

OFFERING MEMORANDUM

110 SOUTH ESTES DRIVE

CHAPEL HILL, NC 27514

FOUNDRY
COMMERCIAL





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01

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

OFFERING OVERVIEW

Foundry Commercial is pleased to exclusively present the opportunity to acquire 110 S. Estes Drive (the “Property”), a strategically located ±9,800-square-foot commercial building positioned proximate to University Place in the heart of Chapel Hill. The offering provides a compelling opportunity for both owner-users and investors seeking a well-located commercial asset along one of Chapel Hill’s most established and highly amenitized corridors, surrounded by an exceptional concentration of retail, dining, healthcare, hospitality, residential and institutional amenities.

Currently leased to Wake Radiology for medical office use through December 2026, the two-story Property was built in 1980 and is situated on ±0.66 acres with 44 surface parking spaces, providing an attractive parking ratio of approximately 4.5 spaces per 1,000 square feet. The Property benefits from prominent visibility along S. Estes Drive, which experiences approximately 11,500 vehicles per day, as well as convenient ingress and egress. Wake Radiology has commenced its relocation, providing a defined path toward vacant possession for a future owner. The existing improvements, infrastructure, dedicated parking, and prominent location offer meaningful flexibility for a variety of potential owner-users and investment strategies.

Immediately surrounding the Property is an exceptional concentration of retail, dining and lifestyle amenities, led by University Place, a 43-acre mixed-use destination undergoing a significant transformation into an open-air community hub featuring retail, chef-driven restaurants, entertainment, public gathering spaces, and residential uses. Anchored by Harris Teeter and Silverspot Cinema, University Place is now also home to the 253-unit 900 Willow apartment community, with additional retail and restaurant offerings continuing to expand the project’s amenity base. Eastgate Crossing further enhances the surrounding retail ecosystem with Trader Joe’s, Aldi, restaurants, fitness concepts and other service-oriented retailers.

Beyond its immediate amenity base, 110 S. Estes Drive benefits from its proximity to the University of North Carolina at Chapel Hill, located approximately two miles from the Property. UNC is one of the nation’s leading public research universities and a significant economic, healthcare and employment driver for the region, with an extensive academic, research and healthcare ecosystem supporting demand throughout Chapel Hill. The Property also offers convenient access to Fordham Boulevard and Interstate 40, located approximately two miles away, providing connectivity to Durham, Research Triangle Park, Raleigh-Durham International Airport and the broader Triangle region.

With land and construction costs reaching new highs and the limited availability of comparable infill development opportunities in Chapel Hill, 110 S. Estes Drive presents a compelling opportunity to acquire an established commercial asset in one of Chapel Hill’s most desirable corridors at an attractive basis. The offering combines a highly amenitized location, functional existing improvements and anticipated vacant possession, providing future owners with flexibility to pursue their investment or occupancy objectives.

PROPERTY SUMMARY

ADDRESS	110 S. Estes Drive Chapel Hill, NC 27514
SITE AREA	±0.66 AC
ZONING	CC – Community Commercial
TYPE	Medical Office
YEAR BUILT	1980
BUILDING SIZE	±9,800 SF
BUILDING HEIGHT	Two (2) stories
STATUS	Vacant / Leased Thru Dec. ‘26
PARKING	Forty-four (44) surface space ±4.5/1,000
SALE PRICE	\$2,000,000 (±204/SF)

INVESTMENT HIGHLIGHTS



Premier Chapel Hill Location – Prominent location directly across from University Place and within one of Chapel Hill’s most established and highly amenitized commercial corridors.



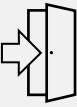
Exceptional Amenity Base – Immediate access to an extensive concentration of retail, dining, entertainment, residential and service-oriented amenities, including University Place.



Proximity to UNC – Located less than two miles from the Chapel Hill campus and UNC Health, providing access to one of the region’s most significant academic, healthcare and employment centers.



Strong Regional Connectivity – Approximately two miles from Interstate 40, providing convenient access to Research Triangle Park, Durham, Raleigh-Durham International Airport and the broader Triangle region.



Vacant Possession Opportunity – Wake Radiology has commenced relocation, with the existing lease expiring in December 2026, providing a defined path toward vacant possession for a future owner.



Functional Existing Improvements – ±9,800-square-foot, two-story commercial building situated on ±0.66 acres with 44 surface parking spaces, providing approximately 4.5 spaces per 1,000 square feet.



Prominent Visibility & Accessibility – Strong exposure along S. Estes Drive with approximately 11,500 vehicles per day, complemented by convenient ingress and egress.



