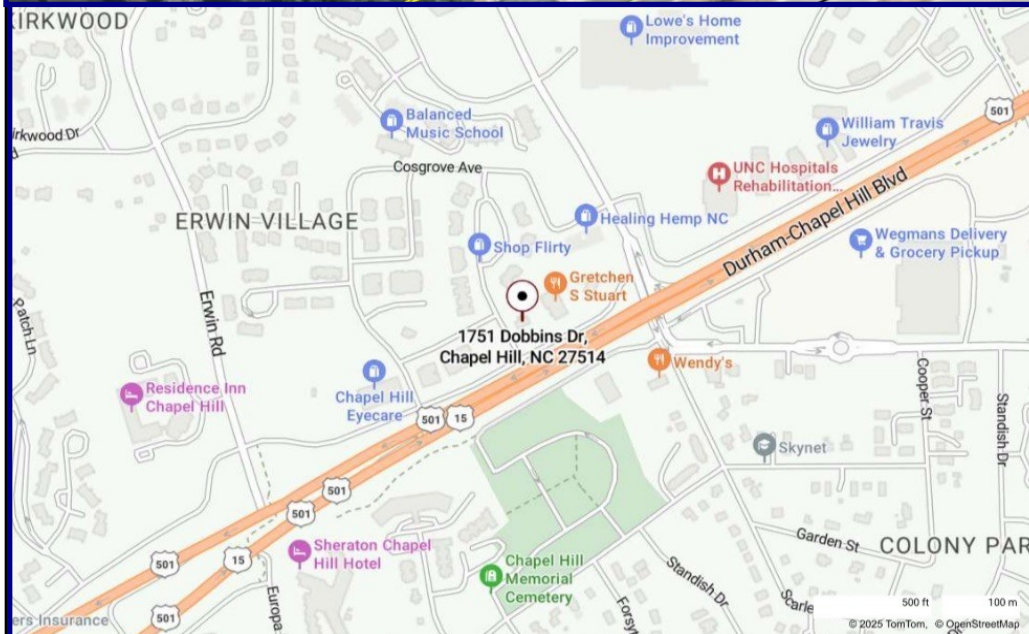


# 1751 Dobbins Drive

Chapel Hill NC 27514

- **HIGH VISIBILITY HIGH TRAFFIC SITE**
- **TOWN APPROVED PLANS FOR 7165 SF OFFICE BUILDING**

**LOT  
FOR  
SALE**



## PROPERTY HIGHLIGHTS

- ACREAGE** 0.46+- ACRES
- ZONING** OI-2 OFFICE/INSITUTIONAL
- PARCEL NUMBER** 9799-58-6643
- TRAFFIC COUNTS** DURHAM-CHAPEL HILL BLVD  
APPROX. 43,000 DAILY TRIPS
- TOWN OF CHAPEL HILL APPROVED SITE PLAN**
- BUILDING PLANS & ELEVATIONS AVAILABLE**
- WATER & SEWER NEARBY**
- WEGMANS, LOWES, UNC MEDICAL EASTOWNE,  
THE PARKLINE, & I-40 NEARBY**

