

LAND OPPORTUNITY LOCATED IN
TRIANGLE INNOVATION POINT

**1565 CHRISTIAN
CHAPEL CHURCH RD**

New Hill, NC 27562



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PROPERTY SUMMARY

PROPERTY DESCRIPTION

1565 Christian Chapel Church Road presents a significant industrial land opportunity in New Hill, North Carolina, within the rapidly developing New Hill-Moncure industrial corridor.

The property consists of approximately 33.14 acres of undeveloped land and is zoned IND-H (Heavy Industrial) in Chatham County. This zoning provides flexibility for a broad range of industrial and employment-related uses, making the property well positioned for developers, owner-users, and investors seeking industrial land in one of the Triangle region's emerging growth areas.

Located near U.S. Highway 1, the property offers convenient regional connectivity to Raleigh, Sanford, Apex, and the greater Research Triangle. Its location also places it within the broader area experiencing substantial industrial and advanced-manufacturing investment in southeastern Chatham County.

The site's combination of acreage, industrial zoning, and location creates the potential for a variety of industrial development concepts, subject to site planning, utility availability, environmental review, and applicable governmental approvals.

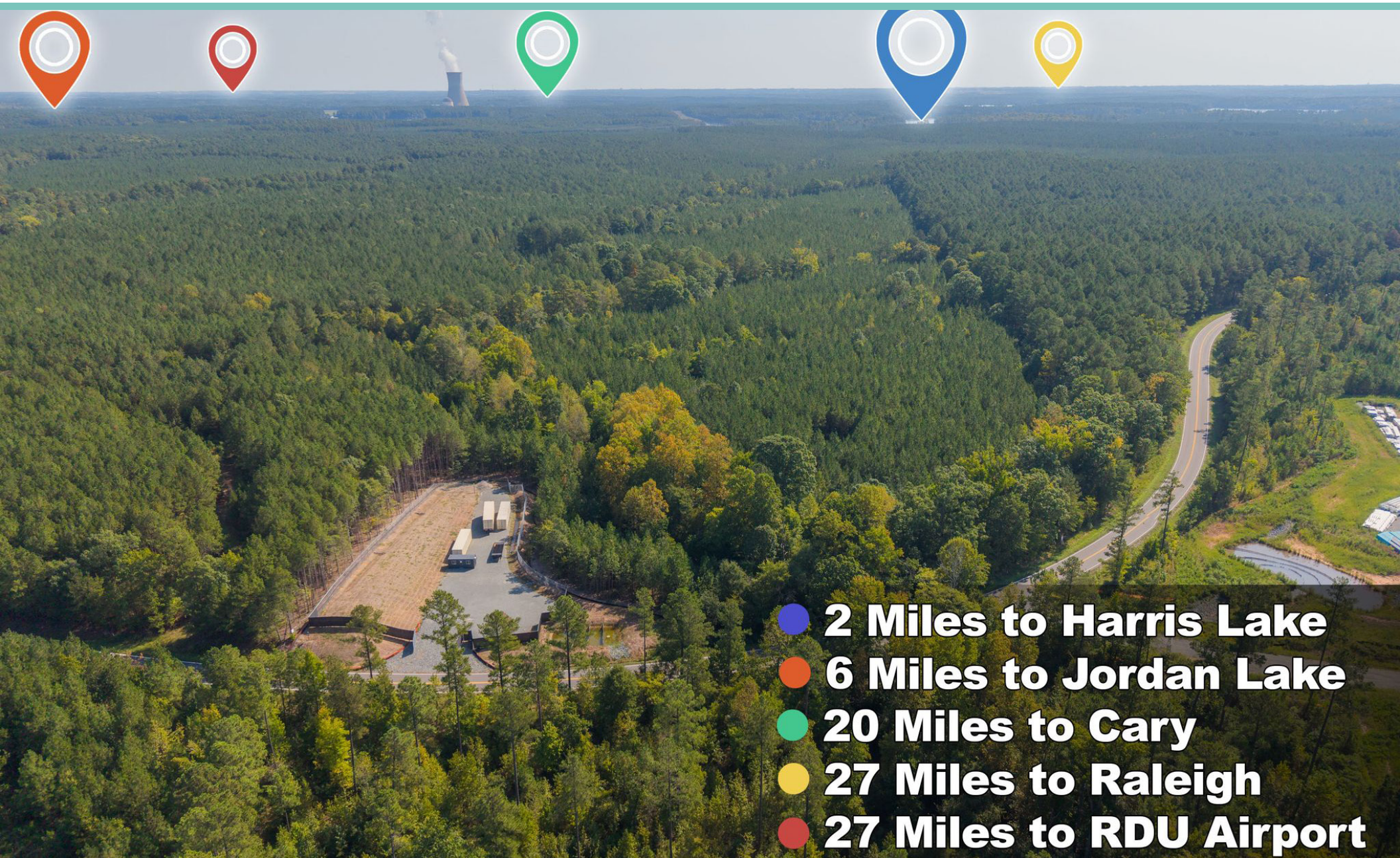
All prospective purchasers should independently verify zoning, permitted uses, utilities, access, acreage, wetlands and environmental conditions, topography, geotechnical conditions, easements, and other development requirements during due diligence.