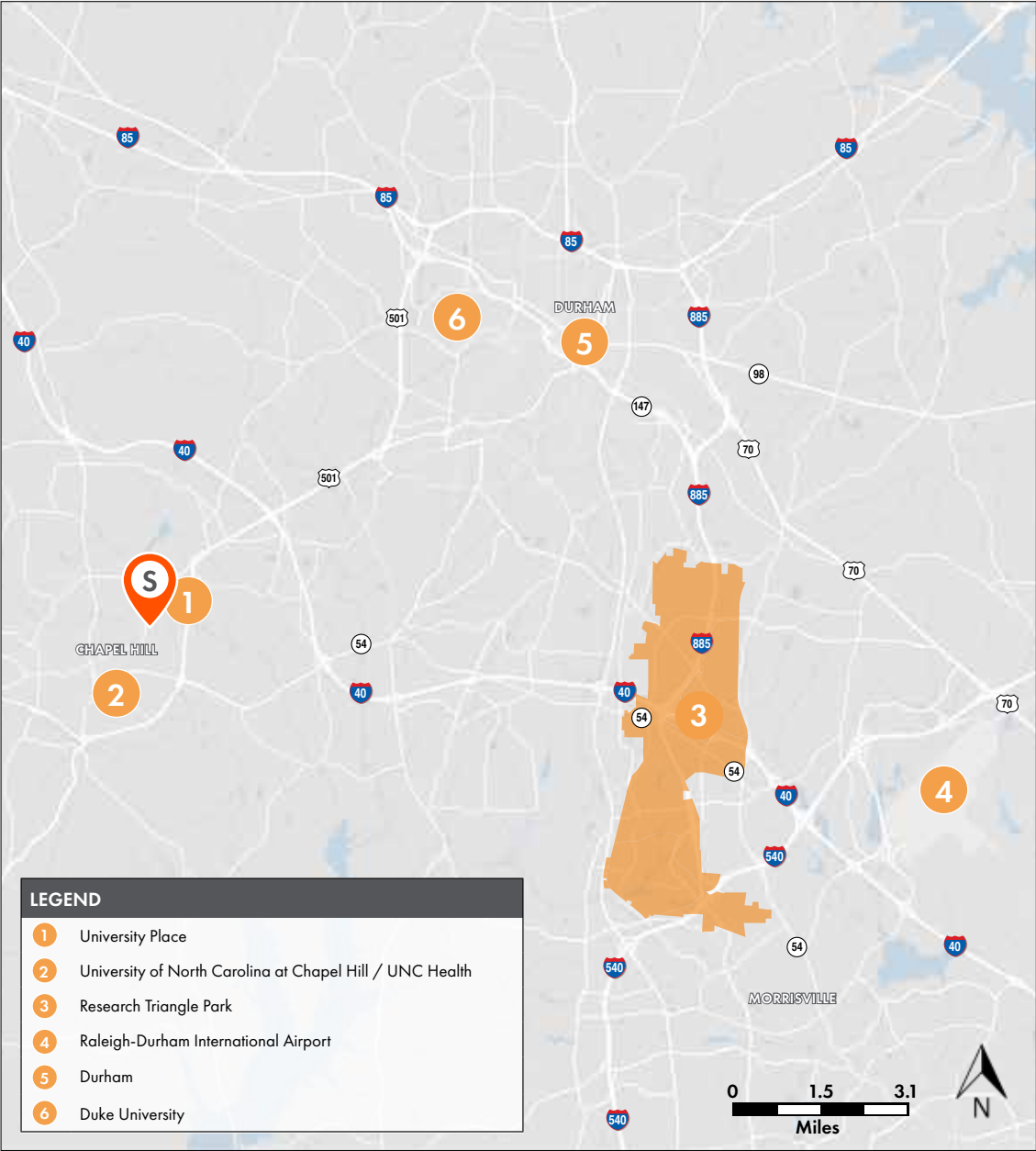
Attractive Basis Relative to Replacement Cost – Opportunity to acquire an established commercial asset at an attractive basis relative to the cost of constructing a comparable property in a highly desirable Chapel Hill location.



LOCATION SUMMARY

The Property enjoys a prominent position along South Estes Drive within one of Chapel Hill’s most established commercial corridors, directly across from the extensive retail, dining and lifestyle amenities of University Place. Located less than two miles from the University of North Carolina at Chapel Hill campus and UNC Health, the Property is also approximately two miles from Interstate 40, providing convenient connectivity to Research Triangle Park, Durham, Raleigh-Durham International Airport and the broader Triangle region.

Chapel Hill offers a thriving business environment anchored by education, healthcare and technology, complemented by the distinctive character of one of the nation’s most renowned and historic college towns. The Town maintains a deliberate approach to development intended to preserve Chapel Hill’s established character, resulting in a highly curated built environment and limited availability of well-located commercial properties. This combination of strong institutional drivers, an attractive quality of life and constrained commercial supply has historically supported a resilient local real estate market.



