



±55.5 ACRE OF LAND FOR SALE

1254 OLD US 1 HWY

MONCURE, NC 27559

HUNTER STEWART, SIOR, MBA

D 919.576.2507

C 919.548.3172

hstewart@lee-associates.com

AIMEE GIBBS, J.D.

D 919.591.2267

C 919.548.9649

agibbs@lee-associates.com

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
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100 Walnut Street | Cary, NC 27511 | 919.576.2500 | lee-associates.com/raleigh

PROPERTY SUMMARY

OVERVIEW

Property is ±55.5 acres in Chatham County near the Deep River with easy access to US-1. Located just inside the Chatham/Lee county line in Chatham County, 1 mile from the Moncure Pittsboro Rd/US 1 interchange.

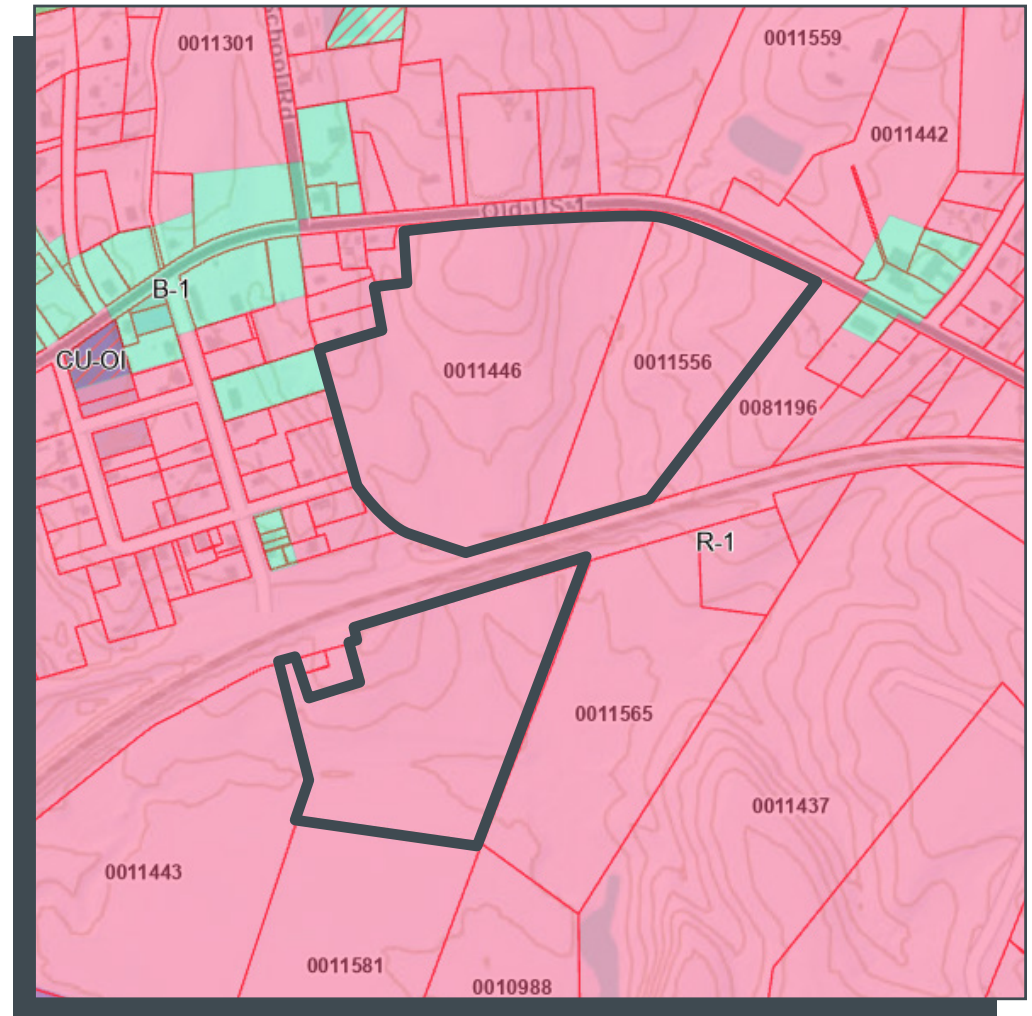
PROPERTY HIGHLIGHTS

- » ±55.5 acres
- » Zoned R-1
- » Prime location along Old US 1 with convenient access to US-1, US-64, and regional employment centers
- » Positioned within one of the Triangle's fastest-growing corridors, supporting long-term economic and population growth
- » Ample surrounding infrastructure improvements, enhancing connectivity and future value

