

ZONED B-3 (NEIGHBORHOOD BUSINESS DISTRICT)

±0.94 AC

N FIRST ST

E STAGECOACH RD



COMMERCIAL DEVELOPMENT OPPORTUNITY 0 NORTH FIRST STREET MEBANE, NC 27302

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PROPERTY OVERVIEW

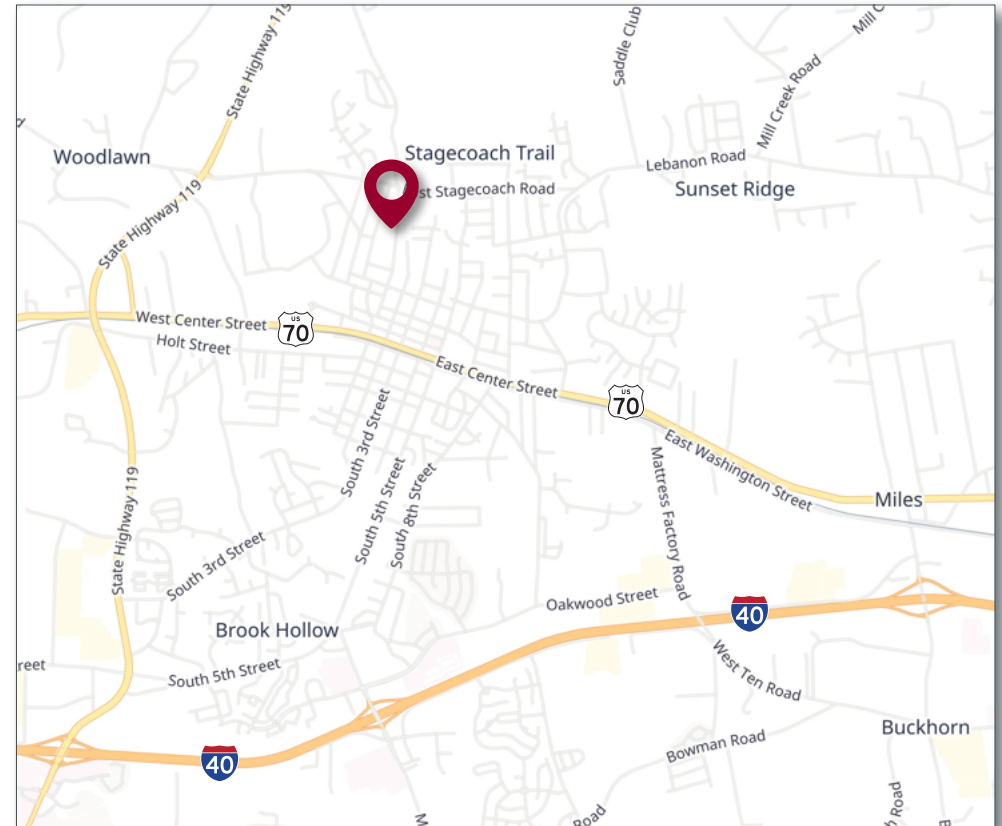
PROPERTY DESCRIPTION

0 N First Street is a 0.94-acre commercial site in Mebane. Positioned near Downtown Mebane and offering convenient access to I-40/I-85, the site is surrounded by a mix of established residential neighborhoods, commercial businesses, and growing employment centers, making it well-suited for a variety of retail, office, restaurant, and service-oriented developments.

The property offers a versatile commercial development opportunity. Zoned B-3 (Neighborhood Business District), the site allows for a wide range of commercial, retail, office, restaurant, medical, hospitality, and service uses. Its location near major transportation corridors provides accessibility and visibility in an active growth market.

HIGHLIGHTS

- » ±0.94 acres
- » Alamance County parcel ID 168193
- » B-3 zoning (Neighborhood Business District) permits a wide range of uses
- » Convenient access to I-40/I-85 and US 70
- » Close to Downtown Mebane
- » Strong demographics and continued population growth in the surrounding area
- » Sale price: \$275,000