LOCATION SUMMARY



University of North Carolina Chapel Hill



UNC Health



University Place



Franklin Street



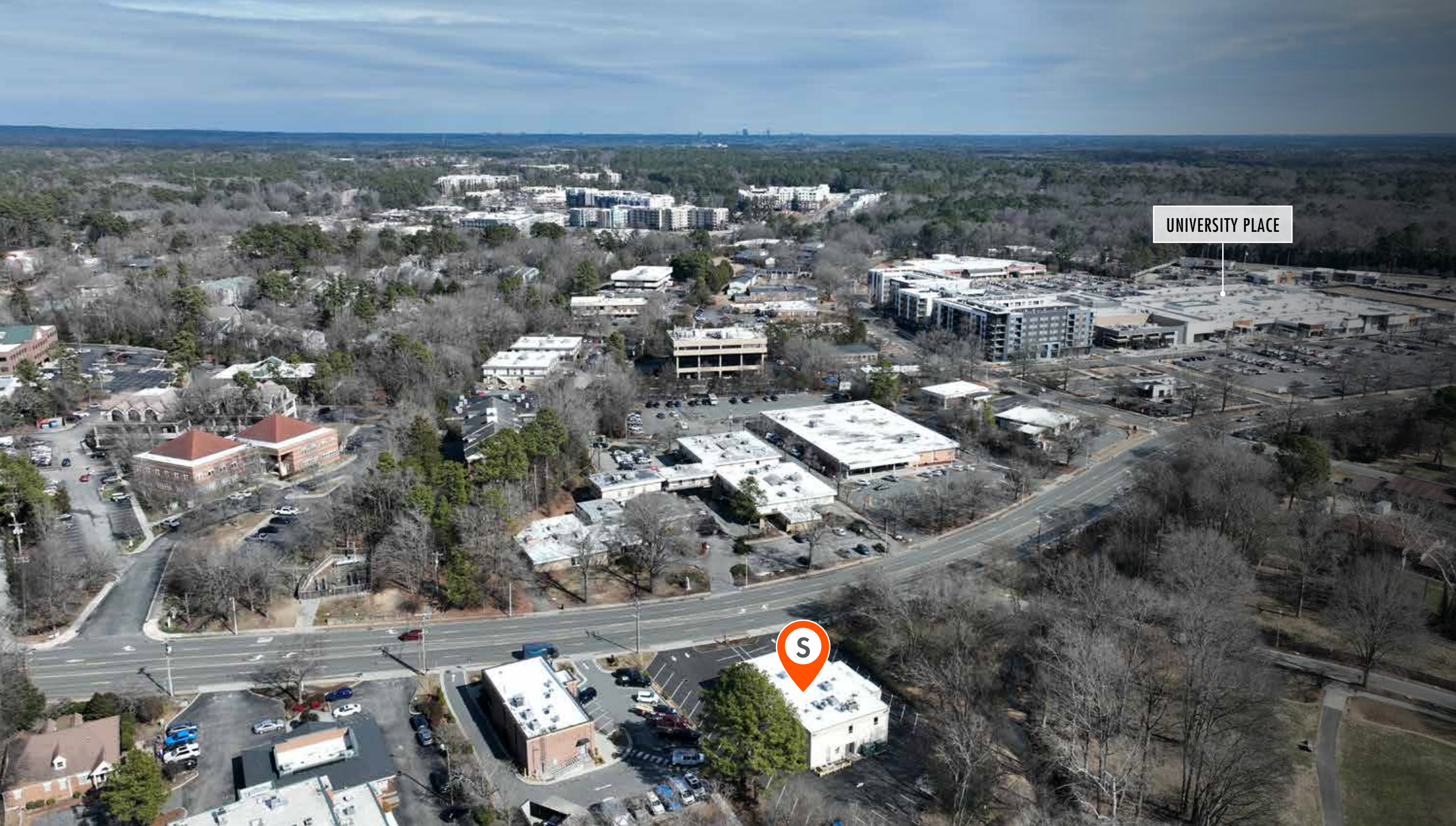
02

PROPERTY OVERVIEW

110 SOUTH ESTES DRIVE

PROPERTY DESCRIPTION

Address	110 S. Estes Drive Chapel Hill, NC 27514
Parcel ID	9799-02-2504
Parcel Area (AC)	±0.66 AC
Zoning	CC – Community Commercial
Building Size (SF)	±9,800 SF
Floors	Two (2) stories
Year Built	1980
Parking Count	Forty-four (44) surface space
Parking Ratio	±4.5/1,000
Roof Type	TPO
HVAC System	Four (4): 4-Ton Carrier RTUs
HVAC Age	One Unit: 2021 Three Units: 2022
Elevators	One (1) – Hydraulic 3,500 lb
Electrical Supply	480/277 volt, 400 amp
Flood Zone	Located in a Floodway

