

9.65 Acres For Sale in Orange County

\$1,000,000

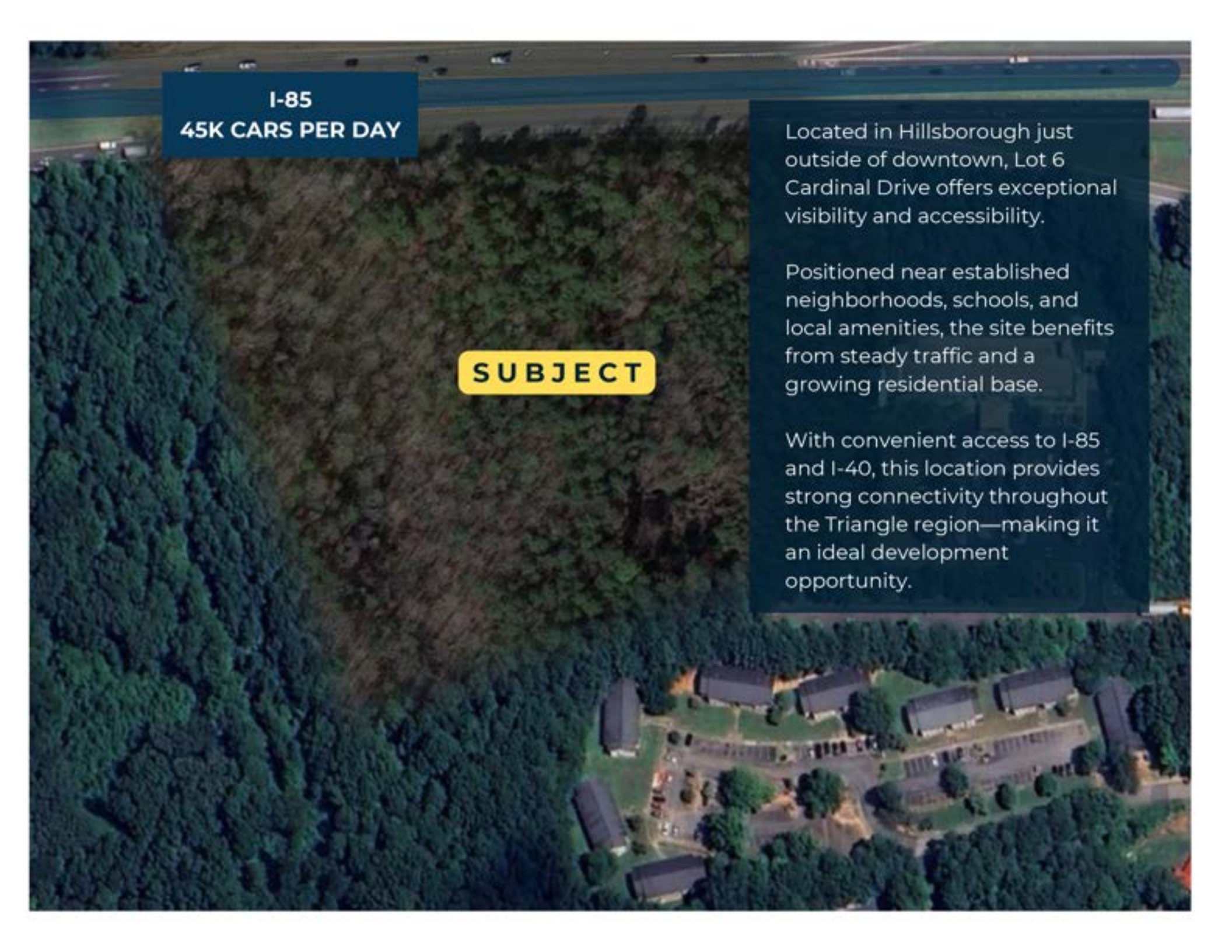
*Lot 6 Cardinal Drive,
Hillsborough, NC 27278*

