

2700 OLD NC 86, HILLSBOROUGH, NC 27278



# Commercial Development Opportunity For Sale

\$1,300,000 | 11.57 ACRES

**PICKETT  
SPROUSE**  
COMMERCIAL  
REAL ESTATE

## Property Overview



<b>ADDRESS</b>	2700 Old NC 86, Hillsborough, NC 27278 (Lots A & B)
<b>COUNTY</b>	Orange
<b>PINS</b>	PIN: 9873057860 & 9873057534 Plat Book 112, Page 111 (Lots A & B)
<b>ZONING</b>	Hillsborough Jurisdiction - Economic Development District (EDD) Orange County Jurisdiction - Economic Development District (EDH-2) Hillsborough Extra Territorial Jurisdiction
<b>HIGHEST &amp; BEST USE</b>	Hotel, restaurant, health care, science, technology, retail, financial, child day care, flex building, manufacturing, office & professional services, research facility, warehousing
<b>LOT SIZE (ACRES)</b>	11.57 acres
<b>LISTING PRICE</b>	\$1,300,000

This 11.57 acre parcel is zoned for commercial development. As part of the Economic Development Districts in Hillsborough and Orange County, the site is located between I-85 to the north and I-40 just south. UNC Hospital continues to expand and drive new need for retail and restaurants, but life science/medical, child care, hotel, and extended care are also needed services.

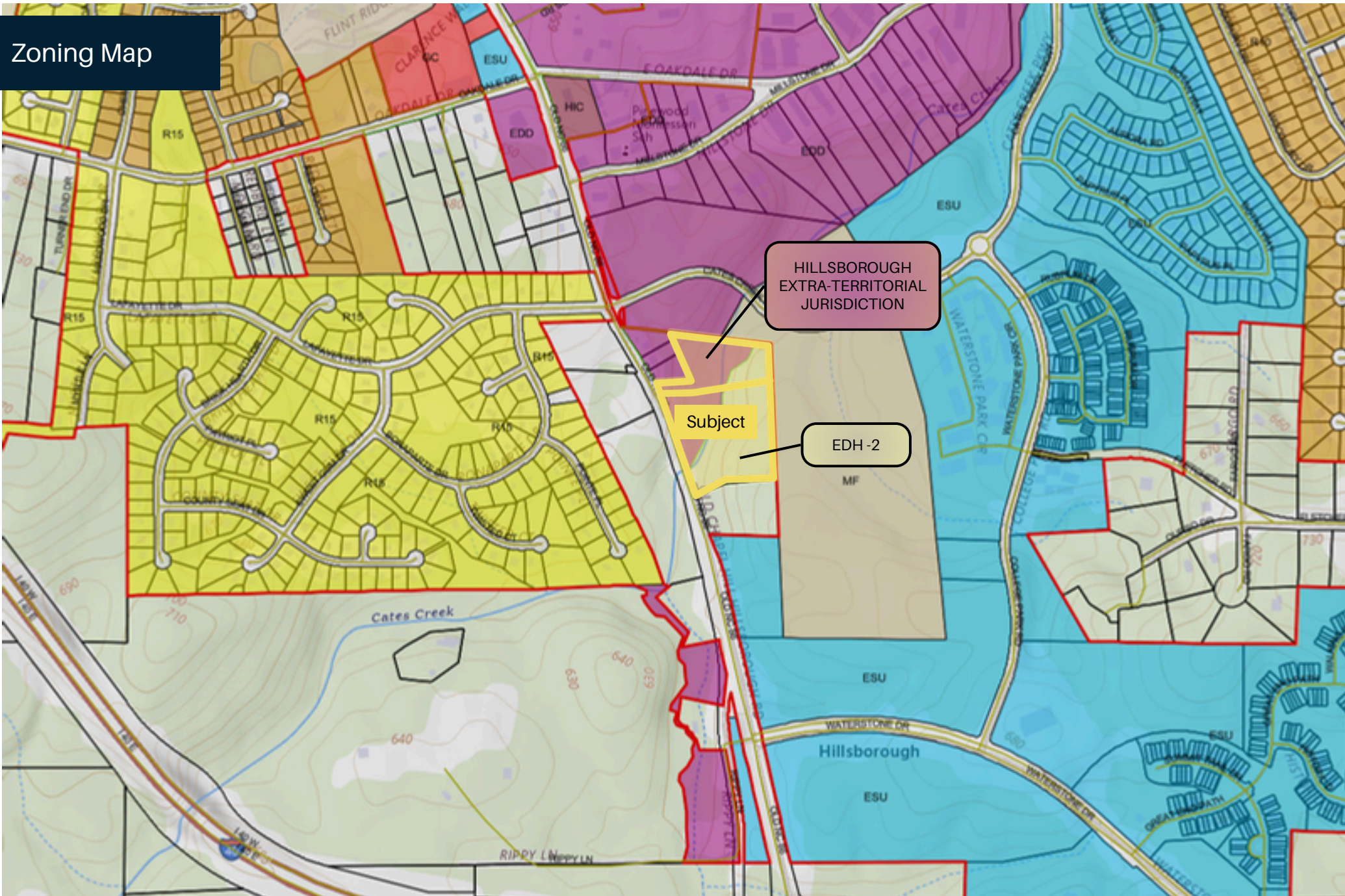
Gravity sewer runs through the property with Hillsborough water available from the street frontage. I-40 and I-85 merge in Hillsborough, providing exceptional access east to the Research Triangle Park and West to the Triad. Durham and Chapel Hill are a 12 minute drive.