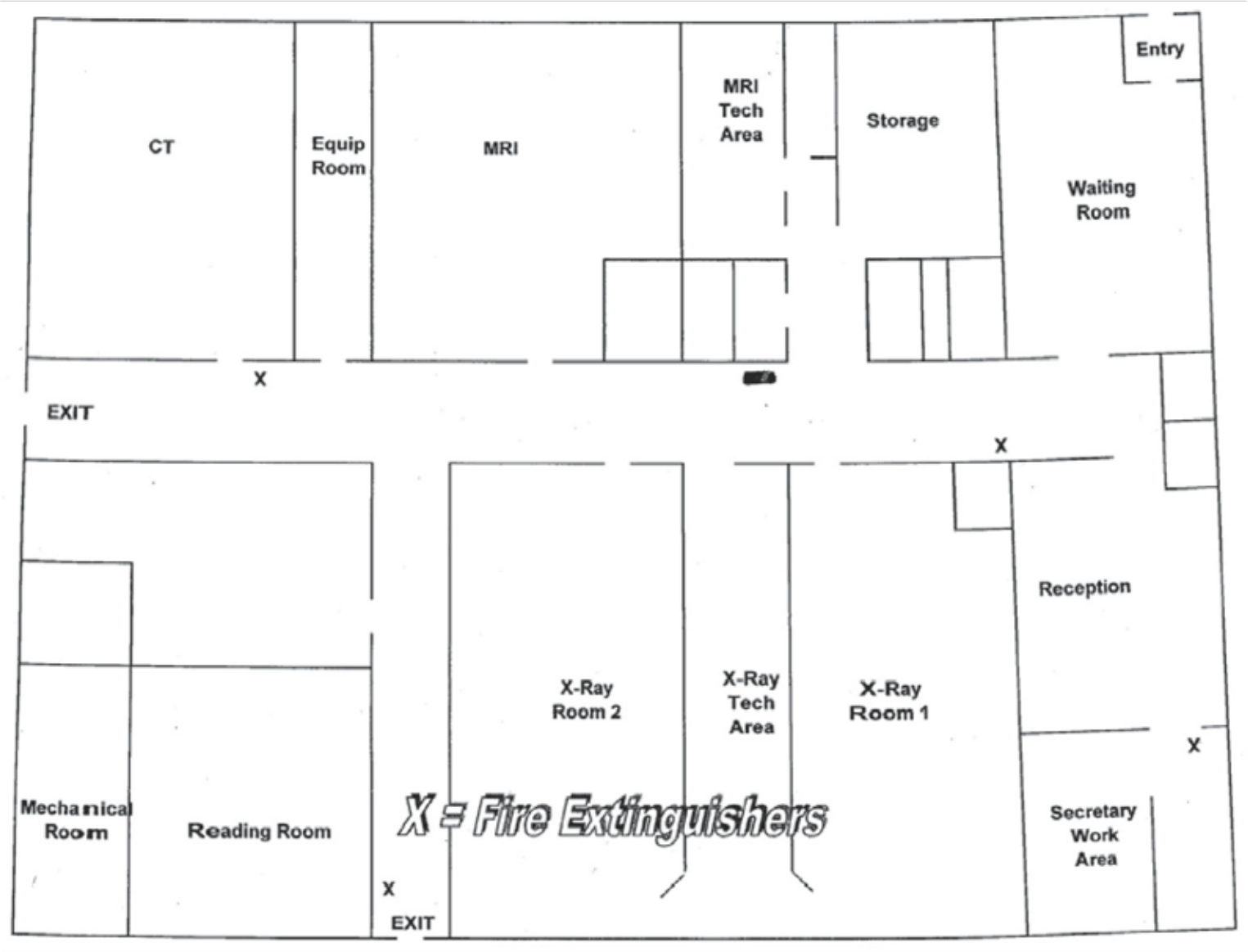


SITE PLAN



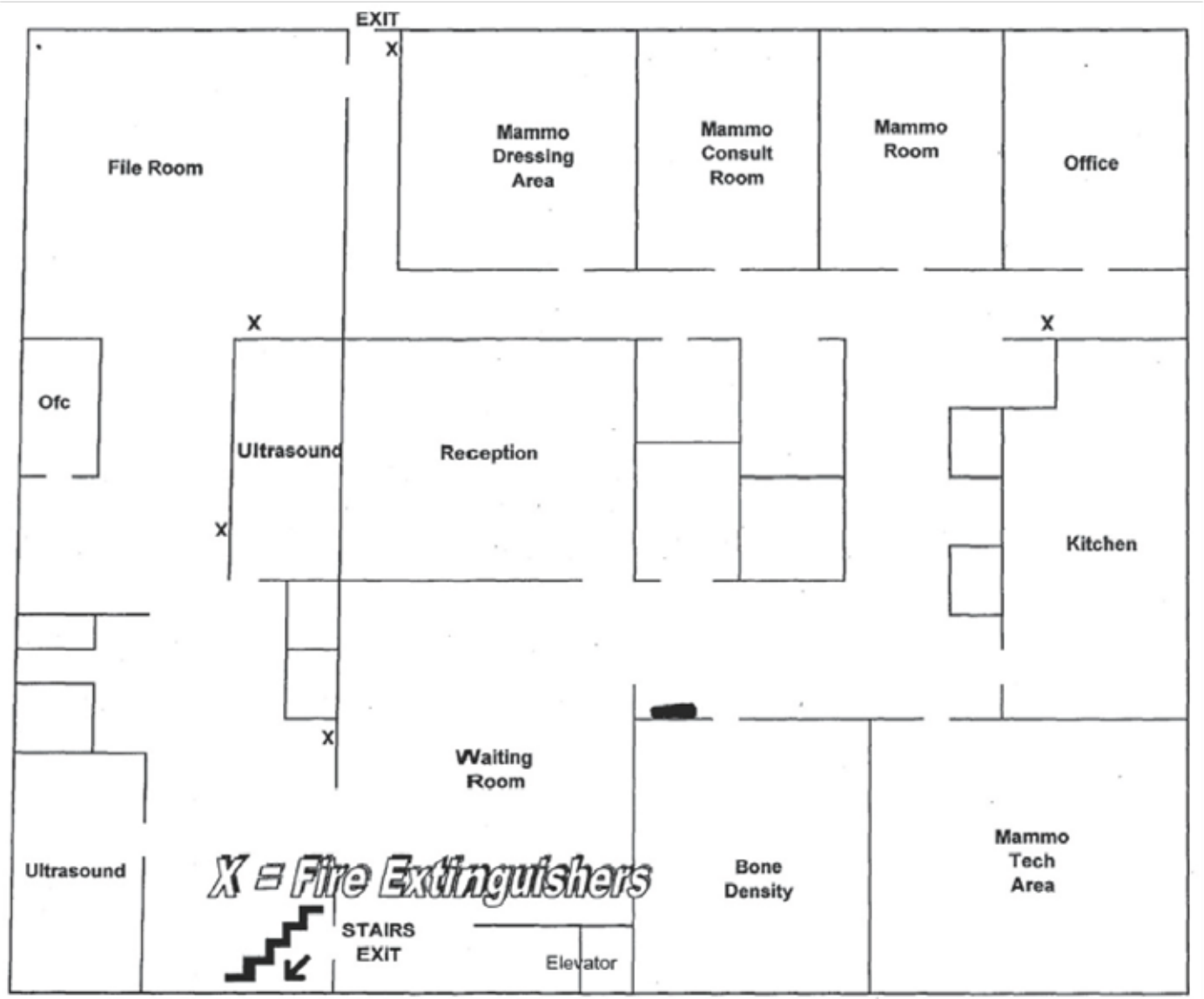


FLOORPLANS



1ST FLOOR | 4,900 SF

FLOORPLANS



2ND FLOOR | 4,900 SF

An aerial photograph showing a campus with several large, multi-story buildings and a central courtyard, surrounded by a vast expanse of dense green forest. A winding road is visible in the lower-left quadrant, and a small body of water or pond is visible in the upper-left. The overall scene is a mix of urban development and natural landscape.

03

**LOCATION
OVERVIEW**

MARKET OVERVIEW

CHAPEL HILL, NORTH CAROLINA

Chapel Hill is a nationally recognized university community and one of the Triangle’s most desirable places to live, work and invest. Anchored by the University of North Carolina at Chapel Hill and UNC Health, the Town benefits from a highly educated workforce, strong healthcare and research institutions, exceptional quality of life and convenient access to the broader Raleigh-Durham economy. These attributes have helped Chapel Hill evolve beyond its traditional role as a college town into a diverse and increasingly sophisticated market supported by education, healthcare, technology, research and innovation.

ECONOMIC DRIVERS