**PRICE**

**\$975,000**

**Mike Lewis**

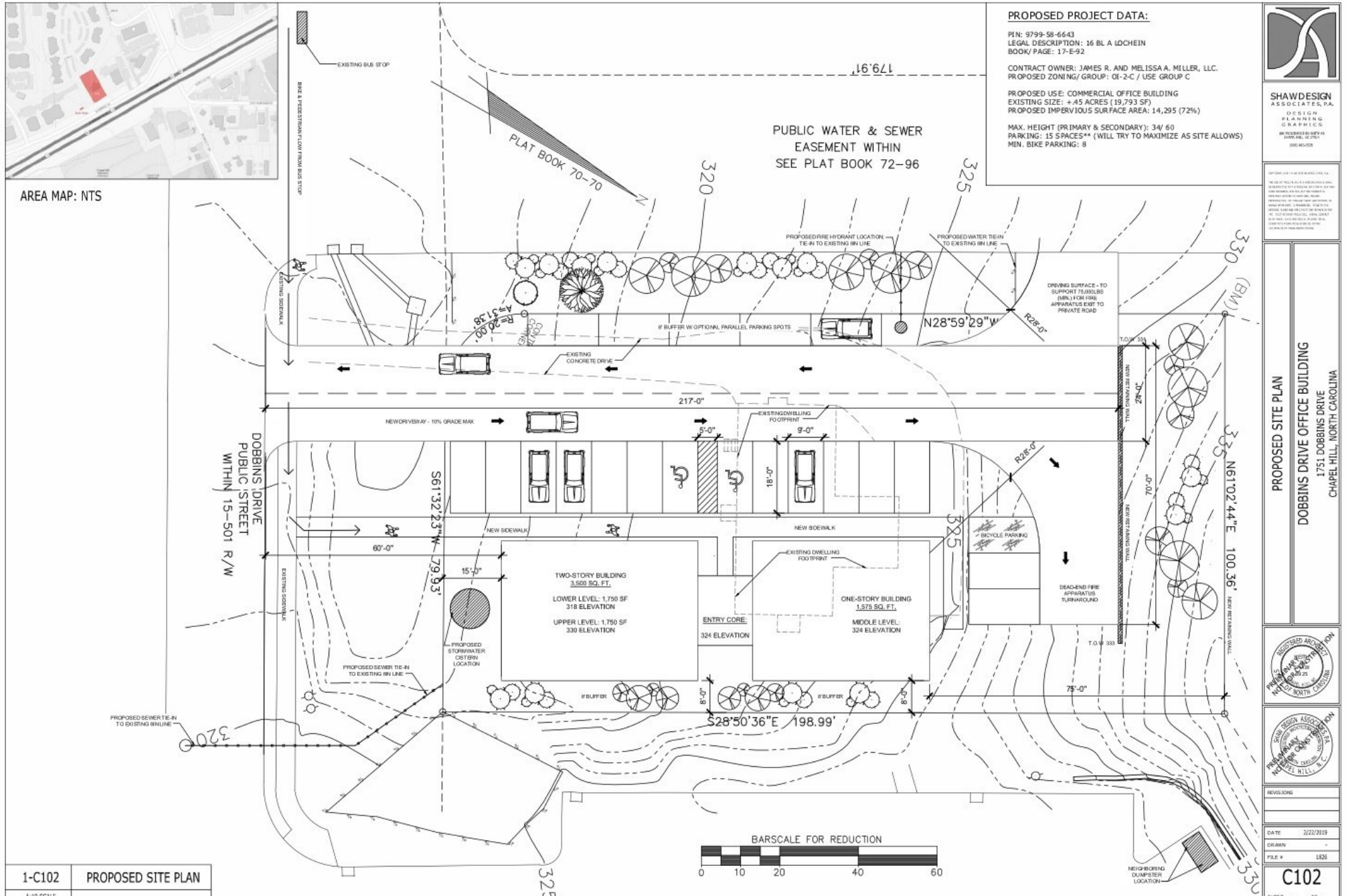
Tel: 919-730-5318

mlewis@chapelhillrealty.com



**Chapel  
Hill**  
Realty Group Inc.

# 1751 Dobbins Drive Site Plan





# 1751 Dobbins Drive Elevations

## EXISTING APPROVED PROJECT:

- 2.5 story building with 5,571 heated sq. ft.
- CZO sq. footage limitation: 5,747

## PROPOSED PROJECT ALTERATIONS:

- Rear of building becomes two (2) stories tall
- Increase heated square footage by 1,451
- Overall height unchanged
- View from 15-501 unchanged
- Footprint unchanged
- Site plan (parking, stormwater, utilities, lighting, landscape, etc.) unchanged

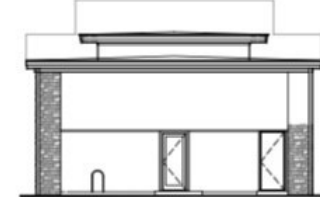


PROPOSED - ADDED SECOND FLOOR TO REAR SECTION OF BUILDING

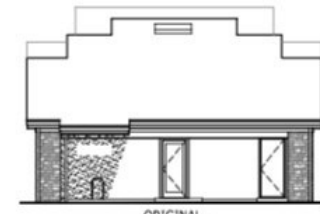


ORIGINAL

1-A200 EAST ELEVATION COMPARISON



PROPOSED - ADDED SECOND FLOOR TO REAR SECTION OF BUILDING



ORIGINAL

2-A200 NORTH ELEVATION COMPARISON



PROPOSED - ADDED SECOND FLOOR TO REAR SECTION OF BUILDING  
7,165 TOTAL FINISHED SQ. FT.



ORIGINAL -  
5,571 TOTAL FINISHED SQ. FT.

3-A200 WEST ELEVATION COMPARISON



PROPOSED - NO CHANGE



ORIGINAL

4-A200 SOUTH (15-501) ELEVATION COMPARISON



SHAW DESIGN  
ASSOCIATES, P.A.  
DESIGN  
PLANNING  
GRAPHICS  
10000 W. 10TH AVE.  
SUITE 100  
DENVER, CO 80231

PROPOSED EXTERIOR ELEVATIONS - CZO  
DOBBINS DRIVE OFFICE BUILDING  
1751 DOBBINS DRIVE  
CHAPEL HILL, NC 27514



REVISIONS

DATE 3/2/2021  
DRAWN -  
FILE # 2020

A200

SHEET - OF -

# 1751 Dobbins Drive Existing Floor Plans (can be changed to suit)