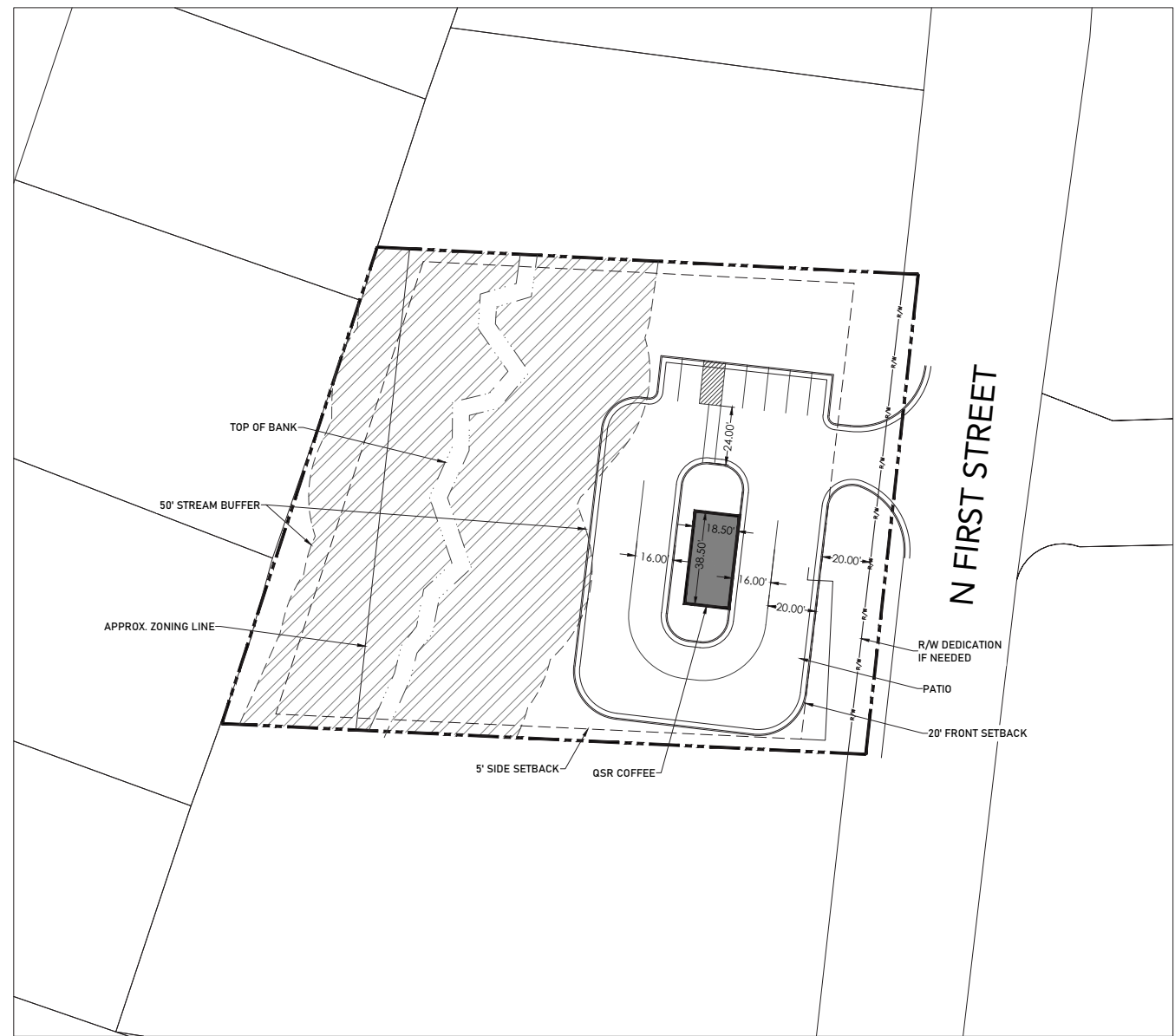


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CONCEPTUAL SITE PLAN RENDERING



CONCEPTUAL SITE PLAN



CONCEPT / SKETCH PLAN NOTES

1. BASE FILE ASSEMBLED WITH ALAMANCE COUNTY GIS PARCEL LINES, TOPOGRAPHIC INFORMATION, AND OTHER AVAILABLE RECORD PLANS.
2. ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD VERIFICATION OF ITEMS INCLUDING BUT NOT LIMITED TO BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, EXISTING UTILITIES, REGULATED STREAM BUFFERS, WETLANDS, FLOODPLAIN DELINEATIONS, SOIL CONDITIONS (SEPTIC SOILS), SPECIMEN TREE LOCATIONS AND RIGHT-OF-WAY DEDICATION. THESE ITEMS ARE VERIFIED DURING FUTURE DESIGN DEVELOPMENT PHASE OF THE PROJECT.
3. ALL AREA CALCULATIONS ARE PRELIMINARY AND WILL BE ADJUSTED WITH ACTUAL BOUNDARY SURVEY.

