

Old NC Highway 86 Commercial Tract

Hillsborough, North Carolina 27278



For sale

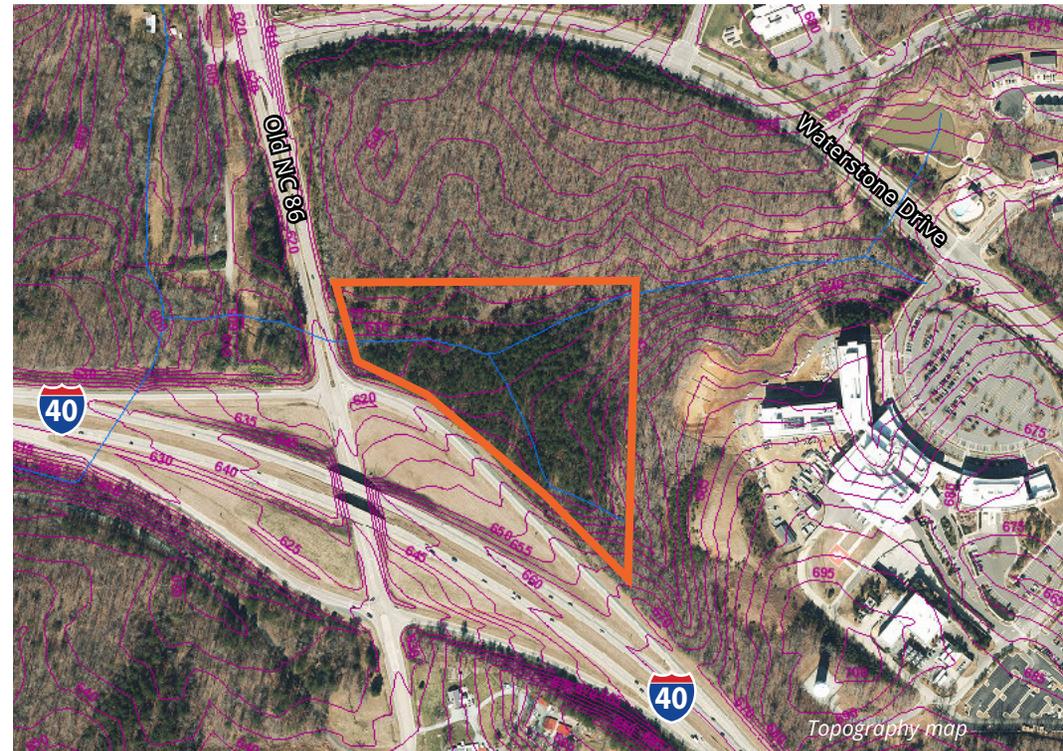
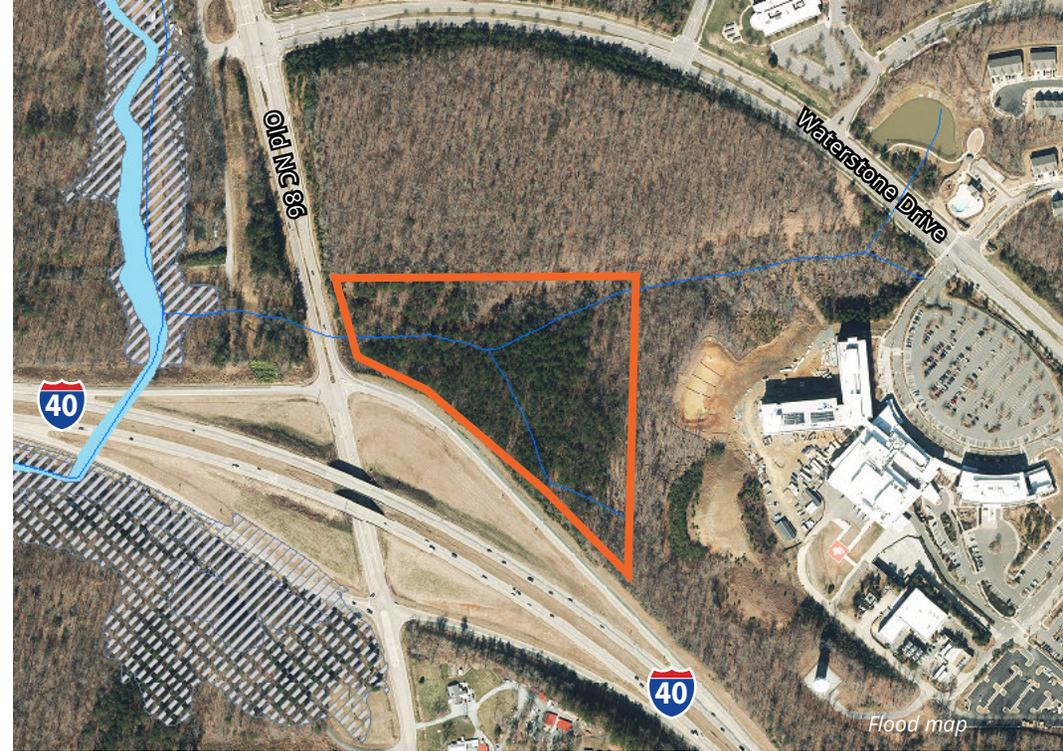
12.27-acre commercial
development site available