PRICING

- » \$50,000/acre

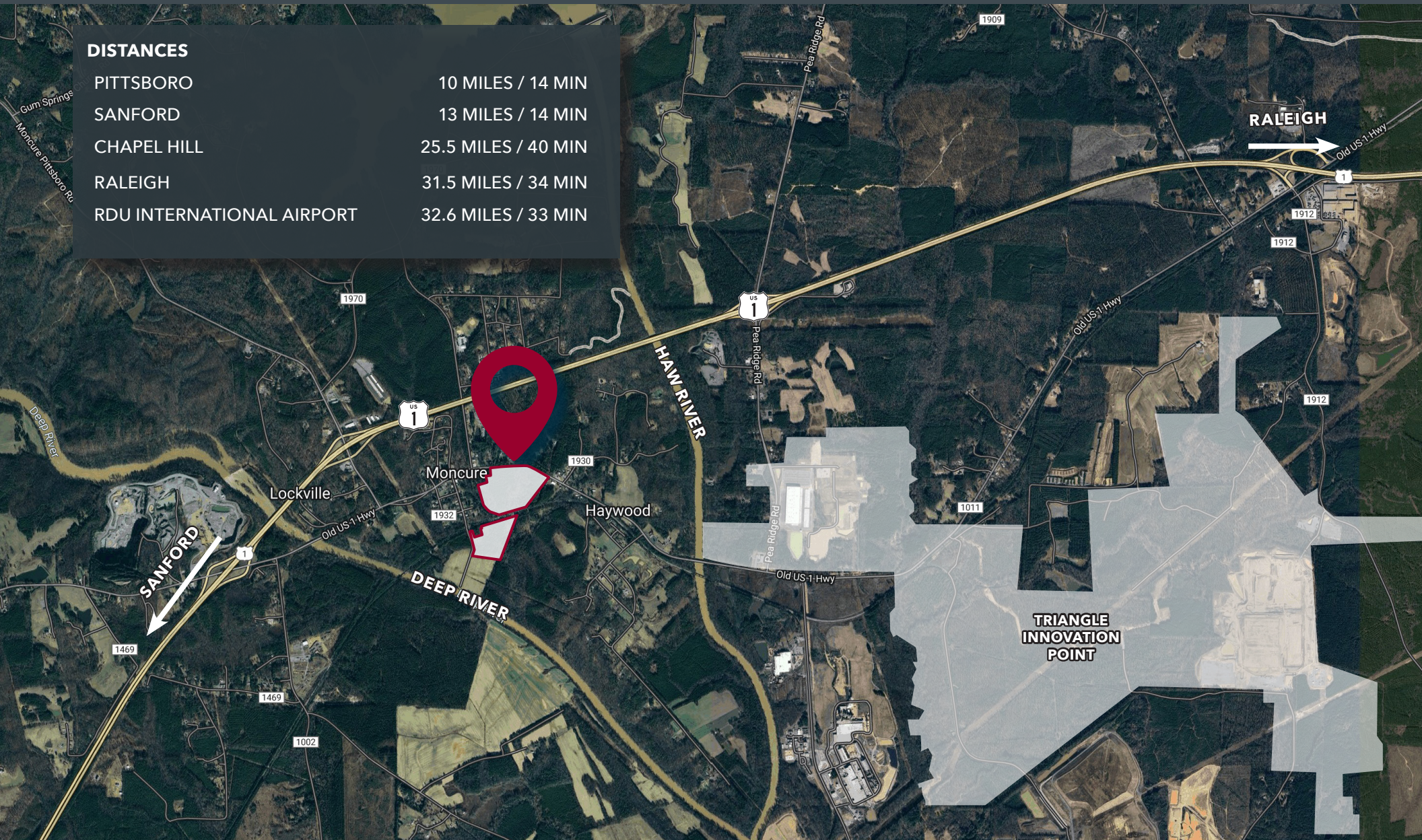
ZONING MAP



AREA OVERVIEW

DISTANCES

PITTSBORO	10 MILES / 14 MIN
SANFORD	13 MILES / 14 MIN
CHAPEL HILL	25.5 MILES / 40 MIN
RALEIGH	31.5 MILES / 34 MIN
RDU INTERNATIONAL AIRPORT	32.6 MILES / 33 MIN



