

**4511 HOPSON ROAD,
MORRISVILLE NC 27560**

TRIANGLE
COMMERCIAL REAL ESTATE



4511 Hopson Road is positioned on a heavy-traffic stretch of Hopson Road with strong frontage and accessibility—well-suited for a small office conversion, boutique service/retail concept, or investment hold .

The adjacent parcel at 4503 Hopson Road is also for sale and can be acquired as a companion purchase for buyers looking to expand the footprint or control the full assemblage.

List price:: \$575,000

For More Information Contact:
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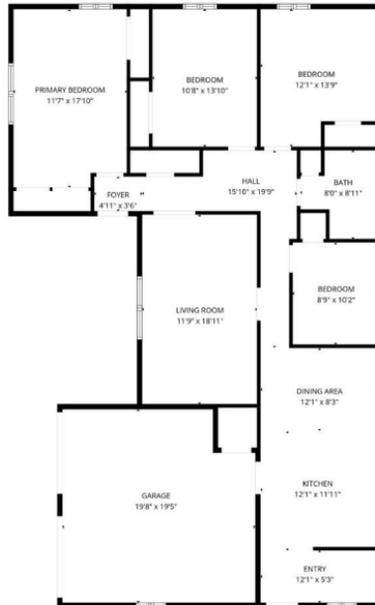
PROPERTY HIGHLIGHTS

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- **Each parcel approx. 0.692 acres (about 1.4 acres total if assembled with the adjacent lot).**
 - **Zoned CSD-S1 (Compact Suburban Design-Support 1 supports a range of mixed-use/commercial redevelopment concepts (buyer to verify permitted uses/approvals).**
 - **High-visibility Hopson Rd frontage with strong commuter/local traffic – ideal for conversion-style concepts that benefit from exposure.**
 - **Minutes to major Triangle employment nodes and regional corridors.**
- Buyer options (verify with UDO/planning):**
- **Office / professional conversion (single-parcel play)**
 - **Optional assemblage (adjacent parcel also for sale) for a larger footprint**
 - **Land-banking with interim cash-flow approach**

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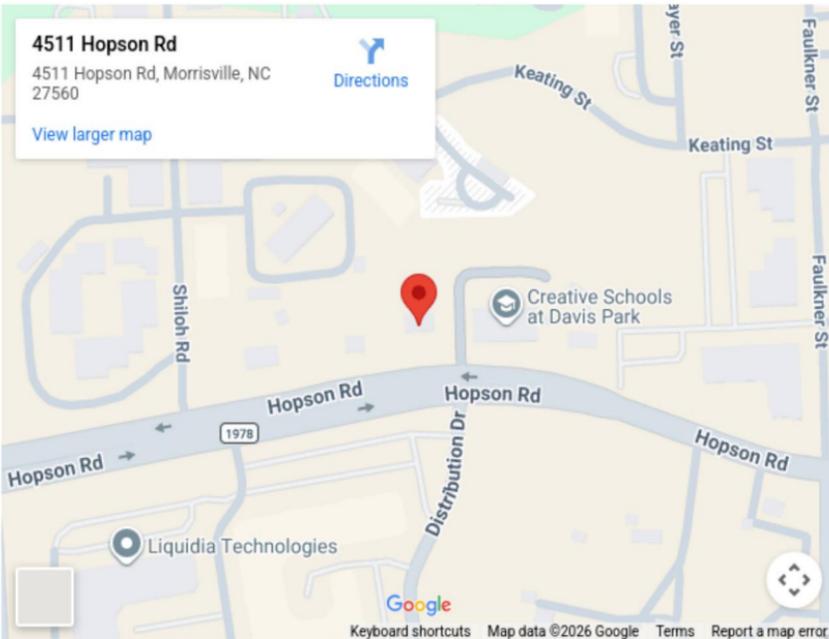


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

All measurements must be verified by buyer

LOCATION

4511 Hopson Road, Morrisville
NC 27560



NEARBY:

- **IBM**
- **Cisco**
- **Lenovo**
- **Apple's future campus**
- **RDU**
- **UNC Chapel Hill**
- **Duke University**
- **Wolfspeed**
- **Frontier**

In the center of RTP!



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APPROVED USES:

- Medical office / clinic / outpatient health services – Church / place of worship**
- Retail sales & service (general) – Schools / education–related uses**
- Professional offices**
- Restaurants / food service**
- Community / civic uses**
- Personal services**
- Parks / open space related civic uses**
- Financial services**
- Nonprofit / social–service type uses**
- Small commercial service uses consistent with the Use Table**
- Other institutional uses specifically listed as allowed in the Use Table**

Disclaimer:

Buyer is responsible to verify with the cities UDO