**AVISON
YOUNG**

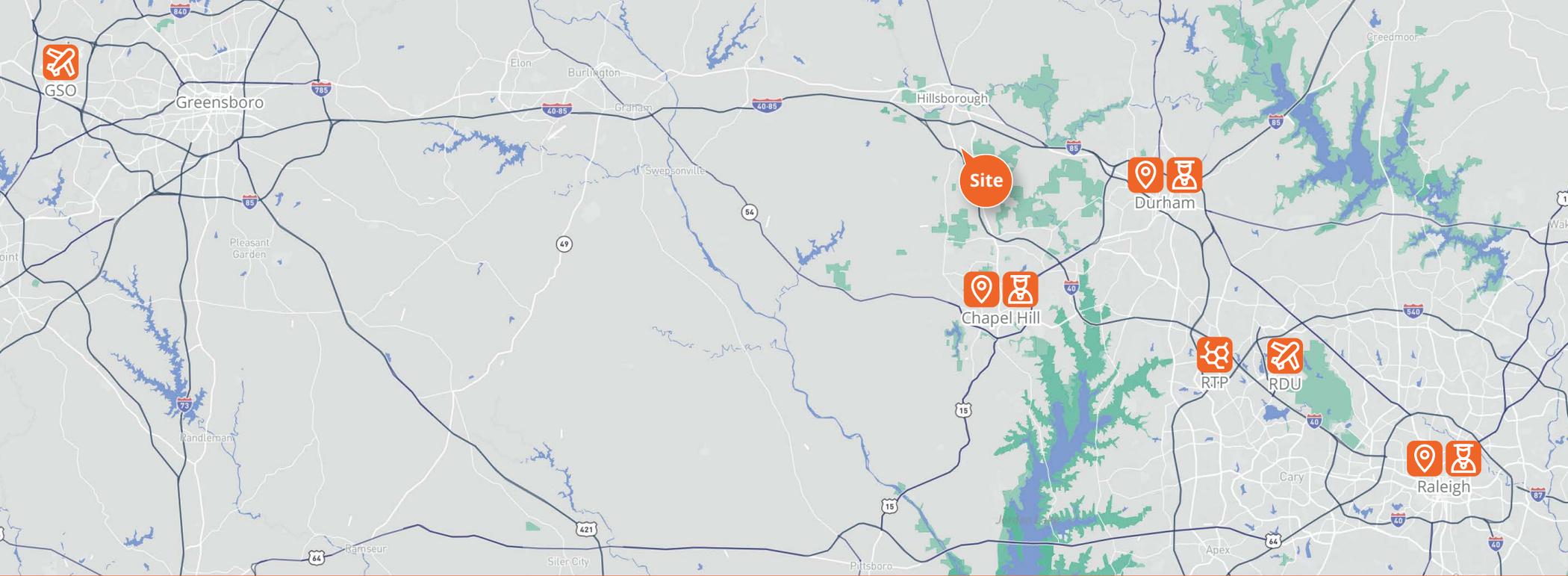
PROPERTY OVERVIEW

Sale price	\$1,800,000
Lot size	12.27 acres
Price/acre	\$146,699
Address	Old NC Highway 86
City	Hillsborough
State	North Carolina
Zipcode	27278
County	Orange
PIN	9873-02-9910
Zoning	EDH-2

- Excellent investment opportunity
- Sewer is currently on-site
- Gently rolling topography with adequate drainage
- Water, electricity and telephone service available nearby
- Considerable growth of surrounding area in recent years
- Located on Old NC Highway 86 at I-40
- Adjacent to UNC Healthcare Hillsborough Campus