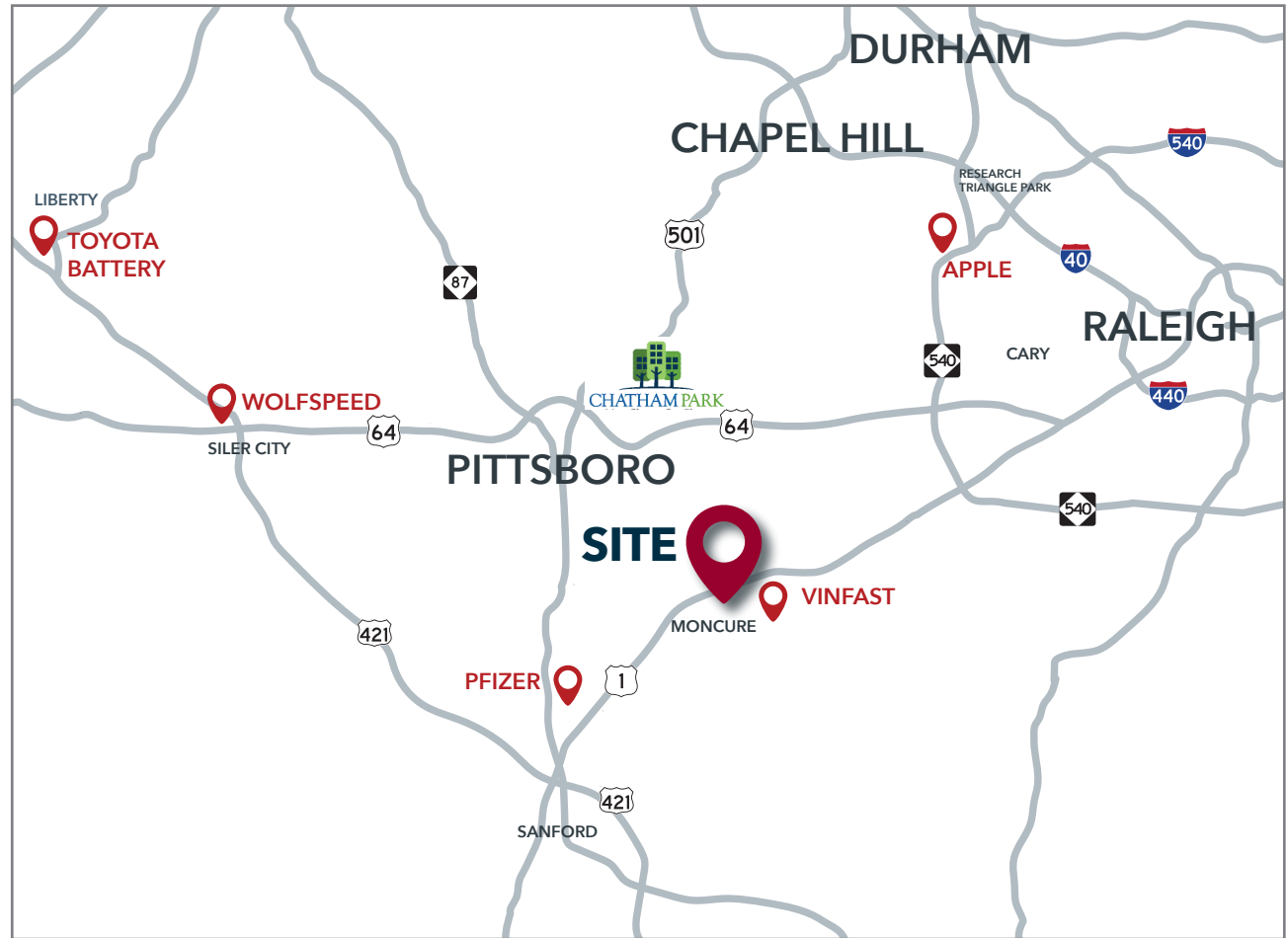
AREA OVERVIEW

NEARBY DEVELOPMENTS

Chatham Park is an **8,500-acre live-work-play-learn master-planned community** in Pittsboro, NC adjacent to Jordan Lake. Near Raleigh, Durham and Chapel Hill, Chatham Park is positioned to support the growth of the Research Triangle Region, one of the nation's most economically vibrant and desirable areas. At full build out, Chatham Park will add **75,000 residents, 27,000 new homes and 22 million sq. ft. of office, research, retail and community space.**

Northwood Landing is a 92-acre Lowes Food anchored power mix of uses, possibly for retail, service and office, and a 312-unit apartment community, across from MOSAIC on U.S. 501 in Pittsboro, NC

MOSAIC, a 44-acre, mixed-use community, serves as the gateway to Chatham Park in Pittsboro. This walkable, urban community includes 200,000 sf retail/restaurants. Hampton Inn & Suites, 60,000 sf office, 270 apartments, 45 condos, entertainment venues, and meeting facilities.



ANNOUNCEMENTS

WOLFSPEED

1,800 jobs
\$5B investment
Silicon Carbide Manufacturer

VINFAST

7,500 jobs
\$4B investment
Electric Vehicle & Battery

TOYOTA

350 jobs
\$13.8M investment
Clean Tech Manufacturer

PFIZER

200 jobs
\$1.4B investment
Biopharmaceutical Manufacturer

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Population (2025)	682	1,781	4,677
2030 Projected Population	676	1,832	4,904
Daytime Population	504	1,454	4,186
Median Age	47.1	46.8	46.9
Median Home Value	\$336,458	\$333,214	\$348,947



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VICE PRESIDENT, PRINCIPAL
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