HIGHLIGHTS

- o ±33.14 acres
- o IND-H (Heavy Industrial) zoning
- o Undeveloped industrial land
- o Located in New Hill, Chatham County, North Carolina
- o Positioned within the New Hill-Moncure industrial growth corridor
- o Convenient access to U.S. Highway 1
- o Regional connectivity to Raleigh, Apex, Sanford, and the greater Triangle
- o Potential for a variety of industrial and employment-related uses
- o Opportunity for developers, investors, and owner-users
- o Located within a growing industrial and advanced-manufacturing market
- o Sale price \$6.5 million



AREA OVERVIEW



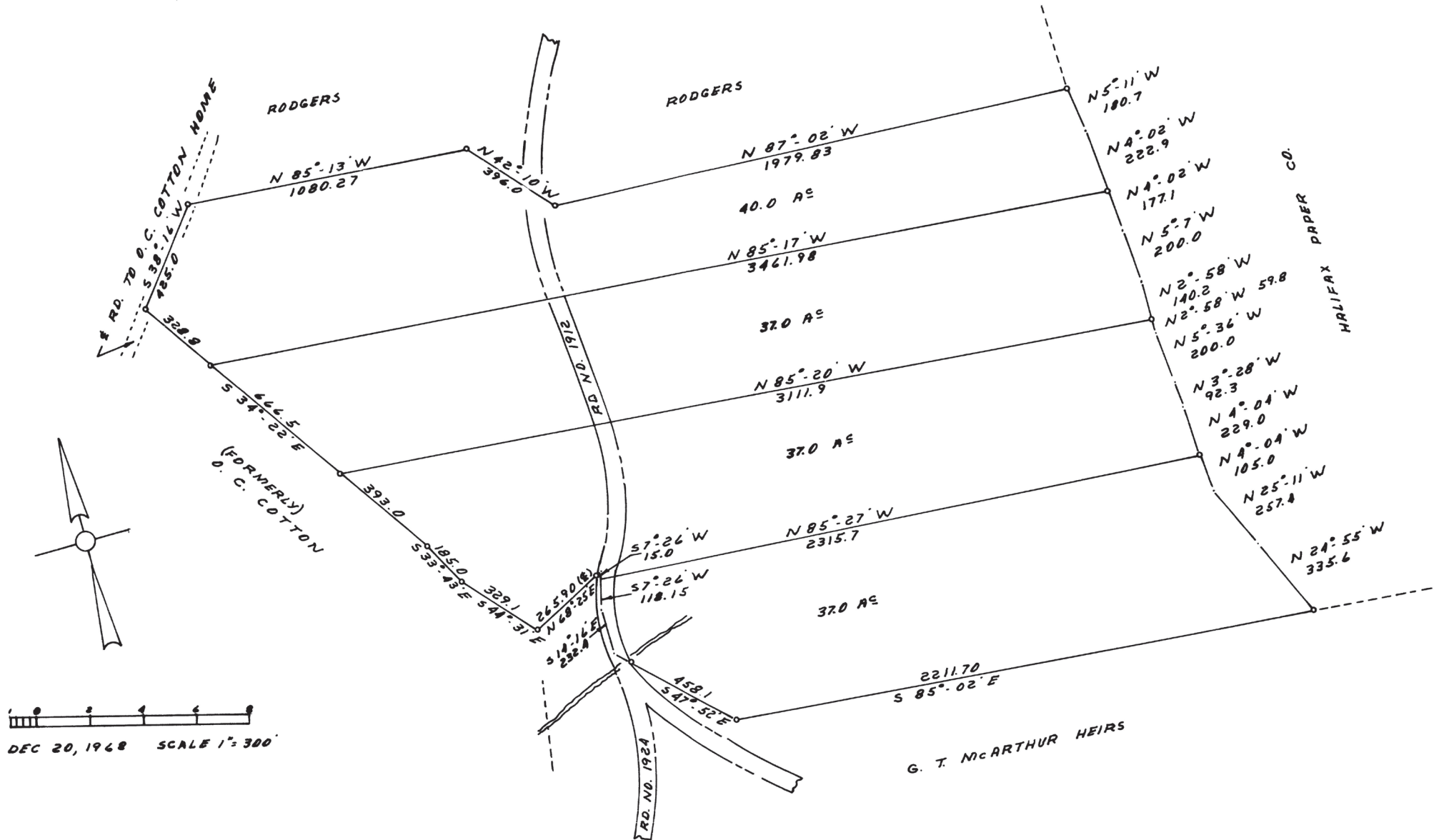
- **2 Miles to Harris Lake**
- **6 Miles to Jordan Lake**
- **20 Miles to Cary**
- **27 Miles to Raleigh**
- **27 Miles to RDU Airport**

AREA OVERVIEW



- **0.2 Miles to VinFast Manufacturing Plant**
- **5.6 Miles to Triangle Innovation Point West**
- **6.1 Miles to Jordan Lake**
- **18 Miles to Sanford**

PLAT MAP



SITE PHOTOS



AERIAL PHOTOS



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FOR SALE INQUIRIES, CONTACT:

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