INTERSTATE 85

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE





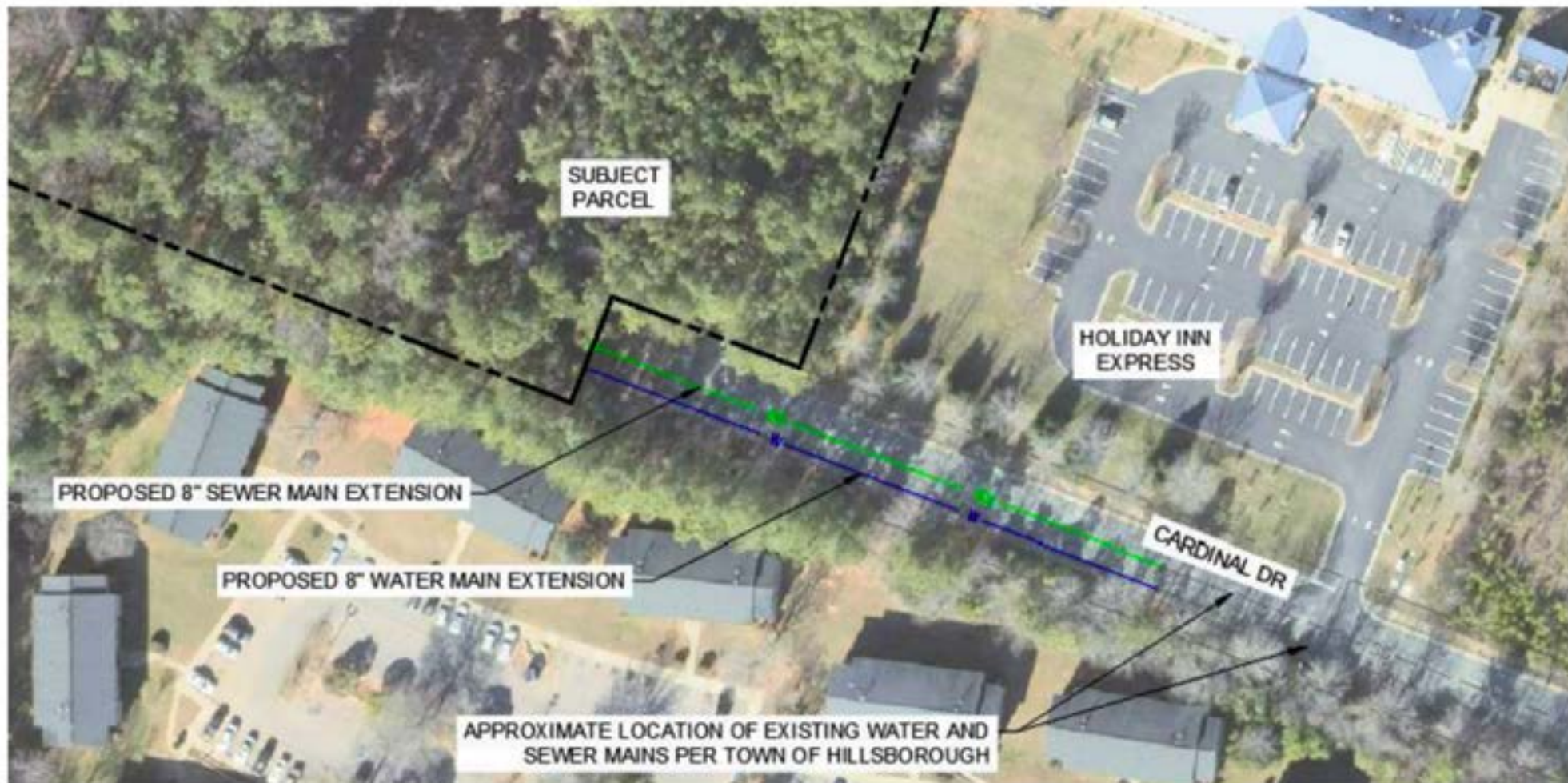
I-85
45K CARS PER DAY

SUBJECT

Located in Hillsborough just outside of downtown, Lot 6 Cardinal Drive offers exceptional visibility and accessibility.

Positioned near established neighborhoods, schools, and local amenities, the site benefits from steady traffic and a growing residential base.

With convenient access to I-85 and I-40, this location provides strong connectivity throughout the Triangle region—making it an ideal development opportunity.



