

**1±120 Acres | Chatham County | Zoned R-1 | Call for Pricing**

**An exceptional large-acreage residential development opportunity located in the rapidly growing Chatham County market.** This ±120-acre assemblage offers gently rolling terrain, a mix of open areas and wooded sections, and multiple access points suitable for thoughtful site planning. With existing R-1 zoning permitting by-right development of single-family homes, the property is well-positioned for a community ranging from traditional detached housing to estate-style lots.

**Location Highlights**

Situated less than 10 minutes from Downtown Pittsboro, the property provides the rare combination of privacy, scale, and immediate access to one of the Triangle's most sought-after small towns with US Highway 64 road frontage. Pittsboro continues to attract strong residential demand driven by its charming historic district, vibrant local businesses, and expanding employment base.

**Surrounding Growth & Amenities**

- Surrounding Growth & Amenities
- Minutes from Chatham Park, one of the largest master-planned communities in the Southeast, bringing retail, restaurants, healthcare, schools, and employment centers to the area.
- Convenient access to US-64, allowing quick travel to Chapel Hill, Apex, Cary, and the Research Triangle.
- Close to recreational amenities such as Jordan Lake, Haw River trails, and multiple regional parks.
- Located within a high-growth corridor benefiting from significant public and private investment throughout Chatham County.

**Key Advantages**

- Large, contiguous acreage suitable for phased development.
- Existing zoning supports immediate planning efforts.
- Reliable utility service through TRiRiver Water.
- Strong residential demand fueled by regional population growth, lifestyle amenities, and access to major employment centers.

**By-Right Density:** 1 dwelling unit per 40,000 sq ft

**Utilities:** Served by TRiRiver Water

**Proximity:** Less than 10 minutes to Downtown Pittsboro

**Preston Lavinder**

ADVISOR

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