

0.69 Acre Outparcel For Sale

Pittsboro, NC 27312



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This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

5

Executive
Summary



8

Maps &
Aerials



TABLE OF
CONTENTS

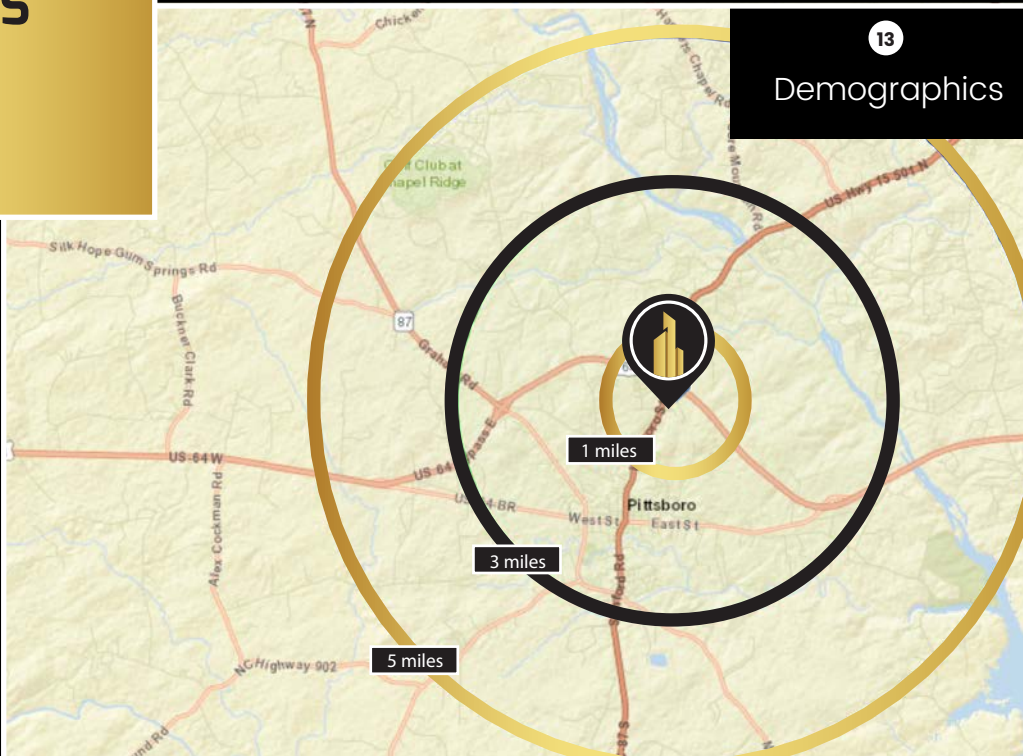
12

Location
Overview



13

Demographics



EXECUTIVE SUMMARY

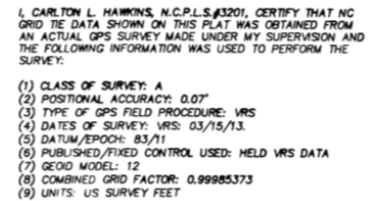


A topographic map of a residential area. A yellow building icon with a black outline is positioned in the upper center. The map features contour lines indicating elevation, with labels such as 200, 300, 400, 500, and 600. Several red diamond markers are scattered across the map, some with numerical values like 204, 200, 100, 44, 32, 30, 61, 65, 63, 121, 30, 90, and 90. Property boundaries are outlined in orange. A road labeled 'Powell Place Ln' runs diagonally from the bottom left towards the center. Another road labeled 'Lowes Dr' runs horizontally across the bottom. A large grey building footprint is visible on the right side of the map. The map also shows various lot numbers and addresses, including 82142, 83309, 85283, 82141, 80597, 6715, 84828, and 62943.

