



**TRADEMARK
PROPERTIES**

1 WATERSTONE DR

HILLSBOROUGH, NC 27278

RETAIL PADS

FOR LEASE/ SALE

LISTING BROKER:

VIJAY K. SHAH, CCIM

919.645.1425 (D) | 919.812.0964 (M)

VSHAH@TRADEMARKPROPERTIES.COM



RESEARCH TRIANGLE
LOGISTICS PARK
160 ACRE FUTURE
INDUSTRIAL PARK

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

**1 WATERSTONE DRIVE
HILLSBOROUGH, NC 27278**

PROPERTY HIGHLIGHTS

- » 19.48 acres
- » ESU zoning (Entranceway Special Use)
- » Retail pads for lease or sale
- » Ideal for retail, office, or hotel
- » Waterstone is a 318-acre master-planned development to include office, retail, medical, multifamily
- » Water, sewer, and spine roads in place
- » Approved: 40,000 SF of office/medical space and 93,000 SF of non-residential floor area
- » PIN: 9873146102
- » Located at the corner of Waterstone Drive and Old NC-86 in Orange County
- » North of I-40 and NC-86
- » East of I-40 and I-85 interchange
- » Easy access to the Triangle and Triad markets
- » Next door to Durham Tech Community College, UNC Hospital Hillsborough Campus, Hillsborough Farmers Market
- » Catty-corner of future 2.4 million SF Research Triangle Logistics Park industrial site
- » Orange County municipalities include Chapel Hill, Carrboro, Mebane, and Hillsborough