ADDRESS	Lot 6 Cardinal Drive, Hillsborough, NC 27278
LAND AREA	Approx. 9.65 Acres
ROAD FRONTAGE	Cardinal Drive, I-85
ZONING	High Intensity Commercial (HIC)
TAX & LEGAL	Orange County GIS parcel 9863796711; Lot 6
UTILITIES & SERVICES	Water and sewer access available east on Cardinal Drive
BEST USE	Self storage, small-bay industrial, laydown yard
PRICE	\$1,000,000

Local Map

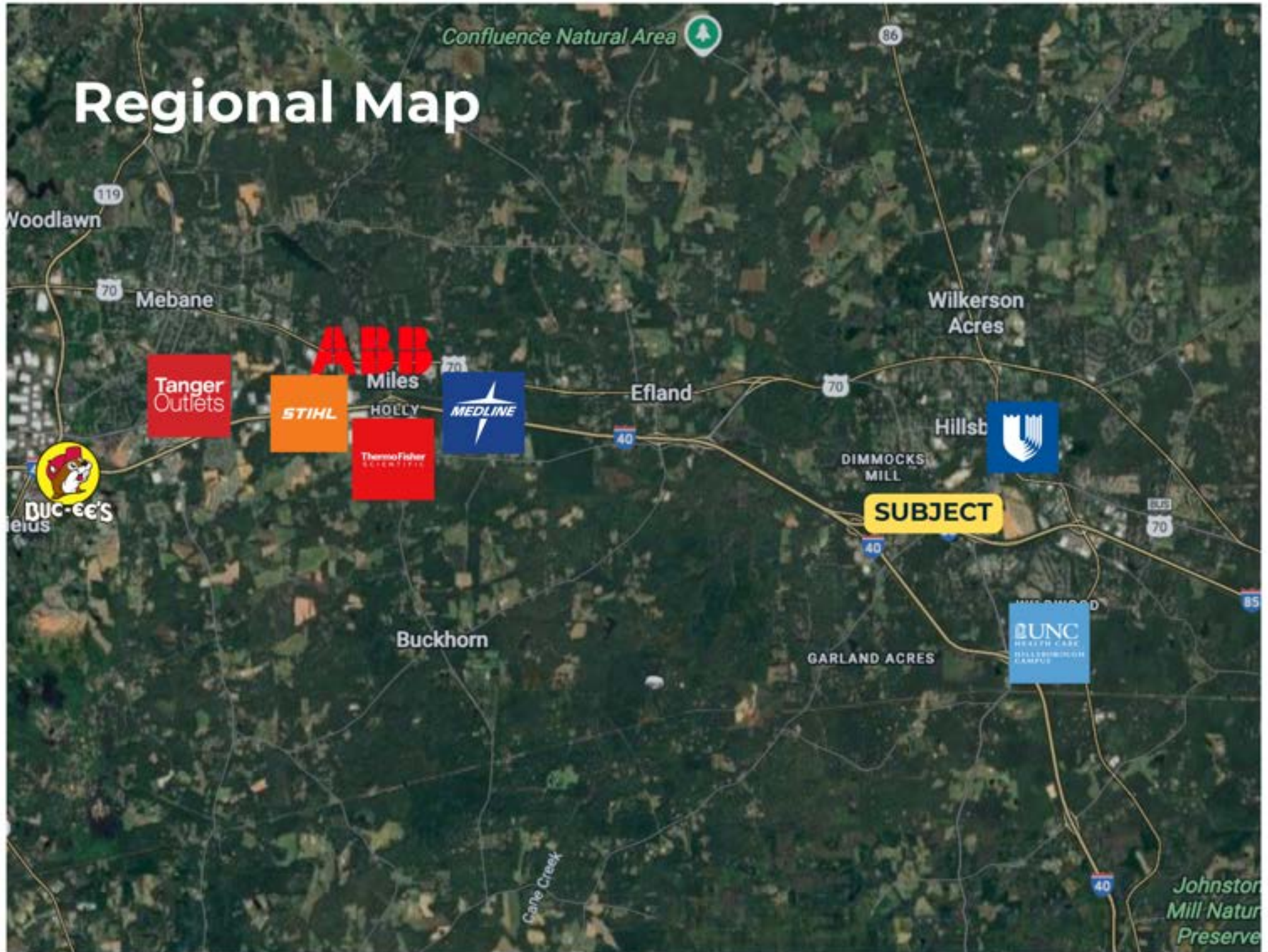
DOWNTOWN HILLSBOROUGH

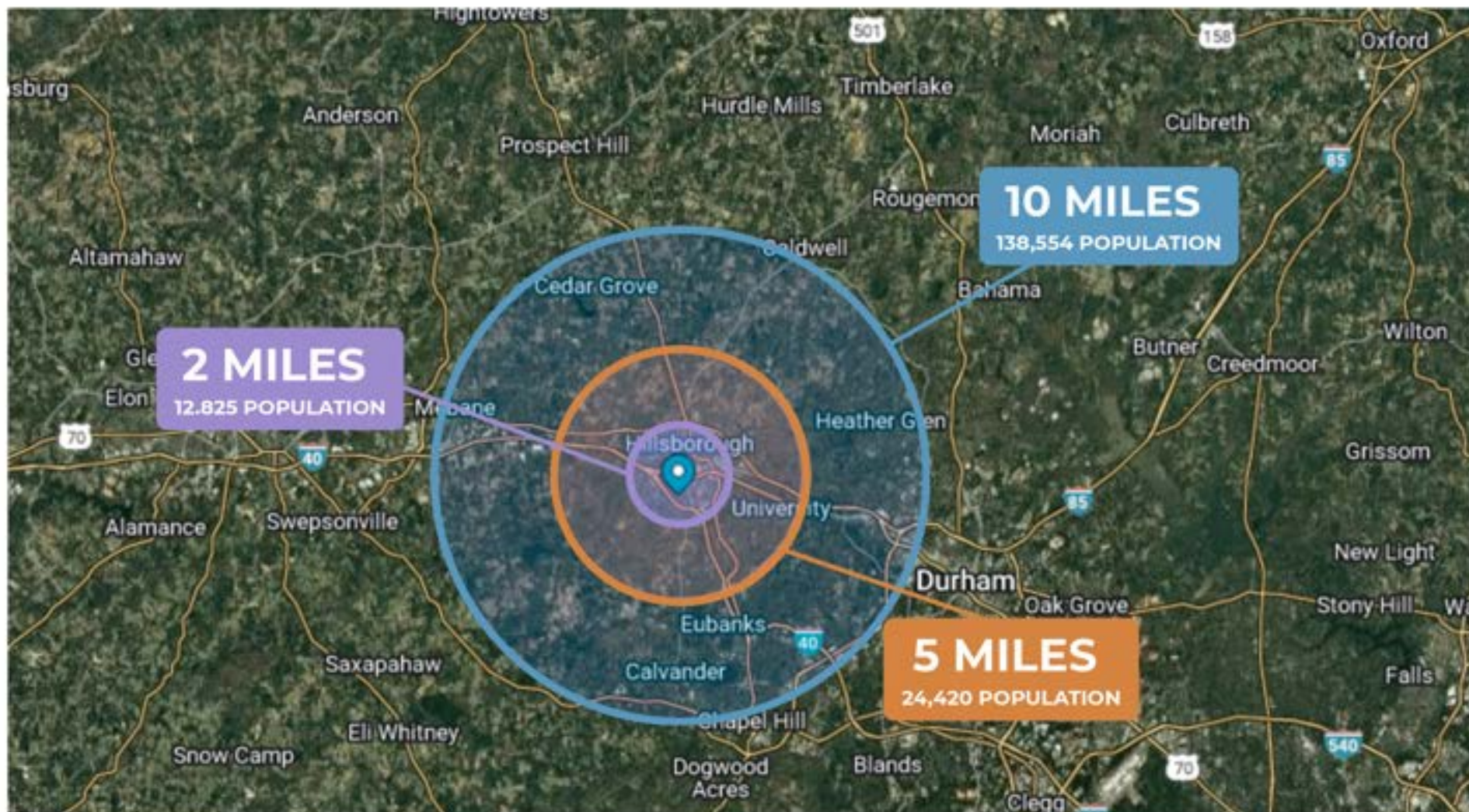


SUBJECT



Regional Map





	2 MILE	5 MILE	10 MILE
Household Avg Income	\$105,874	\$111,532	\$109,466
Household Median Income	\$84,878	\$87,390	\$82,270



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