KEY OFFERING HIGHLIGHTS

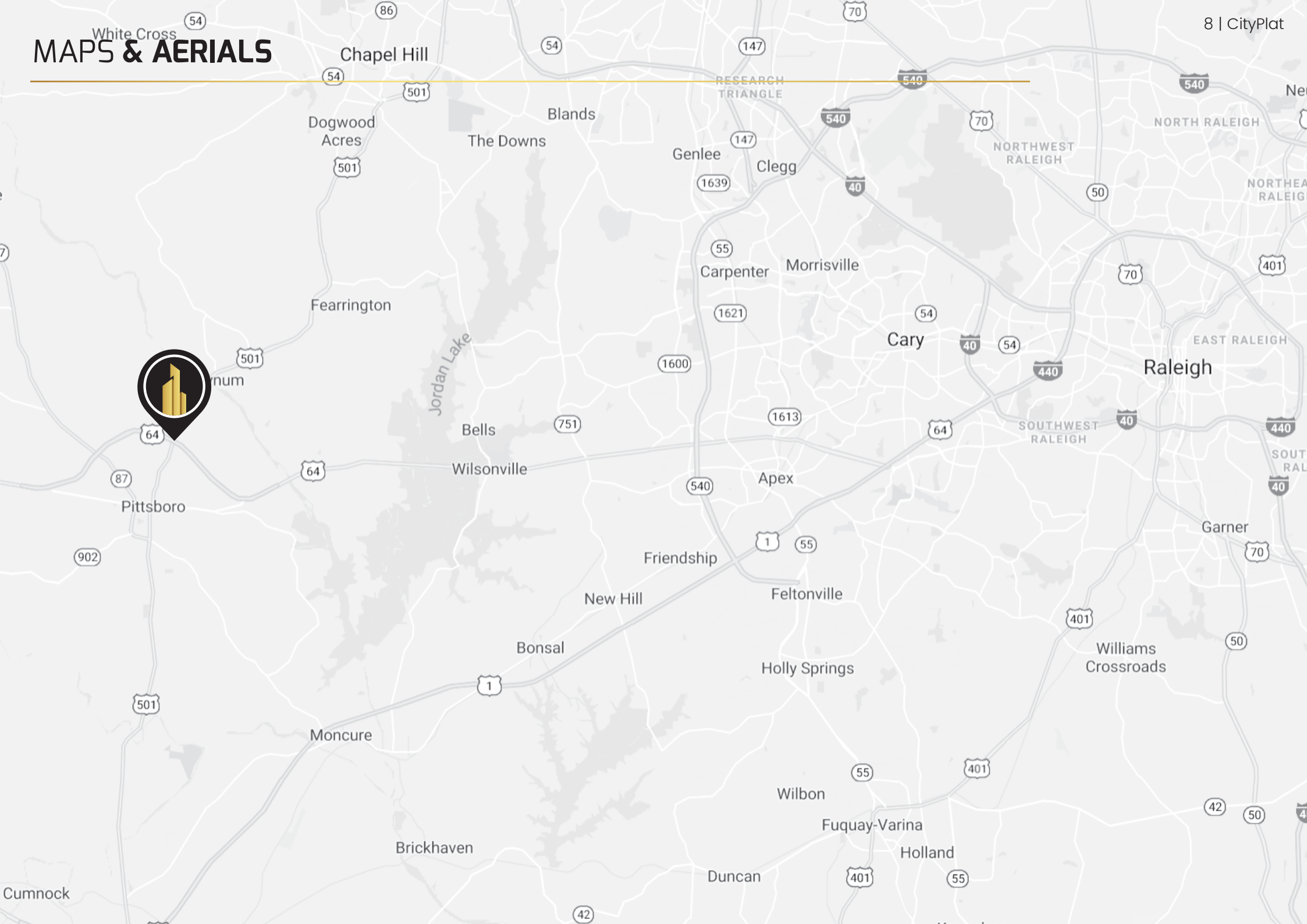
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SALE PRICE | \$550,000



