

0.69 Acre Outparcel For Sale

LOWES DRIVE | PITTSBORO, NC



CITYPLAT

COMMERCIAL REAL ESTATE

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Property *Dashboard*

\$650,000

Asking Price

0.69

Total Acres

C-2

Zoning

OVERVIEW

CityPlat is pleased to present a prime location near the intersection of 15-501 and Hwy 64. Directly off main road heading into downtown Pittsboro. Situated adjacent to a major retail center, across from a large residential and mixed use development Powell Place. Behind this property is a 140 acre site prepared for residential development. Less than a mile away on the other side of Highway 64, a multi building retail center, Penguin Place, was developed as part of Chatham Park. It opened in late 2017 and by June of 2018 all 14,000 SF were leased to 8 tenants, including several nationally recognized retailers. Adjacent to Penguin Place is Mosaic, a 44-acre mixed use development that will include retail, multi-family, office and hospitality users. Ground has recently broken on this site.

KEY AMENITIES

- Adjacent to new Hwy 64 Bypass
- Surrounding retail includes BB&T, Exxon, Lowe's HI, Taco
- Bell, McDonald's, Citgo
- Located 15 minutes from Chapel Hill and only 20 minutes to Cary and Apex
- Located within .5 miles of Chatham Park master development
 - 7,120 acres
 - 20,000 residential units
 - 2,000,000 SF of corporate space





BB&T

cruizers
let's go.

Chapel Hill Rd

Waffle
House



TACO
BELL

LOWE'S





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

CAROLINA BREWERY **LOWE'S**
TACO BELL **PAPA JOHN'S** **McDonald's**
WAFER HOUSE

U.S. Hwy 64

Hillsboro St



S&T's SODA SHOPPE **ANGELINA'S KITCHEN**

Wendy's **SMALL'S**
Wirtie's GRILL
Breakfast Lunch Dinner Catering

Hwy 55
Pittsboro Pet Supply

West Street

Pittsboro Readings **THE MOD.** **ABC STORES**
Willy's
Cinnamon Rolls Etc.

CHATHAM COUNTY **FOOD LYON** **DOLLAR GENERAL**
SUBWAY
Hardees **NAPA** **580 CRAFT BEER**
Advance Auto Parts **AUTO PARTS**

Parcel Map



Market Overview - *Pittsboro, NC*



Pittsboro, NC is a small town located in Chatham County, North Carolina. The town is known for its charming small-town atmosphere and its proximity to the Research Triangle Park, which makes it an attractive location for both residents and businesses.

In terms of the real estate market, Pittsboro has experienced steady growth in recent years. The demand for housing in the area has been driven by several factors, including the town's close proximity to major cities like Raleigh and Durham, as well as its natural beauty and rural charm.

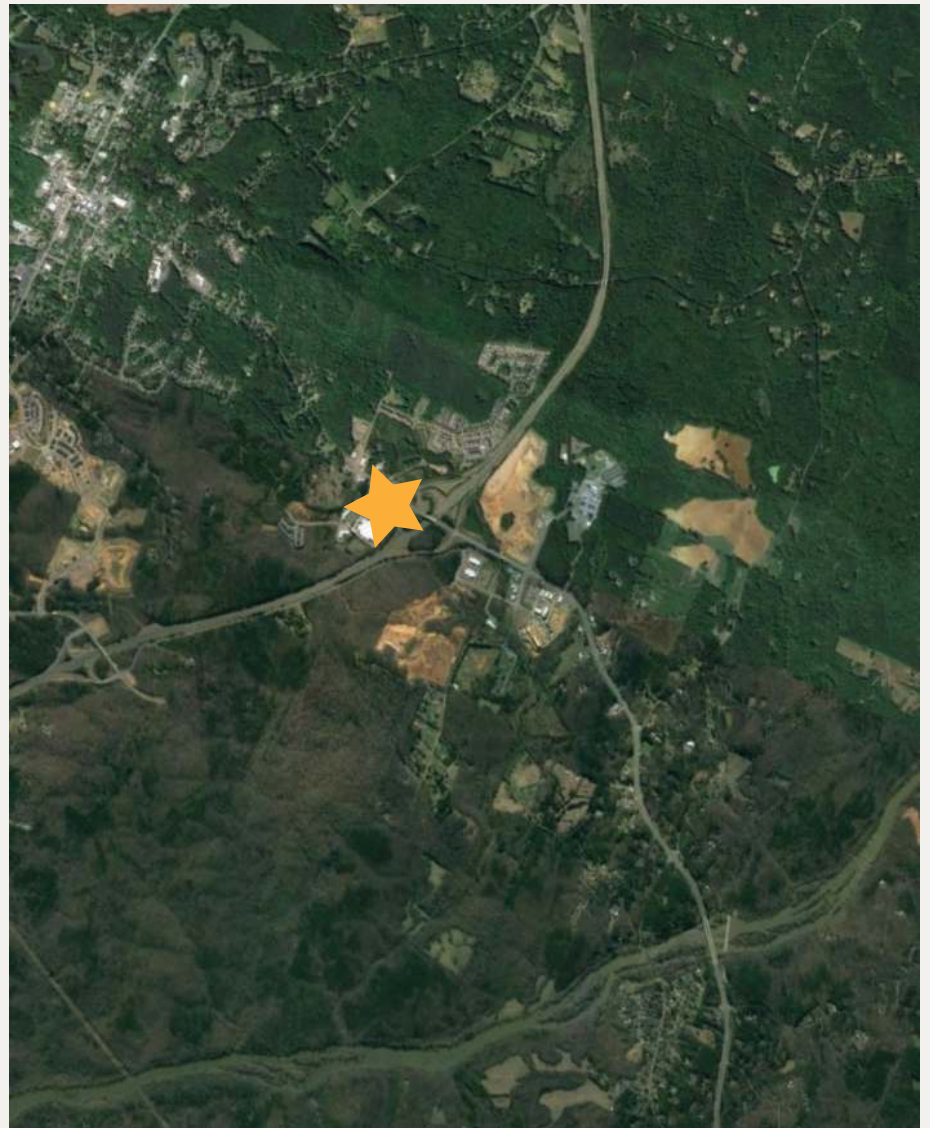
The local economy in Pittsboro is diverse, with a mix of industries including agriculture, manufacturing, retail, and services. There is also a growing arts and culture scene in the town, with numerous galleries, studios, and festivals that attract visitors from across the region.

Pittsboro is also home to several large employers, including healthcare facilities, educational institutions, and government organizations. This provides a stable employment base and contributes to the overall economic stability of the town. Overall, Pittsboro offers a unique blend of small-town charm, natural beauty, and economic opportunities, making it an attractive place to live, work, and visit.

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 |



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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.





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