

# WATERSTONE SOUTH

## MEDICAL USE PROPERTY FOR SALE

*Immediately Adjacent to UNC Hospitals Hillsborough Campus*

UNC HOSPITALS  
HILLSBOROUGH CAMPUS

WATERSTONE DR

9.61 ACRES

1.81 ACRES

502 & 602 WATERSTONE DRIVE  
HILLSBOROUGH, NC 27278

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## HIGHLIGHTS

### SIZE & LOCATION

- Two parcels totaling 11.42 acres
- » 9.61 acres (PIN: 9873423183)
  - » 1.81 acres (PIN: 9873520371)

### JURISDICTION

Town of Hillsborough

### ZONING

Planned Development - Conditional Zoning

### UNC ADJACENCY ADVANTAGE

- » Directly borders UNC Hospitals Hillsborough Campus
- » Ideal for outpatient facilities, specialty practices, or provider overflow
- » Potential alignment with UNC Health's long-term growth strategy

### TRAFFIC COUNT

65,500 VPD (I-40); 10,500 VPD (NC-86)

### SURROUNDING ANCHORS

Durham Technical Community College and other healthcare-related uses reinforcing Hillsborough's largest employment sector

## OFFERING DETAILS

### COMBINED OFFERING (11.42 ACRES)

\$5,120,000

### PARCEL 1 (9.61 ACRES)

\$3,370,000  
(\$350,000/ACRE)

### PARCEL 2 (1.81 ACRES) SHOVEL-READY

\$1,750,000  
(\$966,850/ACRE)

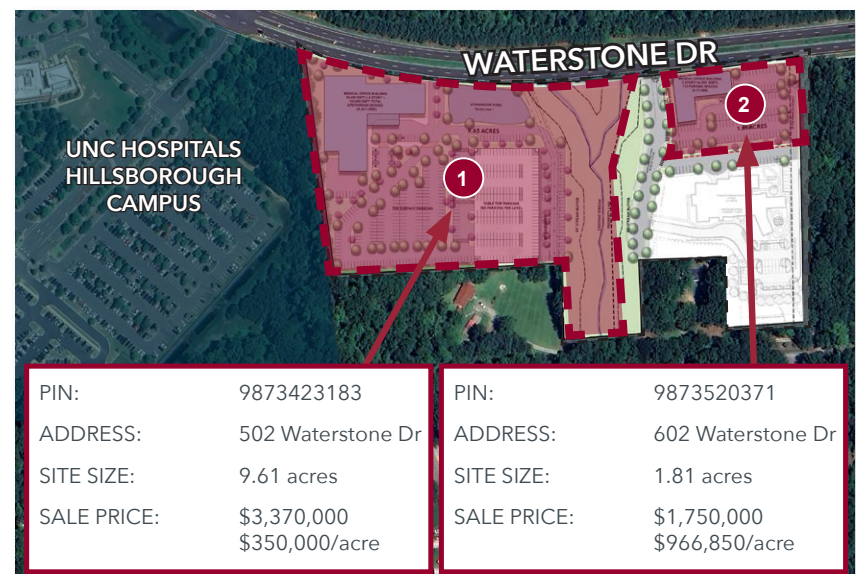
## PROPERTY SUMMARY

The Waterstone South Medical Office Outparcels represent a rare opportunity in Hillsborough's rapidly expanding healthcare corridor. Totalling 11.42 acres across two parcels, the sites sit directly adjacent to the UNC Hospitals Hillsborough Campus, offering unmatched proximity for healthcare-related development.

With medical services representing the largest employment sector in Hillsborough and Durham Technical Community College located just across the street, the properties are positioned at the center of an established and growing healthcare ecosystem.

### LOCATION DESCRIPTION

Directly adjacent to the UNC Hospitals Hillsborough Campus, the parcels enjoy high visibility and immediate access to NC-86 and the newly widened I-40, which now includes two additional lanes stretching westward from 15-501 in Durham/Chapel Hill to I-85 toward Greensboro. This major infrastructure upgrade enhances connectivity and positions the site for strong regional accessibility for patients, providers, and visitors alike.