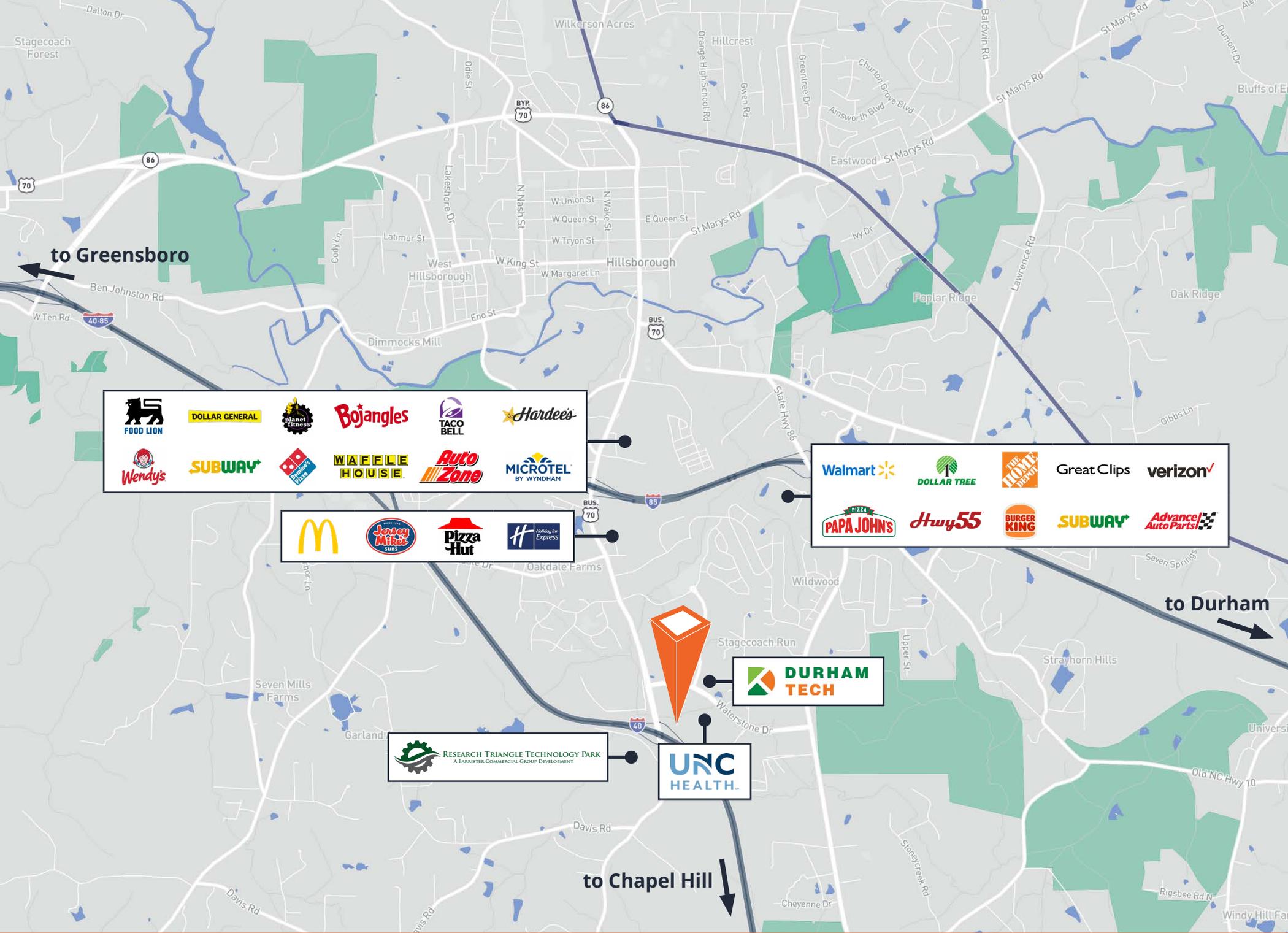






Drive Times

	Chapel Hill	10 miles	17 minutes
	Durham	14 miles	18 minutes
	Duke University	14 miles	19 minutes
	University of North Carolina at Chapel Hill	16 miles	24 minutes
	Research Triangle Park (RTP)	21 miles	23 minutes
	Raleigh-Durham International Airport (RDU)	27 miles	30 minutes
	North Carolina State University	34 miles	36 minutes
	Raleigh	37 miles	43 minutes
	Greensboro	42 miles	44 minutes
	Piedmont Triad International Airport (GSO)	56 miles	54 minutes



to Greensboro

to Durham

to Chapel Hill

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MARKET OVERVIEW

Hillsborough, North Carolina, is a historic and vibrant town nestled in the heart of Orange County. Strategically located at the intersection of Interstates 85 and 40, Hillsborough offers convenient access to major cities like Durham, Chapel Hill, and Raleigh. U.S. Highway 70 and NC Highway 86 further enhance its connectivity, while Raleigh-Durham International Airport (RDU), just 30 minutes away, provides both domestic and international travel options. Public transportation is well-supported through GoTriangle's Route 420, the Hillsborough Circulator, and Mobility on Demand services, making local and regional travel accessible.

The town's economy is anchored by government, healthcare, and education, with major employers including Orange County Government, UNC Health Care, and Orange County Schools. Hillsborough is also home to a growing number of small businesses and tourism-related enterprises, particularly in its charming downtown district. Healthcare services are robust, centered around UNC Hillsborough Hospital, which offers comprehensive medical care and is part of the larger UNC Health network.

Education is a cornerstone of the community, with strong public schools operated by Orange County Schools and proximity to renowned institutions like the University of North Carolina at Chapel Hill and Duke University. The local economy benefits from this educational presence, as well as from a steady influx of visitors drawn to Hillsborough's rich history, cultural events, and natural beauty. Attractions such as the Eno River State Park and the town's well-preserved historic downtown make it a popular destination for tourists and a desirable place to live. Overall, Hillsborough blends small-town charm with strategic access to urban amenities, making it a dynamic and appealing market in central North Carolina.



UNC Hospitals Hillsborough Campus

151,372

Total population

49,396

Total employees

6,346

Total businesses

64,271

Households

\$150,808

Average hh income

\$445,376

Median house value

Orange County Demographics

Get in touch.

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