SITE DATA	
PROJECT ADDRESS	N FIRST STREET, MEBANE, NC
PN	168193
SITE AREA	0.94 AC
R/W DEDICATION	APPROX 4.5' 1,325 SF
EXISTING ZONING	B-3, B-12
PROPOSED USE	COMMERCIAL
PROPOSED BUILDINGS	4,800 SF COMMERCIAL
PARKING	19 SPACES
B-3 SETBACKS	
FRONT SETBACK (MIN)	20'
REAR SETBACK (MIN)	20'
SIDE SETBACK (MIN)	5'
MAX BUILDING HEIGHT	40'
PERIMETER BUFFERS	FOR NON-RESIDENTIAL PARCELS UNDER 2 ACRES, 5' TO 19' PERIMETER BUFFER PER ZONING ADMINISTRATOR



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CLIENT
ZMM, LLC

SURVEYOR

CIVIL ENGINEER

GENERAL CONTRACTOR

PROPERTY ADDRESS
400 N MAIN STREET
MEBANE, NC

PROJECT
N MAIN STREET
COMMERCIAL

REVISIONS

SHEET TITLE
CONCEPT 1

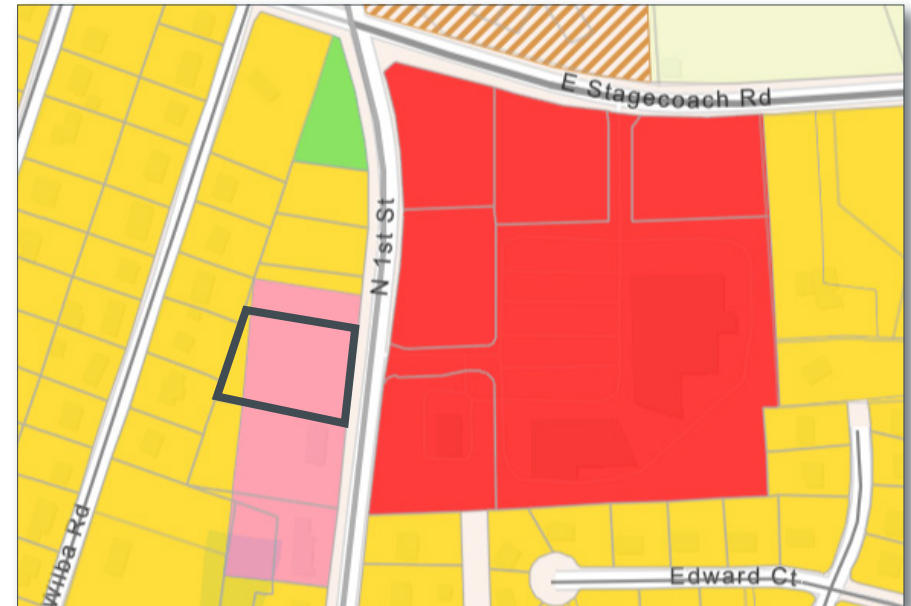
PROJECT NUMBER: 25017
DATE: 6/6/2025
SCALE: 1"=20'

C-1

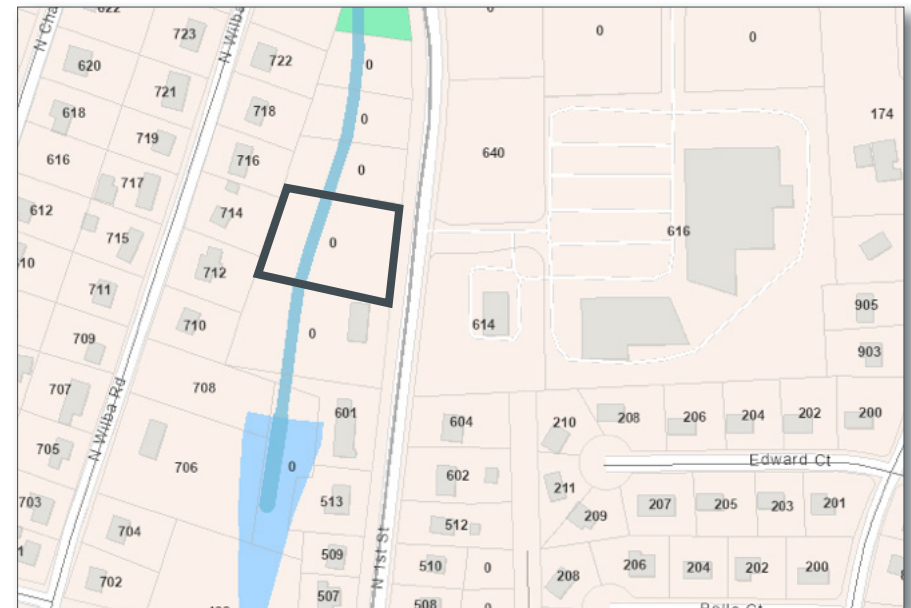
ZONING

B-3 (Neighborhood Business District)

The Neighborhood Business District is established as a district in which the principal use of land is for the retailing of goods and services to the adjacent residential neighborhoods. The regulations of the district are intended to provide for smaller scale retail trades and services in designated shopping areas, with standards designed to protect abutting residential areas and accessibility to pedestrians and cyclists.



STREAM MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2026)	4,201	23,286	34,739
2031 Projected Population	4,414	25,312	44,239
Daytime Population	3,964	21,698	34,138
Median Age	42.6	40.9	40.7
Median Home Value	\$335,075	\$383,975	\$385,008