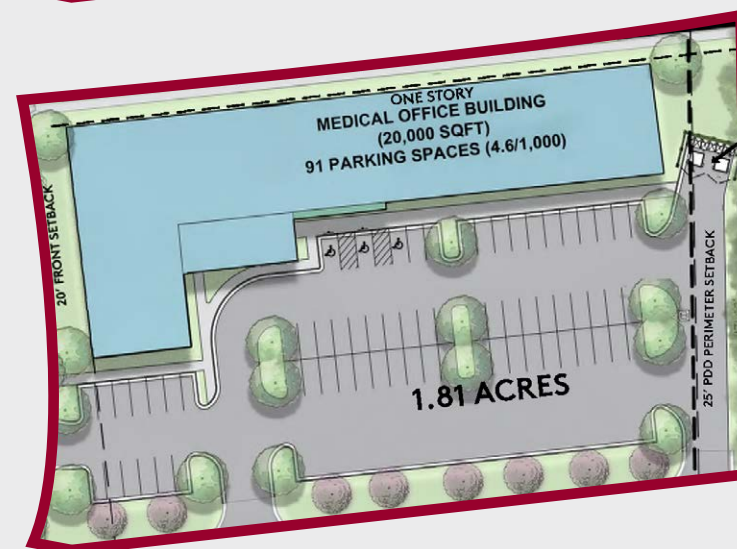
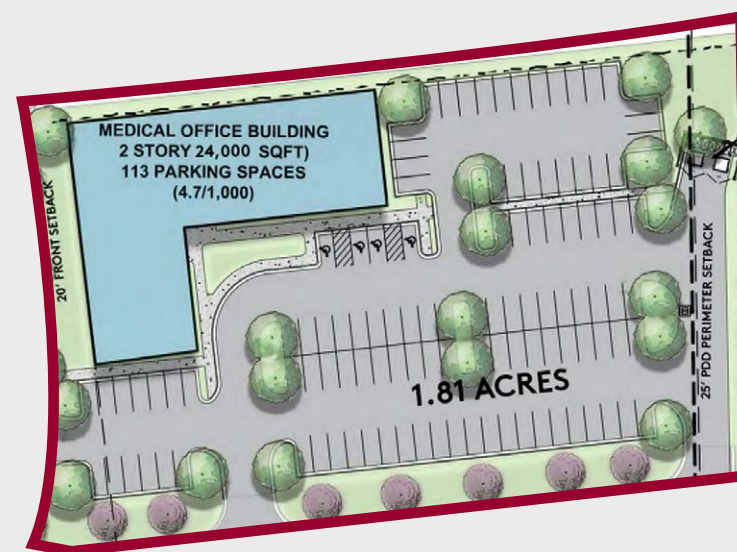
# WATERSTONE SOUTH | 1.81-ACRE PARCEL ADVANTAGE

Offered at \$1,750,000, this is a **fully developed, shovel-ready site** designed to accommodate a 20,000-24,000 SF medical office building. Orange County is delivering all necessary infrastructure improvements, including:

- » Median cut and full-access entrance on Waterstone Drive with a public street in a 60' right-of-way, sidewalks, and street trees
- » Prominent entrance signage
- » Complete stormwater management systems, including detention and water quality features
- » Public water and sewer main extensions and service lines to the lot
- » All site plan development approvals

With infrastructure in place and approvals secured, all that remains for a prospective buyer is to apply for the building permit, making this a truly turnkey development opportunity.