**Emilee Collins, CCIM**  
emilee@pickettsprouse.com  
(919) 730-7040

**Matthew Morton**  
matthew@pickettsprouse.com  
(919) 864-0864



# Zoning Map



**LOOKING SOUTH OVER SUBJECT**

**UNC Hospital**

**I-40**  
62K+ Cars Per Day

**Durham Tech Orange  
County Campus /  
Durham Tech Expansion**

**UNC Urgent  
Care**

**Persimmon at Cates  
Creek Multifamily**  
Coming December 2026

**Old NC 86**  
14.8K Cars Per Day

**Cates Creek Pkwy**  
830 Cars Per Day



LOOKING NORTH OVER SUBJECT

Collins Ridge

I-85  
50K+ Cars Per Day

Millstone Drive  
1.7K Cars Per Day

Cates Creek Pkwy  
830 Cars Per Day

Old NC 86  
14.8K Cars Per Day

Persimmon at Cates  
Creek Multifamily  
Coming December 2026

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# Current & Future Planned Developments

Patriots Pointe  
Multifamily



Collins Ridge by D.R. Horton  
Single-Family & Townhomes

Future Hotel/Retail Site



Department of  
Transportation

Beckett's Ridge  
Single-Family Homes



Cates Creek Manor  
(Planned Residential)

Cadence at Cates Creek  
Multifamily

Cornwallis Hills  
Single-Family Homes

Subject

Persimmon at Cates Creek  
Multi-Family  
(Under Construction)

Little School of  
Hillsborough

Piedmont Electric

UNC Urgent  
Care

Orange County EMS  
Waterstone Station

Durham Tech  
Expansion

Durham Tech Orange  
County Campus  
Community College

Harmony at Waterstone  
by Lennar  
Townhomes

Future Shops at  
Waterstone



New Crisis Diversion Center  
(Planned Office/Medical)

