

# COMMERCIAL LAND

Approx 4 Acres



**378 S. Churton St. Hillsborough, NC 27278**

**Jay Hopper, Broker**

910.515.0935 | [jay@hopperprops.com](mailto:jay@hopperprops.com) | [dhtcommercial.com](http://dhtcommercial.com)



# 378 S. Churton St. Hillsborough, NC 27278

**Location:** I-85 Exit no. 164

**PIN:** 9864807254

**Lot Size:** Approximately 4 Acres

**Zoning:** HIC

**Available Utilities:** City Water & Sewer, Power, Natural Gas, and Broadband Internet

## Property Highlights:

- High Growth Area
- Outstanding Visibility: Offers high ground with excellent exposure to I-85
- Exceptional Traffic Counts: Very high VPD (Vehicles Per Day)
- Utilities Ready: All major utilities are readily accessible
- Versatile Terrain: A mix of partially cleared and partially wooded areas
- Former site of a steakhouse and ten-plex apartment building, now demolished



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## Demographics:

Households	1 Mile	3 Mile	5 Mile
2027 Projection	1,850	6,970	10,700
2022 Estimate	1,770	6,580	10,110

**Vehicles Per Day:** S. Churton St: **21,500** (AADT)  
I-85: **50,000+** (AADT)



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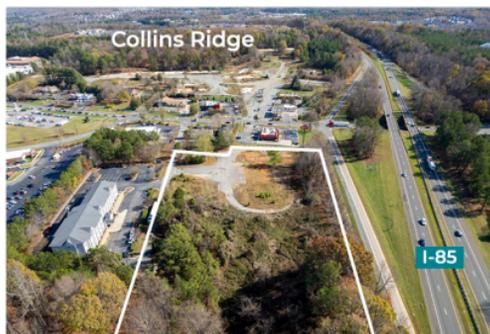
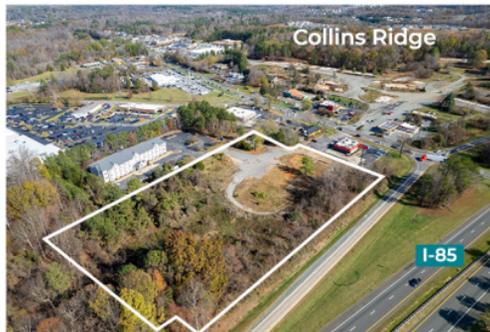


## Nearby Points of Interest

Downtown Hillsborough.....	4 Minutes / 1.3 Miles
Chapel Hill.....	17 Minutes / 11 Miles
Durham.....	17 Minutes / 14 Miles
RTP.....	25 Minutes / 21 Miles
Raleigh.....	46 Minutes / 37 Miles
Greensboro.....	41 Minutes / 40 Miles
RDU Airport.....	31 Minutes / 26 Miles

### Hospitals/Universities

UNC Hospitals (Hillsborough Campus).....	5 Minutes / 1.9 Miles
Duke University/Med Center.....	15 Minutes / 11 Miles
UNC-CH/UNC Med Center.....	25 Minutes / 12 Miles
NCCU.....	16 Minutes / 15 Miles
NCSU.....	40 Minutes / 34 Miles
Alamance Comm. College.....	16 Minutes / 15 Miles
Durham Tech Comm. College.....	17 Minutes / 15 Miles
Wake Comm. College.....	55 Minutes / 55 Miles

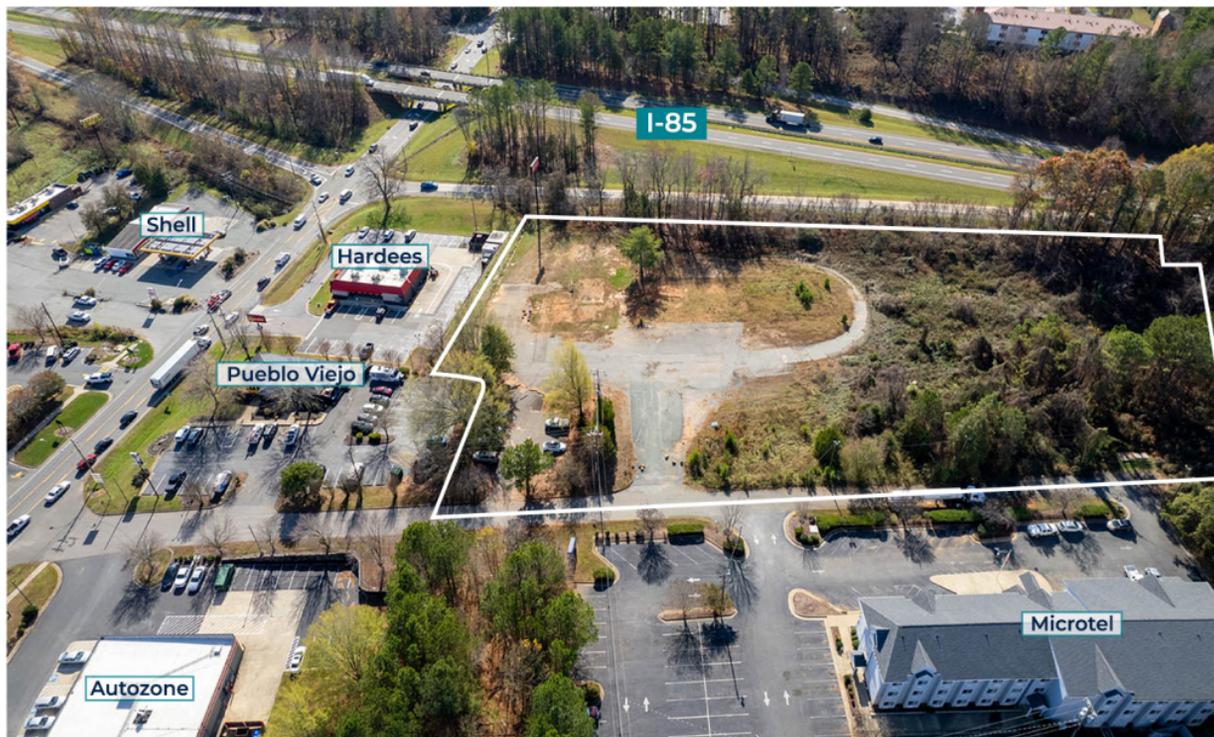


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