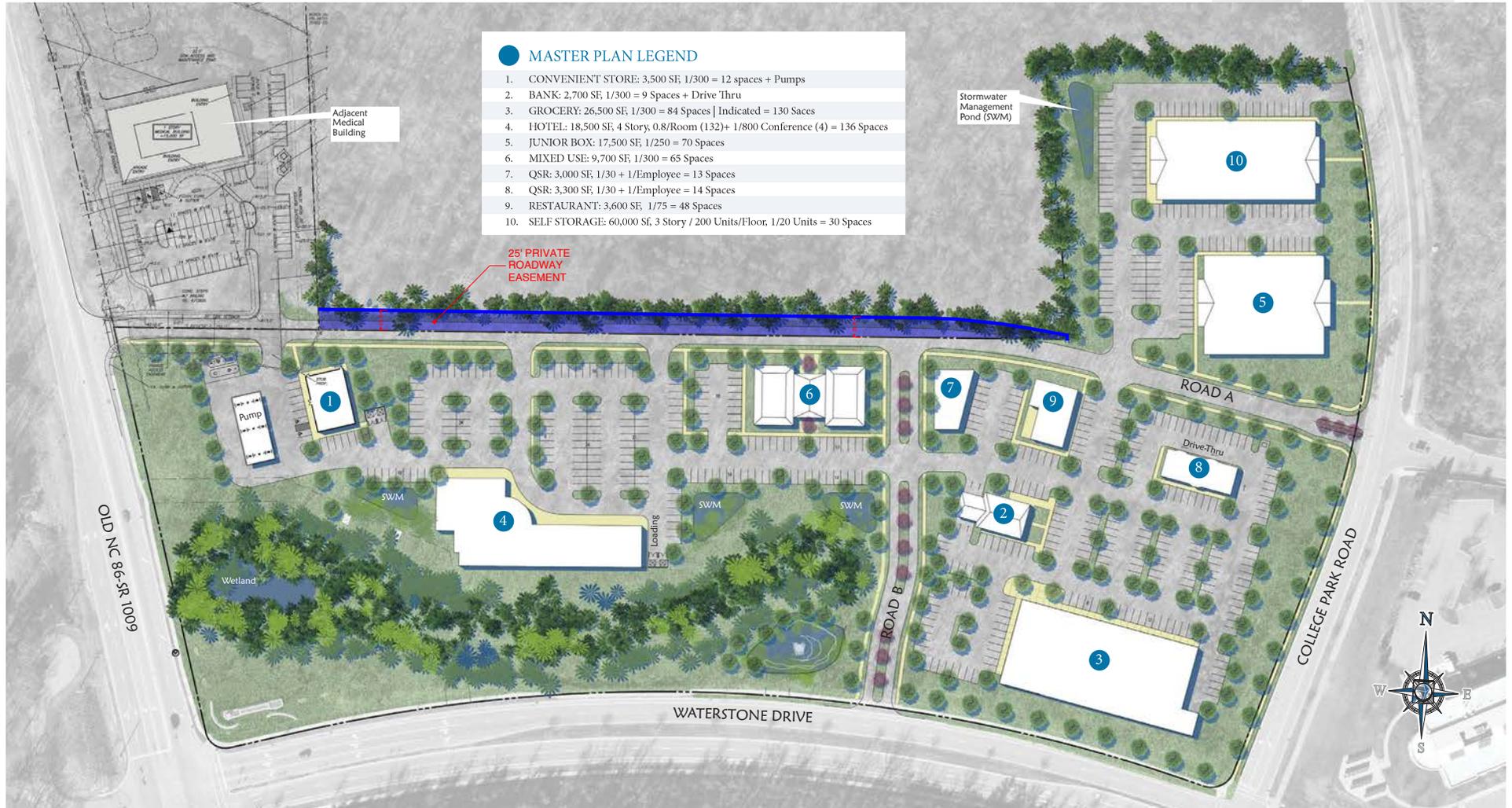


LEASE RATE/SALES PRICE: CALL BROKER

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PROPOSED SITE PLAN



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AERIAL FACING NW

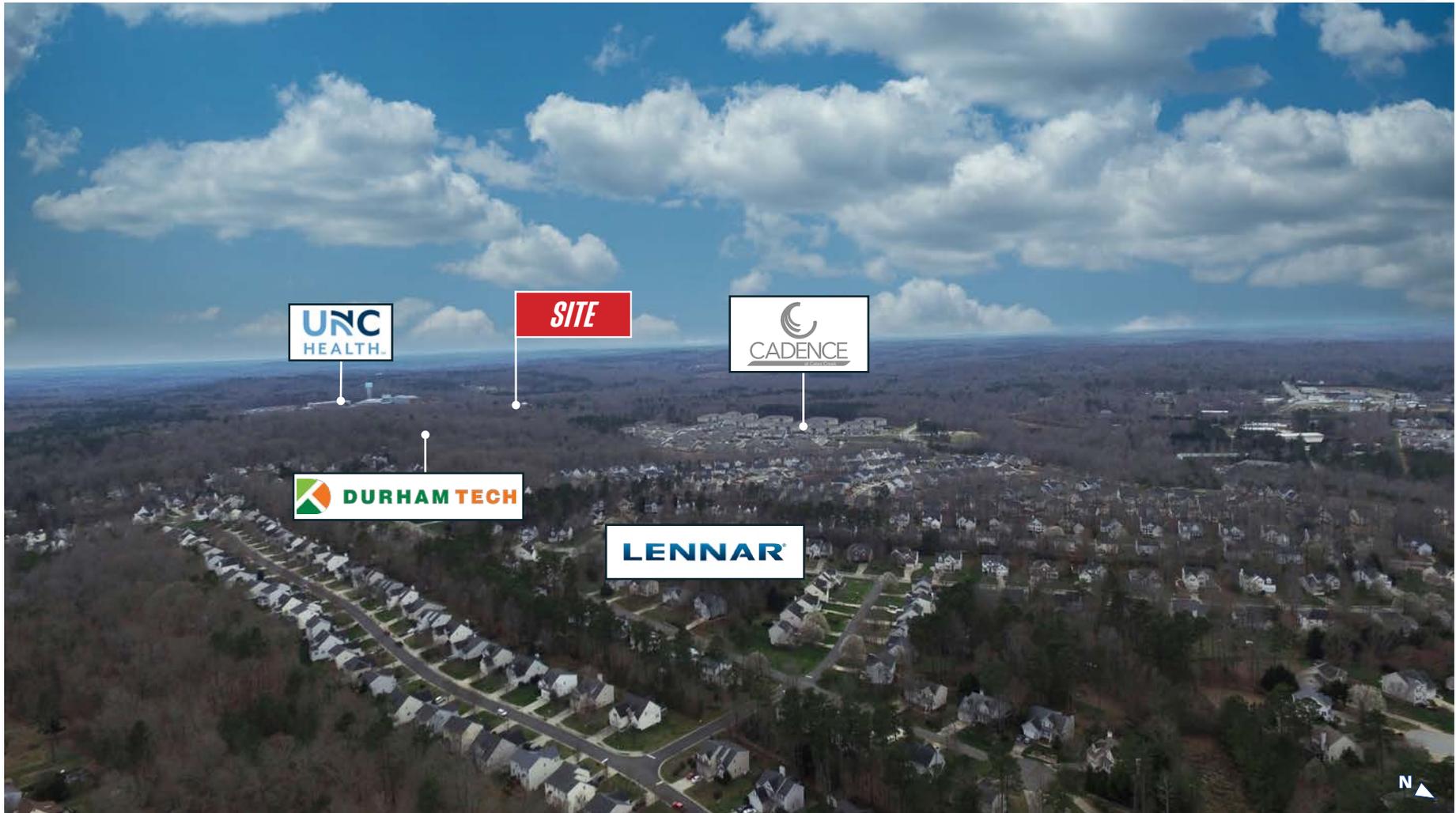


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AERIAL FACING SW



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I-40 WIDENING PROJECT

- » NC DOT is widening 11.4 miles of I-40 from I-85 in Orange County to the Durham County Line, expanding it from four to six lanes to increase capacity and improve regional mobility.
- » The project includes modifying interchanges, notably the I-40 / N.C. 86 interchange, which will enhance traffic movement and improve access to the Waterstone area.
- » One of the key goals is relieving peak hour congestion by expanding the roadway
- » The upgrades focus on improving traffic flow and continuity between the existing eight-lane section at I-85 and the six-lane section at the Durham County Line
- » Fewer delays for daily commuters are expected, especially for those traveling between points west of I-85 and U.S. 15-501, resulting in more efficient and predictable travel times.