LOCATION OVERVIEW





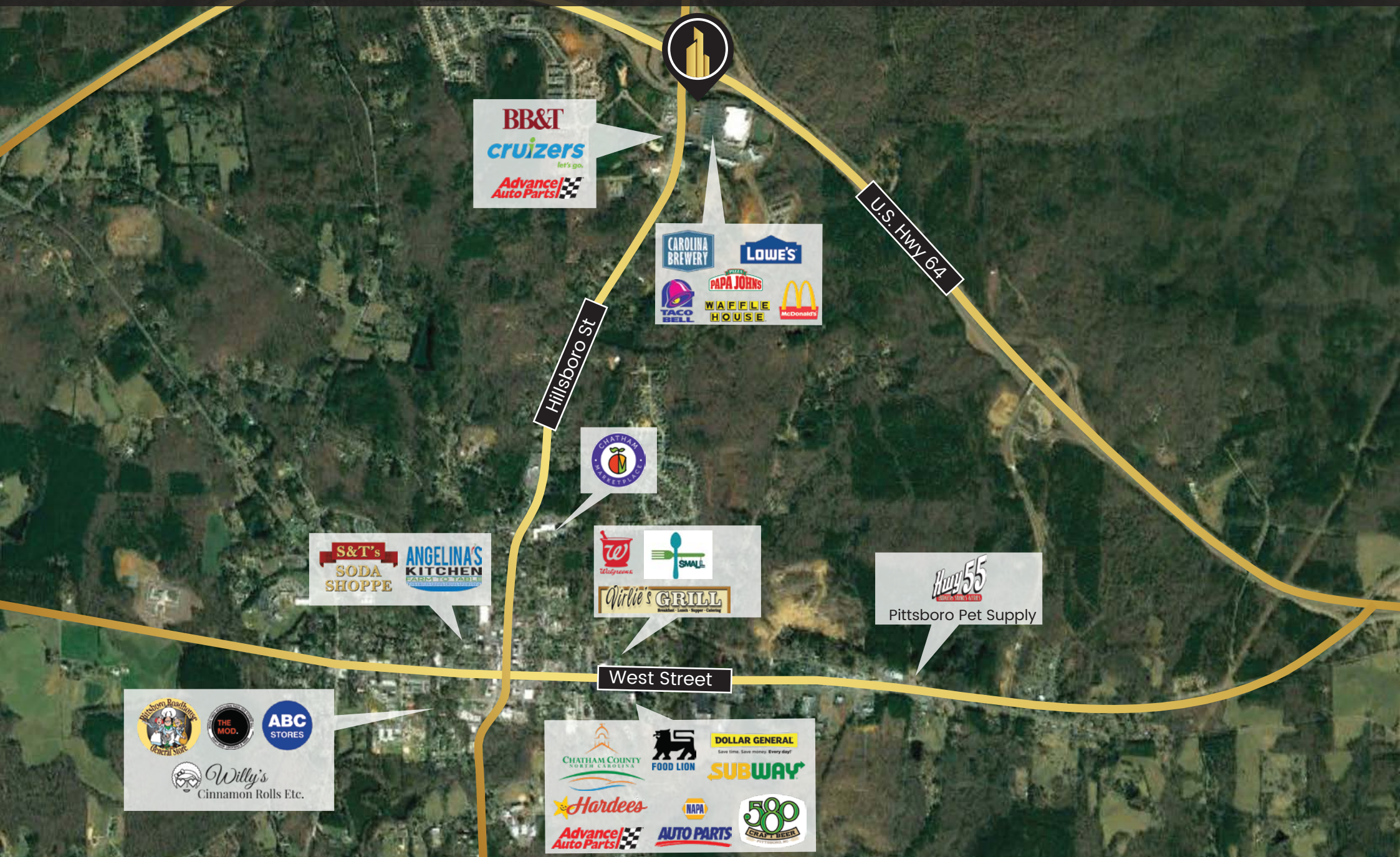
MAPS & AERIALS



MAPS & AERIALS



MAPS & AERIALS



BB&T
cruizers
let's go.
Advance! Auto Parts

CAROLINA BREWERY
Lowe's
PAPA JOHN'S
Waffle House
McDonald's
TACO BELL

Hillsboro St

U.S. HWY 64



S&T's SODA SHOPPE
ANGELINA'S KITCHEN
CAJUN & COUNTRY CUISINE

Walgreens
Small's
Virtie's GRILL
Breakfast • Lunch • Dinner • Catering

Hwy 55
Pittsboro Pet Supply

West Street

Pittsboro Roadhouse General Store
THE MOD.
ABC STORES
Willy's Cinnamon Rolls Etc.

