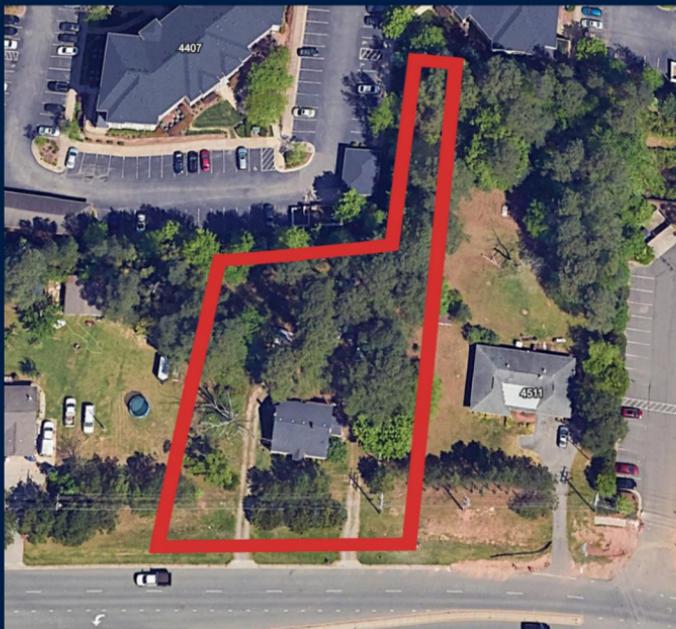


**4503 HOPSON ROAD,
MORRISVILLE NC 27560**

TRIANGLE
COMMERCIAL REAL ESTATE



4503 Hopson Road offers a high-visibility opportunity along a well-traveled corridor—ideal for an owner-user or investor seeking a small-footprint commercial/office conversion.

The adjacent parcel at 4511 Hopson Road is also available for sale and may be purchased separately or together for a larger assemblage opportunity.

List price: \$575,000

For More Information Contact:
Luke Beaver
919-724-6423
luke@TriangleCRE.com

[VIEW LISTING](#)

[TriangleCRE.com](https://www.TriangleCRE.com)

PROPERTY HIGHLIGHTS

4503 Hopson Road,
Morrisville NC 27560

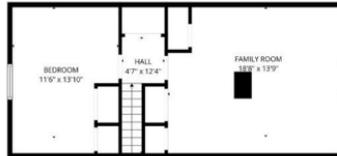


- **Offered individually: each parcel is approx. 0.692 acres (with an optional assemblage opportunity totaling ~1.4 acres if the buyer also acquires the adjacent parcel).**
- **Zoned CSD-S1 (Compact Suburban Design-Support 1) – supports a range of mixed-use/commercial redevelopment concepts (buyer to verify permitted uses/approvals).**
- **High-visibility Hopson Rd frontage with strong commuter/local traffic – ideal for conversion-style concepts that benefit from exposure.**
- **Minutes to major Triangle employment nodes and regional corridors.**

Buyer paths (buyer to verify):

- **Office / professional conversion (standalone single-parcel strategy)**
- **Add-on assemblage option: adjacent parcel is also available for purchase**
- **Land-banking with interim cash-flow approach**

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Morrisville NC 27560



FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

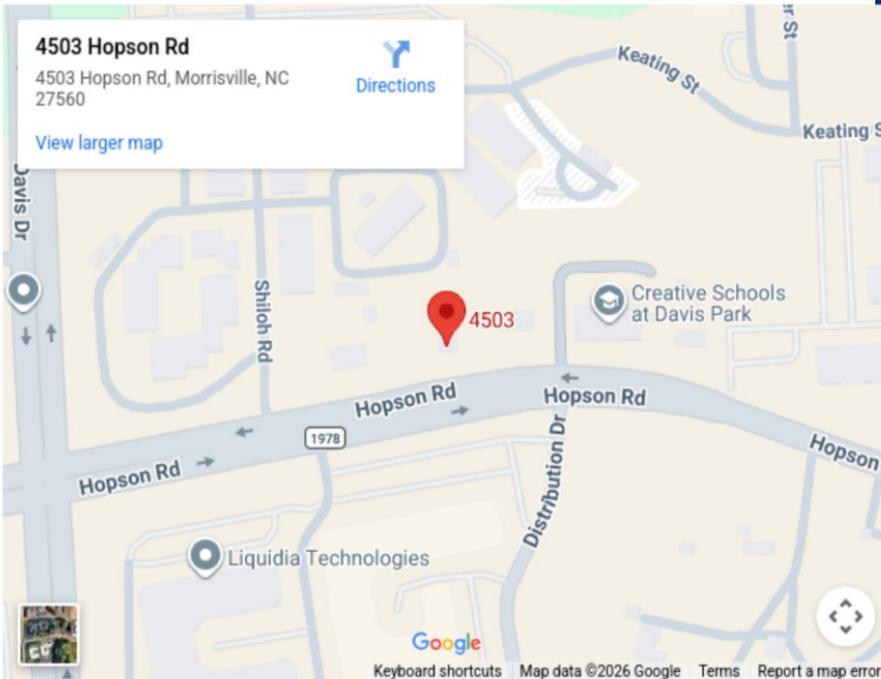
All measurements must be verified by buyer

LOCATION

4503 Hopson Road, Morrisville
NC 27560

NEARBY:

- **IBM**
- **Cisco**
- **Lenovo**
- **Apple's future campus**
- **RDU**
- **UNC Chapel Hill**
- **Duke University**
- **Wolfspeed**
- **Frontier**



In the center of RTP!



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APPROVED USES:

- Medical office / clinic / outpatient health services – Church / place of worship**
- Retail sales & service (general) – Schools / education-related uses**
- Professional offices**
- Restaurants / food service**
- Community / civic uses**
- Personal services**
- Parks / open space related civic uses**
- Financial services**
- Nonprofit / social-service type uses**
- Small commercial service uses consistent with the Use Table**
- Other institutional uses specifically listed as allowed in the Use Table**

Disclaimer:

Buyer is responsible to verify with the city of Durham.