UNC-Chapel Hill is the community’s primary economic engine and one of the region’s largest employers. The University’s extensive academic, healthcare and research ecosystem generates significant economic activity while supporting a growing concentration of life sciences, healthcare, technology and entrepreneurial companies. UNC conducts more than \$1.3 billion in sponsored research annually, further reinforcing Chapel Hill’s position as a center for innovation and knowledge-based employment.

Chapel Hill also benefits from its position within the larger Research Triangle. Interstate 40 provides essential connectivity allowing businesses and residents to benefit from the Triangle’s deep labor pool and distributed employment centers while maintaining access to Chapel Hill’s distinctive amenities and quality of life.



MARKET OVERVIEW

SIGNIFICANT INVESTMENT & DEVELOPMENT

Chapel Hill is experiencing substantial public and private investment, with several major projects adding residential density, retail, dining, office and lifestyle amenities throughout the community.

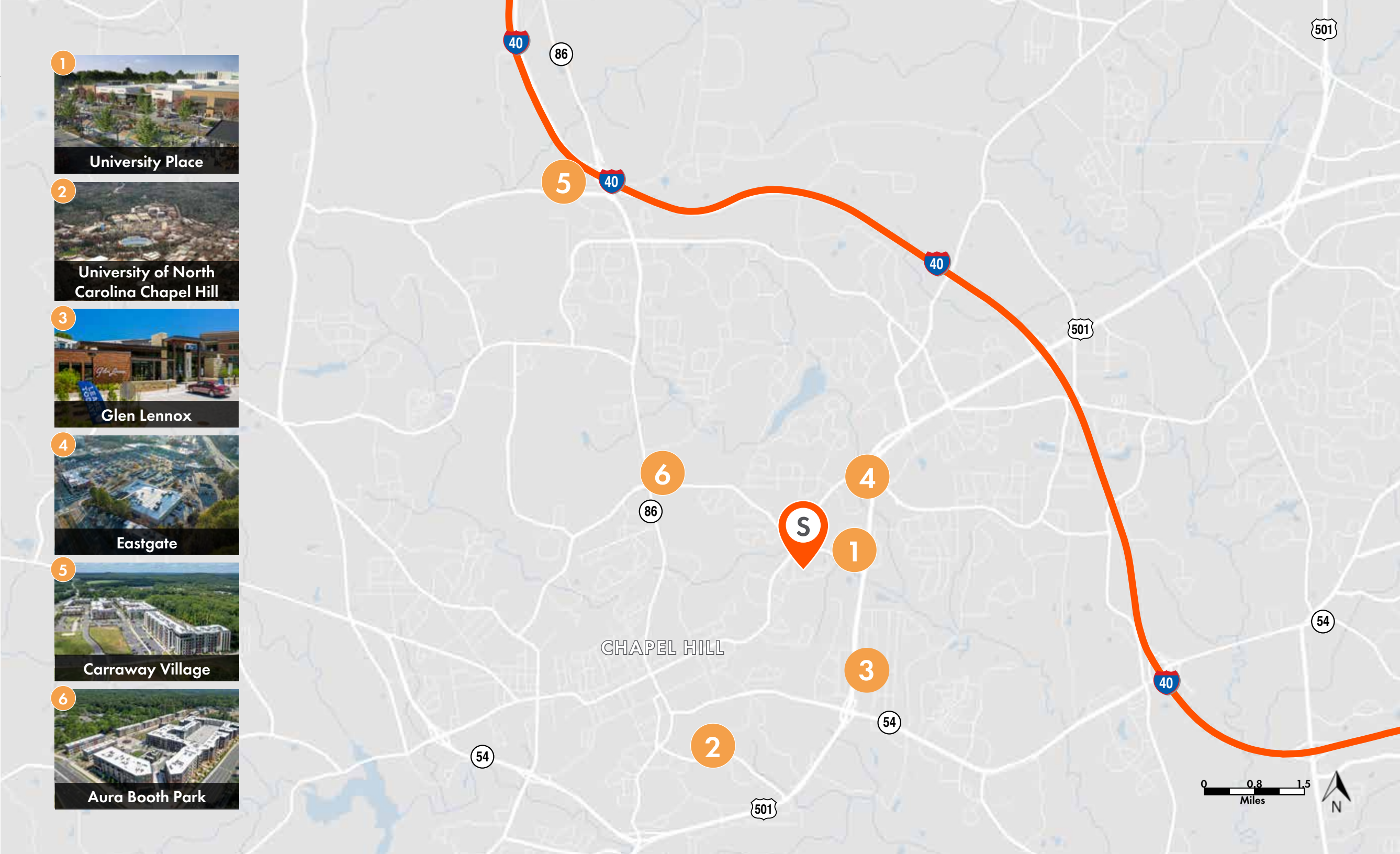
University Place, located directly across S. Estes Drive from the Property, is undergoing significant transformation into a mixed-use community hub featuring retail, restaurants, entertainment, public gathering spaces and residential uses. Recent activity includes delivery of the 253-unit 900 Willow apartment community and additional tenant commitments enhancing retail and dining offerings, reinforcing University Place as an increasingly vibrant destination immediately surrounding the Property.