CHATHAM COUNTY NORTH CAROLINA
FOOD LION
DOLLAR GENERAL
Save time. Save money. Every day!
SUBWAY
Hardee's
Advance! Auto Parts
NAPA AUTO PARTS
580 CRAFT BEER

PITTSBORO, NC

Pittsboro is in the heart of Chatham County, one of the fastest growing counties in the state. It is the county seat and, as such, home to the Chatham County Government Complex employing more than 1300 people.

Residents of Pittsboro embrace small town values of respect for one another and a strong sense of community. Its' people are a diverse group of artists and farmers, merchants and students, and it is home to the North Carolina Zen Center. It supports software developers, bio-fuel research and production, antique shops and art galleries.

Central Carolina Community College offers a core curriculum as well as continuing education in such areas as Sustainable Agriculture and Alternative Building Techniques.

Pittsboro is ideally situated at the intersection of US 64 and Hwy 15-501. It is 16 miles to Chapel Hill, 25 miles to Research Triangle Park, and 32 miles to Raleigh. It's a short drive to recreation areas at Jordan Lake State Park (visited by 1-2 million people annually). It is adjacent to the State's newest Natural Area – 960 acres along the scenic Haw River.

Note from the Mayor, Cindy S. Perry:

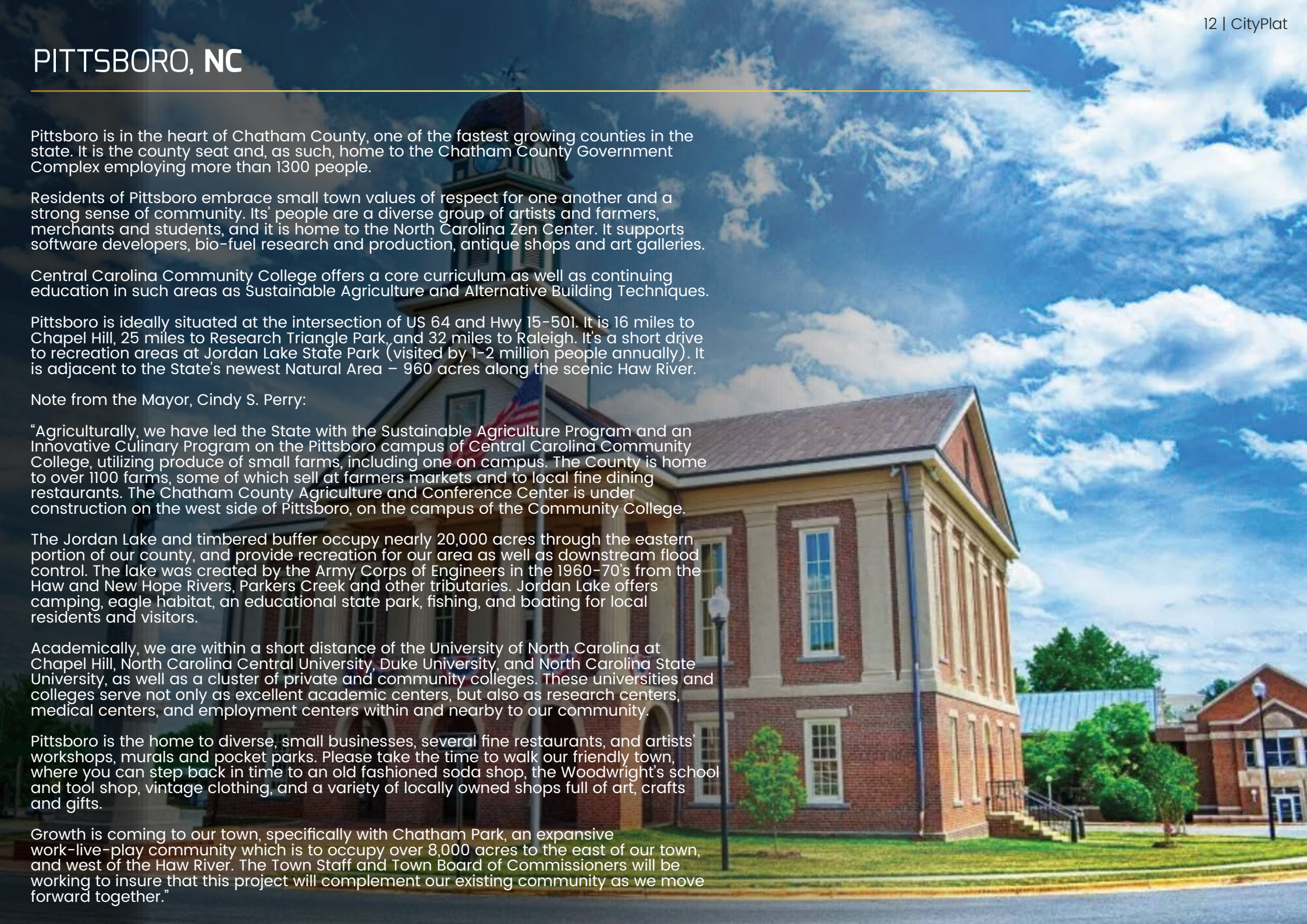
"Agriculturally, we have led the State with the Sustainable Agriculture Program and an Innovative Culinary Program on the Pittsboro campus of Central Carolina Community College, utilizing produce of small farms, including one on campus. The County is home to over 1100 farms, some of which sell at farmers markets and to local fine dining restaurants. The Chatham County Agriculture and Conference Center is under construction on the west side of Pittsboro, on the campus of the Community College.