UNC Hospitals  
Hillsborough Campus

Waterstone South

# Corporate Neighbors

Mebane



Hillsborough

Subject



Durham

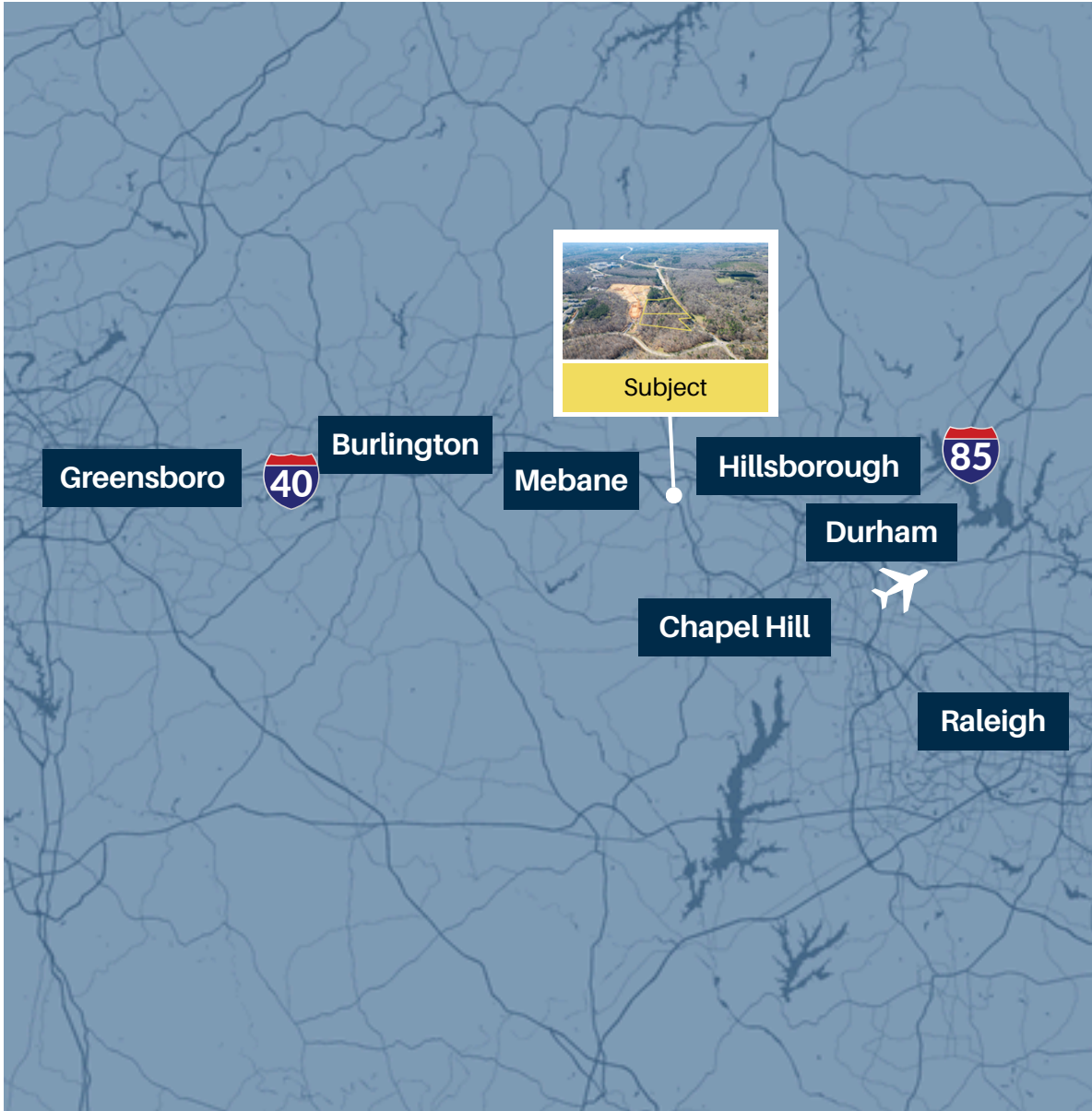


Chapel Hill



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# Drive Times

The subject's proximity to I-85 and I-40 provides direct connectivity to major cities across the Triangle and Triad, including Durham, Raleigh, Greensboro, and Chapel Hill.

**14 min.**  
Chapel Hill

**25 min.**  
Burlington

**17 min.**  
Durham

**37 min.**  
Raleigh

**14 min.**  
Mebane

**41 min.**  
Greensboro



Pickett Sprouse Commercial Real Estate  
(919) 493-0395

# Contact Us

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[pickettsprouse.com](http://pickettsprouse.com)