Glen Lennox represents another major redevelopment initiative along Chapel Hill’s Raleigh Road corridor. The project is planned for up to 1.4 million square feet of multifamily residential, retail, office, commercial and hotel use, including up to 1,391 residential units. Additional phases remain under development, positioning Glen Lennox to introduce substantial new residential density and commercial activity to the eastern portion of Chapel Hill.

Other projects are further expanding Chapel Hill’s residential and commercial base. Carraway Village, located near the I-40 interchange, is continuing its phased development with additional multifamily, retail, commercial and medical office uses, while Aura is adding new multifamily housing and neighborhood-oriented amenities along Martin Luther King Jr. Boulevard. The Town currently has numerous active development projects, reflecting continued private investment across Chapel Hill.

INVESTMENT OUTLOOK

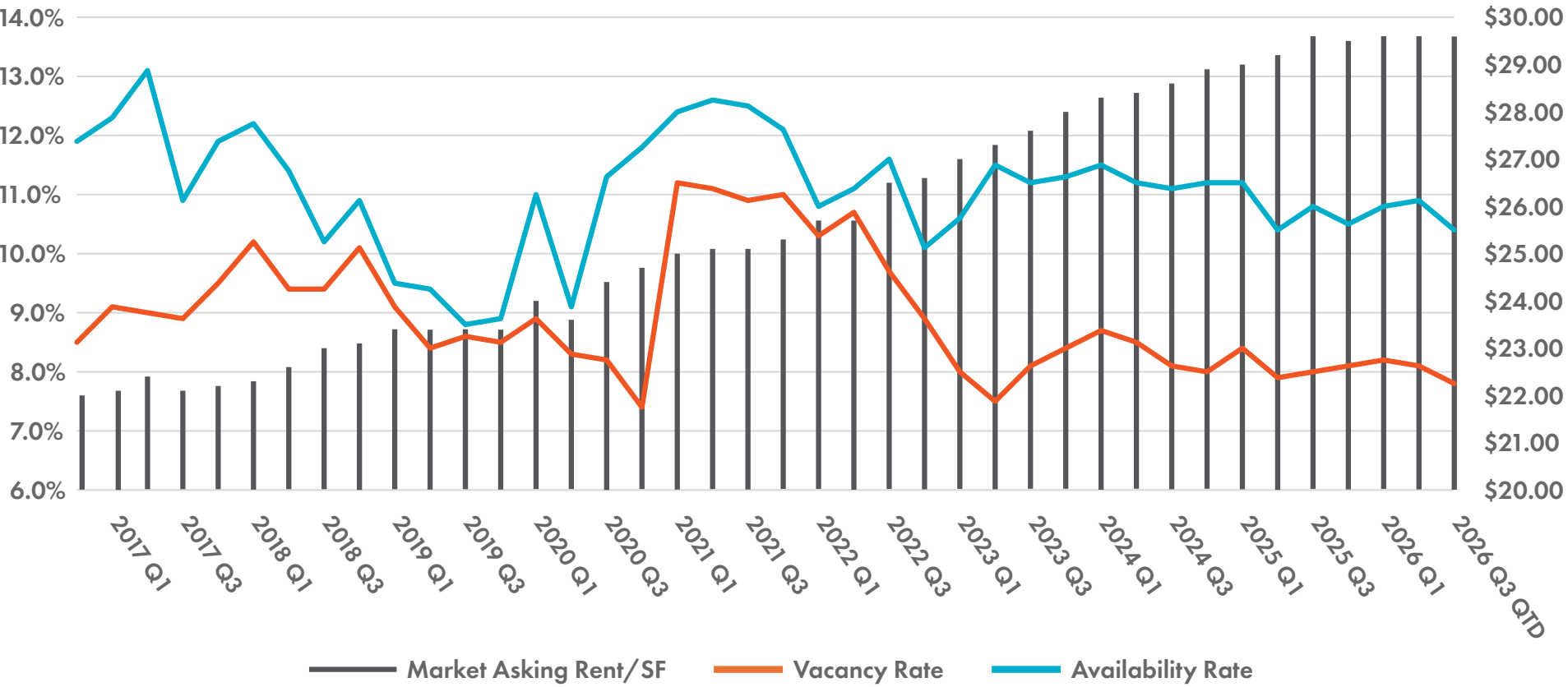
The combination of UNC and UNC Health, a highly educated workforce, strong quality of life, Triangle connectivity and significant ongoing investment provides a durable foundation for Chapel Hill’s commercial real estate market. These fundamentals are particularly compelling given the Property’s central position within an established commercial corridor, surrounded by ongoing development bringing additional economic activity to the area.