The Jordan Lake and timbered buffer occupy nearly 20,000 acres through the eastern portion of our county, and provide recreation for our area as well as downstream flood control. The lake was created by the Army Corps of Engineers in the 1960-70's from the Haw and New Hope Rivers, Parkers Creek and other tributaries. Jordan Lake offers camping, eagle habitat, an educational state park, fishing, and boating for local residents and visitors.

Academically, we are within a short distance of the University of North Carolina at Chapel Hill, North Carolina Central University, Duke University, and North Carolina State University, as well as a cluster of private and community colleges. These universities and colleges serve not only as excellent academic centers, but also as research centers, medical centers, and employment centers within and nearby to our community.

Pittsboro is the home to diverse, small businesses, several fine restaurants, and artists' workshops, murals and pocket parks. Please take the time to walk our friendly town, where you can step back in time to an old fashioned soda shop, the Woodwright's school and tool shop, vintage clothing, and a variety of locally owned shops full of art, crafts and gifts.

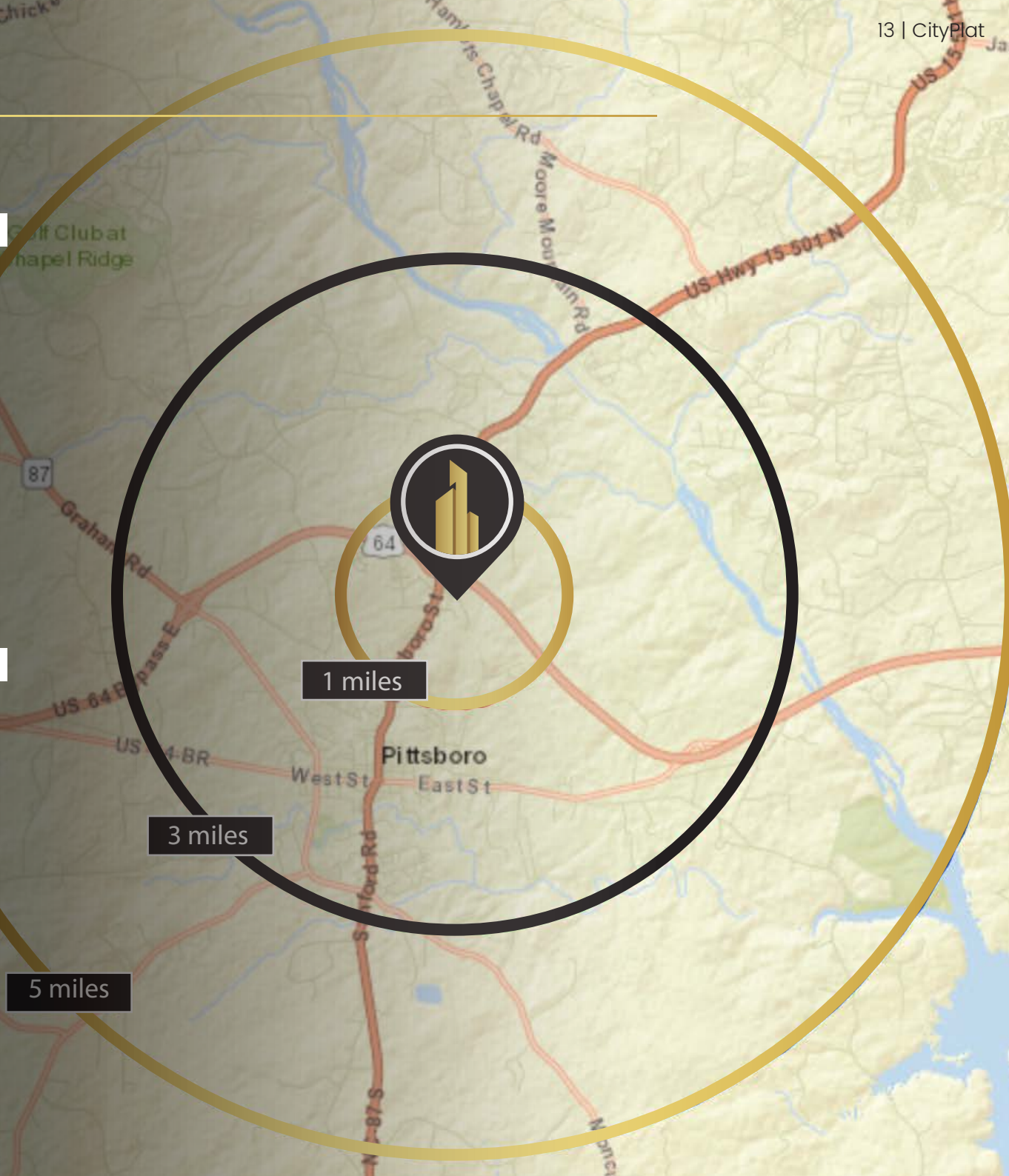
Growth is coming to our town, specifically with Chatham Park, an expansive work-live-play community which is to occupy over 8,000 acres to the east of our town, and west of the Haw River. The Town Staff and Town Board of Commissioners will be working to insure that this project will complement our existing community as we move forward together."



DEMOGRAPHICS

2018 Summary	1 Mile	3 Miles	5 Miles
Population	1,221	6,785	11,705
Households	508	2,803	4,829
Families	316	1,805	3,211
Average Household Size	2.32	2.33	2.35
Owner Occupied Housing Units	364	2,061	3,682
Renter Occupied Housing Units	143	742	1,147
Median Age	45.6	45.9	46.0
Median Household Income	\$56,939	\$58,850	\$60,826
Average Household Income	\$75,347	\$74,327	\$78,393

2023 Summary	1 Mile	3 Miles	5 Miles
Population	1,350	7,534	12,993
Households	562	3,119	5,357
Families	349	2,003	3,556
Average Household Size	2.32	2.34	2.36
Owner Occupied Housing Units	411	2,330	4,145
Renter Occupied Housing Units	152	788	1,212
Median Age	45.7	46.5	46.8
Median Household Income	\$63,895	\$64,232	\$66,868
Average Household Income	\$86,182	\$83,504	\$87,996



CITYPLAT

COMMERCIAL REAL ESTATE

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