## CONCEPTUAL PLANS:

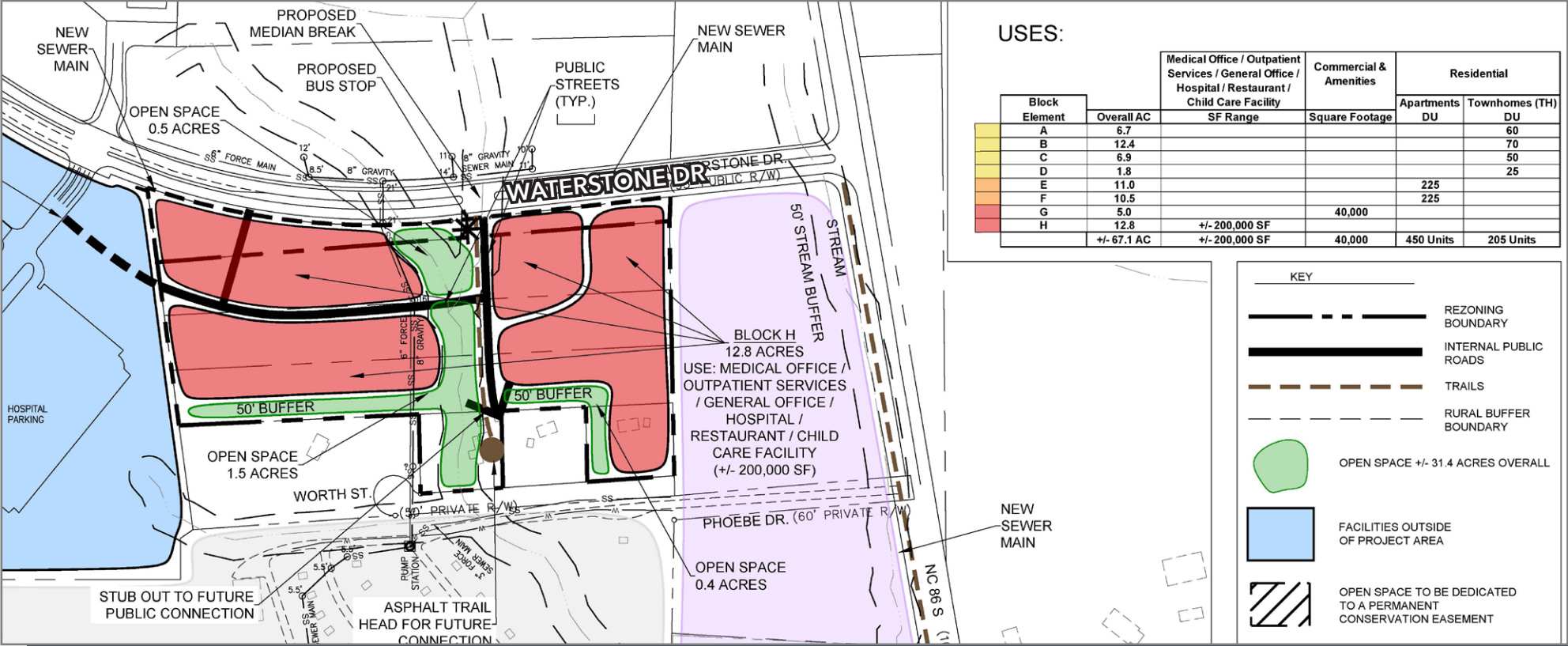


# CONCEPTUAL SITE PLANS



# ZONING

## PLANNED DEVELOPMENT - CONDITIONAL ZONING





## LOOKING AHEAD: RESIDENTIAL GROWTH





# PROPERTY OVERVIEW

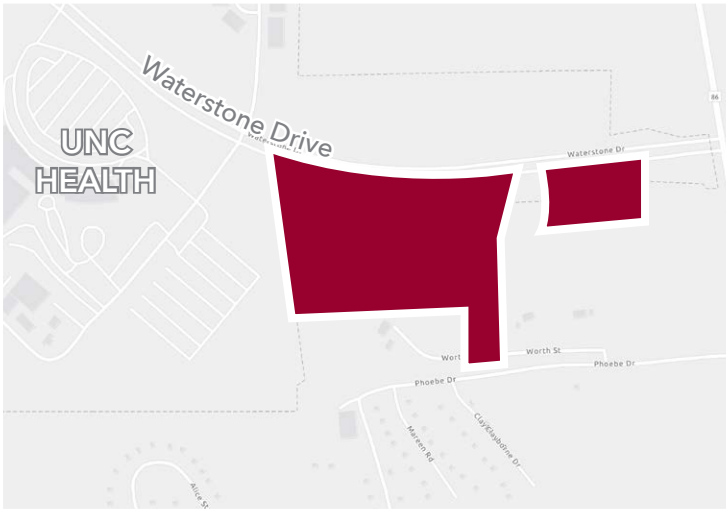




# AREA OVERVIEW



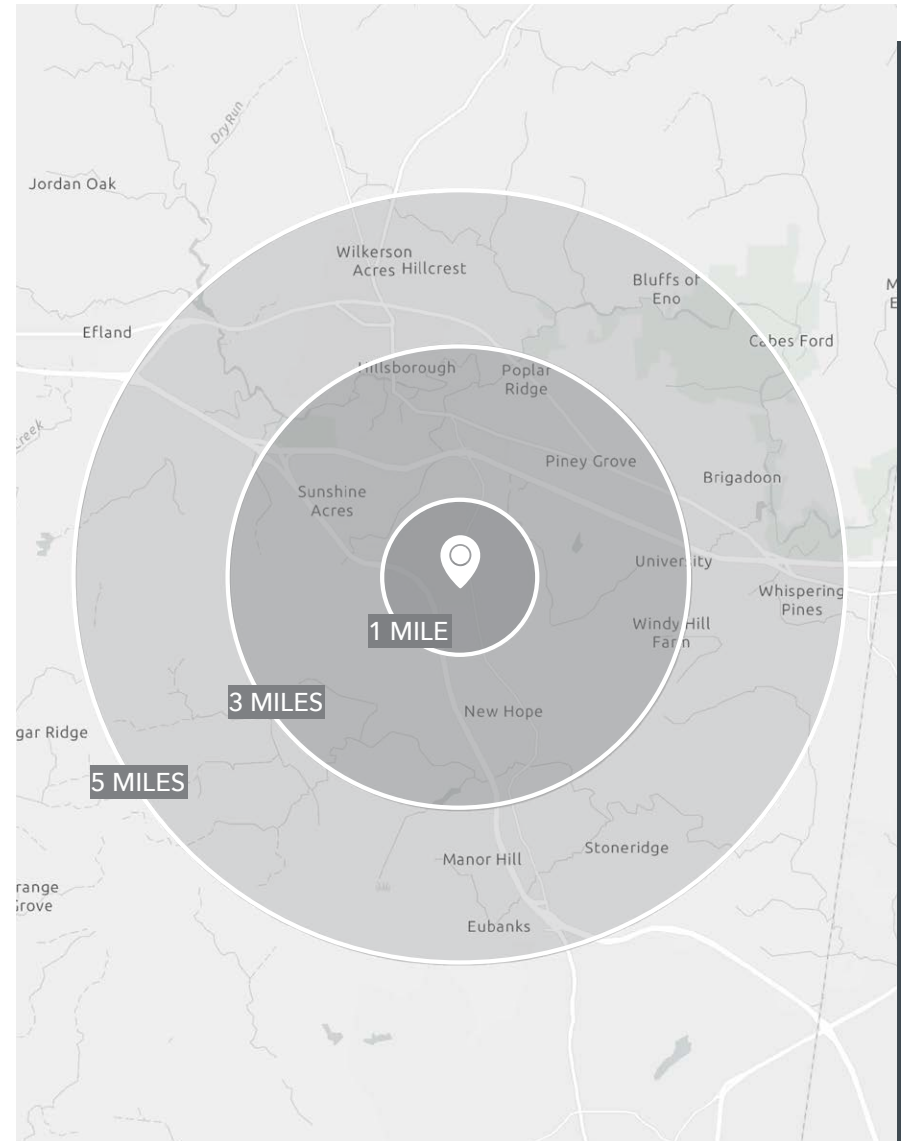
DISTANCES	
I-85:	1.8 miles
I-40:	1.5 miles
Chapel Hill	7 miles
Durham:	12 miles
Research Triangle Park:	20.3 miles
RDU International Airport:	24.0 miles





# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	2,529	14,227	29,617
Daytime Population	2,593	17,838	30,652
Median Age	39.8	41.5	42.6
Average Household Income	\$153,405	\$137,052	\$160,716
Average Home Value	\$438,732	\$501,441	\$556,331
Bachelor's Degree or Higher	61.4%	55.2%	57.7%





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