[PROJECT WEBSITE](#)



**Images from February 2025*

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RESEARCH TRIANGLE LOGISTICS PARK



- » 160 acre industrial park just across I-40 from the Waterstone Drive site
- » Up to 2,400,000 SF available for industrial space
- » Primary uses for the property: Light Industrial, Warehouse, Manufacturing, R&D, Logistical Supply
- » Coming Q1 2026



[RTLPL WEBSITE](#)

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DURHAM TECHNICAL COMMUNITY COLLEGE EXPANSION

- » 40,175 SF, two-story community college
- » This 14,000-square-foot expansion will provide additional space for the College's programs in Emergency Medical Services, Allied Health, and Skilled Trades.
 - » 2 new classrooms
 - » 2,600 ft² of Skilled Trades labs
 - » 2,700 ft² of Allied Health labs
 - » 2,500 ft² of EMS & Public Safety labs
 - » 2,600 ft² of support areas
 - » 1,200 ft² exterior courtyard
 - » Lobby renovation
- » \$11,000,000 Investment



[PROJECT WEBSITE](#)

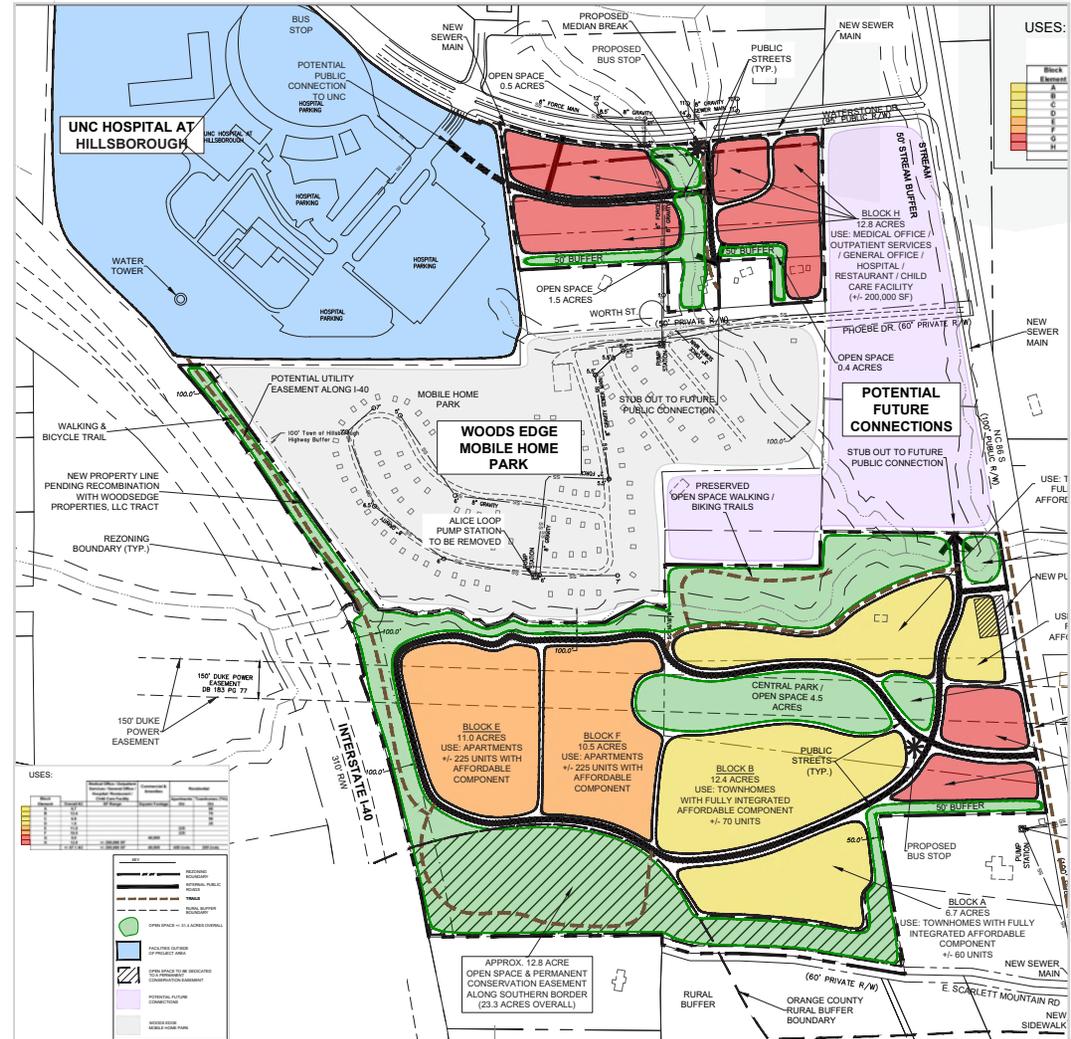
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WATERSTONE SOUTH

