROVED PROJECT:

- 2.5 story building with 5,571 heated sq. ft.
- CZO sq. footage limitation: 5,747

PROPOSED PROJECT ALTERATIONS:

- Rear of building becomes two (2) stories tall
- Increase heated square footage by 1,451
- Overall height unchanged
- View from 15-501 unchanged
- Footprint unchanged
- Site plan (parking, stormwater, utilities, lighting, landscape, etc.) unchanged



PROPOSED - ADDED SECOND FLOOR TO REAR SECTION OF BUILDING



ORIGINAL

1-A200 EAST ELEVATION COMPARISON

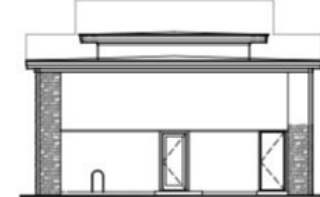


PROPOSED - ADDED SECOND FLOOR TO REAR SECTION OF BUILDING
7,165 TOTAL FINISHED SQ. FT.

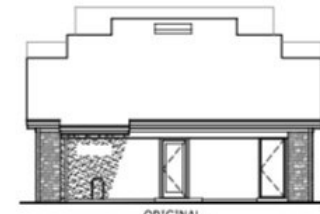


ORIGINAL -
5,571 TOTAL FINISHED SQ. FT.

3-A200 WEST ELEVATION COMPARISON



PROPOSED - ADDED SECOND FLOOR TO REAR SECTION OF BUILDING



ORIGINAL

2-A200 NORTH ELEVATION COMPARISON



PROPOSED - NO CHANGE



ORIGINAL

4-A200 SOUTH (15-501) ELEVATION COMPARISON



SHAW DESIGN
ASSOCIATES, P.A.
DESIGN
PLANNING
GRAPHICS
10000 W. 10TH AVE.
SUITE 100
DENVER, CO 80202

PROPOSED EXTERIOR ELEVATIONS - CZO
DOBBINS DRIVE OFFICE BUILDING
1751 DOBBINS DRIVE
CHAPEL HILL, NC 27514



REVISIONS

DATE 3/2/2021
DRAWN -
FILE # 2020

A200

SHEET - OF -

1751 Dobbins Drive Existing Floor Plans (can be changed to suit)