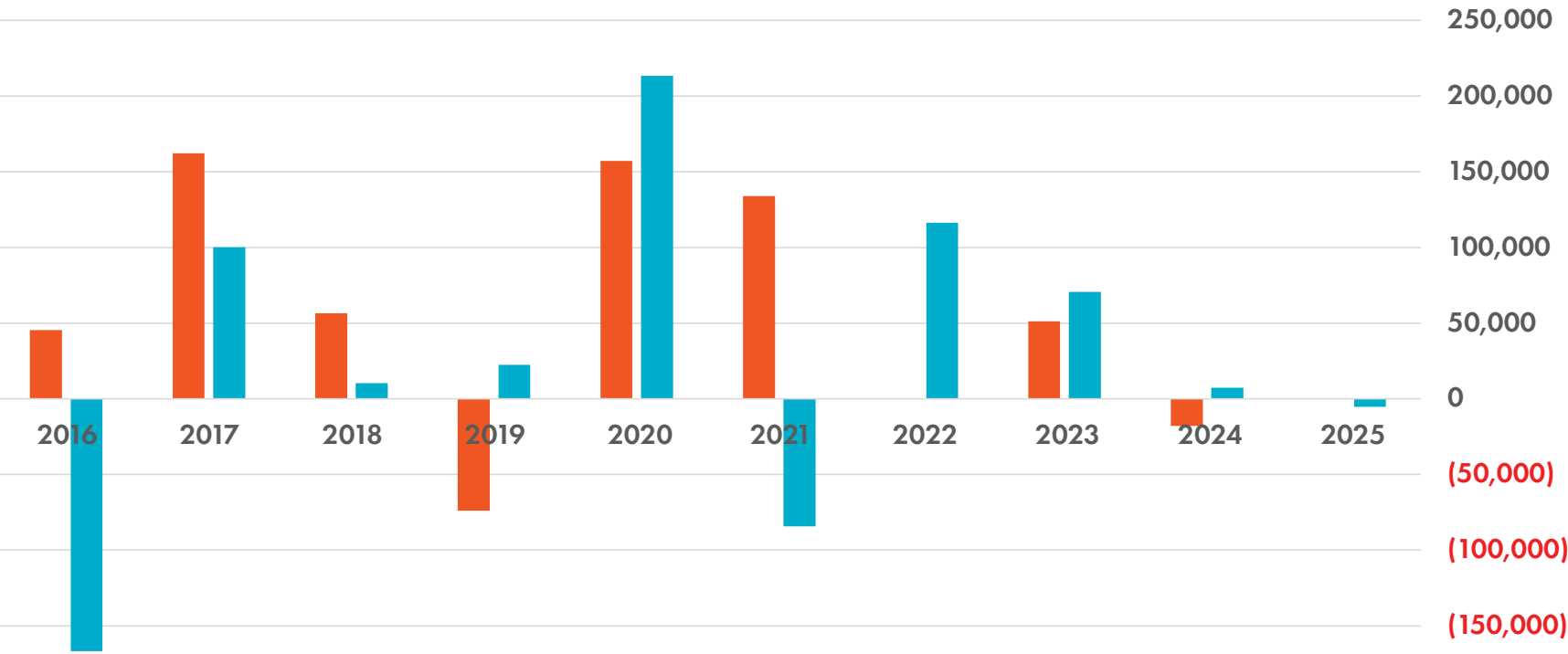


MARKET STATS

Rent vs. Vacancy



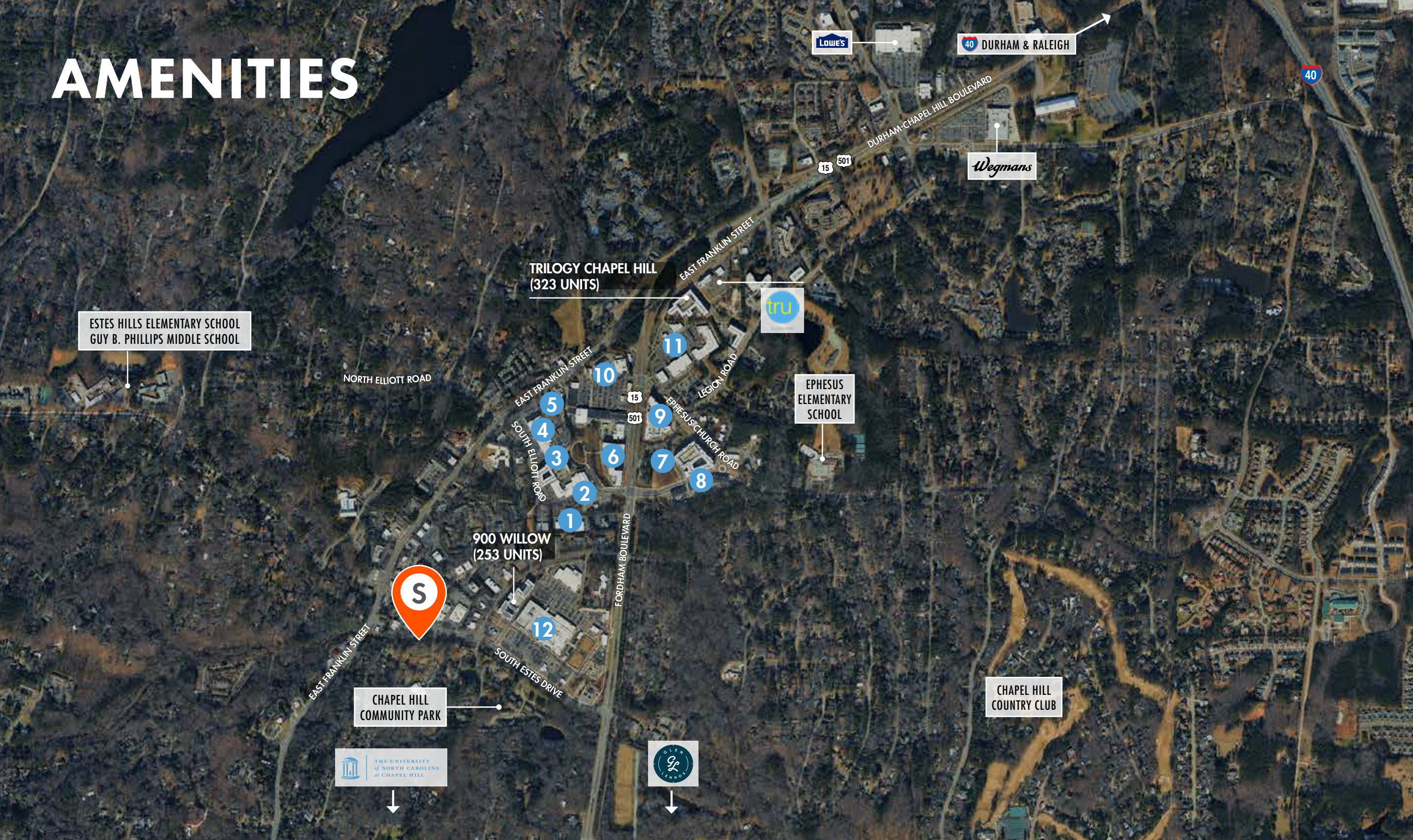
Deliveries vs. Net Absorption



Inventory	5.5 msf
Current Vacancy Rate	7.7%
Current Market Asking Rent	\$29.62
5yr Asking Rent CAGR	3.23%

Source: CoStar

AMENITIES



DEMOGRAPHICS

1 MILE RADIUS

	8,094
	ESTIMATED POPULATION
	35.7
	MEDIAN AGE
	\$123,243
	MEDIAN HOUSEHOLD INCOME
	7,326
	TOTAL EMPLOYEES
	\$693,861
	MEDIAN HOME VALUE

3 MILE RADIUS

	75,720
	ESTIMATED POPULATION
	33.3
	MEDIAN AGE
	\$101,302
	MEDIAN HOUSEHOLD INCOME
	38,983
	TOTAL EMPLOYEES
	\$633,199
	MEDIAN HOME VALUE

5 MILE RADIUS

	129,690
	ESTIMATED POPULATION
	35.3
	MEDIAN AGE
	\$111,063
	MEDIAN HOUSEHOLD INCOME
	55,042
	TOTAL EMPLOYEES
	\$636,672
	MEDIAN HOME VALUE

TRAFFIC COUNTS

South Estes Drive	11,500 VPD	15-501	34,000 VPD	East Franklin Street	18,000 VPD
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AREA RETAIL + RESIDENTIAL

1 GALLERIA	2 ELLIOTT SQUARE	3 BERKSHIRE CHAPEL HILL APARTMENTS 265 UNITS
4 VILLAGE PLAZA	5 GATEWAY COMMONS	6 BELL CHAPEL HILL APARTMENTS 272 UNITS
7 AURA BLUE HILL APARTMENTS 274 UNITS	8 THE HARTLEY APARTMENTS REDEVELOPMENT PHASE I: 415 UNITS	9 ATLAS CHAPEL HILL APARTMENTS 285 UNITS
10 EASTGATE CROSSING	11 RAMS PLAZA	12 UNIVERSITY PLACE

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