- » 99-acre mixed-use project with construction slated to begin fall 2026
- » 450 apartments
- » 205 townhomes
- » 40,000 SF of neighborhood commercial space
- » 200,000 SF of medical office space
 - » Space will sit directly next to the UNC Hospitals Hillsborough Campus
 - » Could eventually include a new hospital
- » Public connection to UNC
- » 32-acres of open space
- » More than one mile of trails
- » 13-acre permanent conservation easement located at the southern portion of the site

[PROJECT WEBSITE](#)



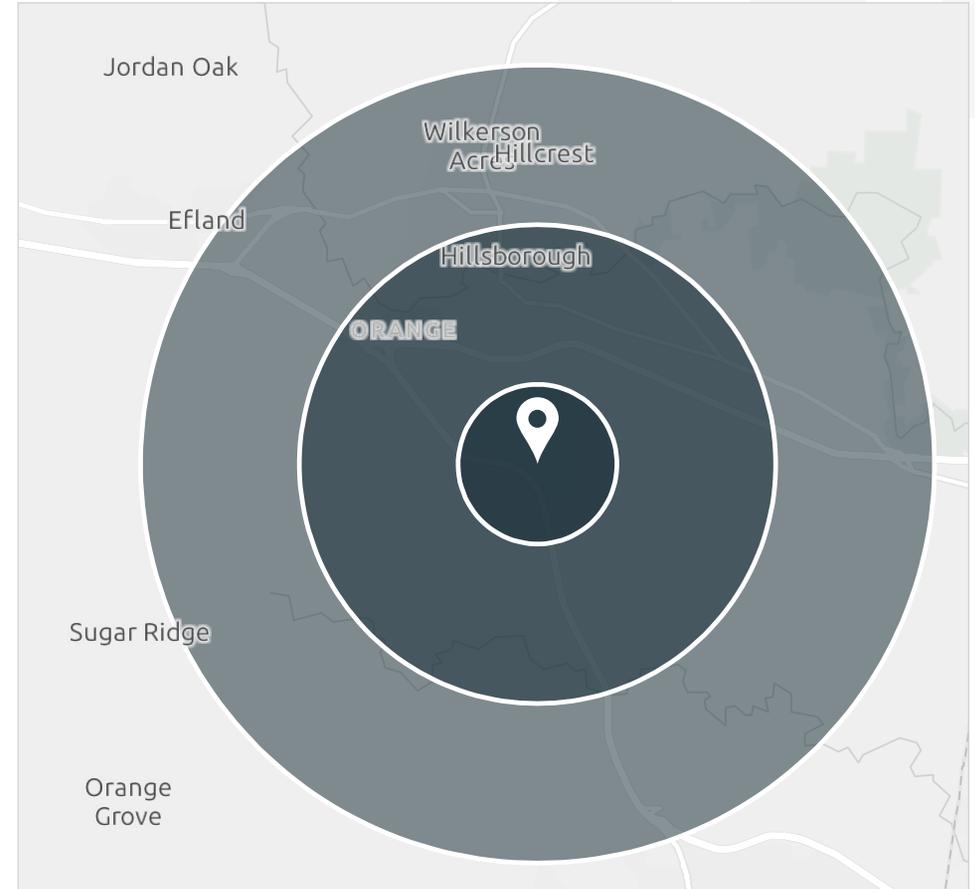
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	4,147	16,118	27,781
2030 POPULATION (PROJECTED)	4,095	16,075	27,522
2025 HOUSEHOLDS	1,635	6,576	11,158
2030 HOUSEHOLDS (PROJECTED)	1,642	6,661	11,234
OWNER-OCCUPIED HOUSING UNITS	1,100	4,519	8,123
RENTER-OCCUPIED HOUSING UNITS	535	2,057	3,035
2025 AVERAGE HOUSEHOLD INCOME	\$149,554	\$138,303	\$155,481
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$178,453	\$162,577	\$178,433



EXCLUSIVE BROKER:

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