

1.29 Acres For Sale in Hillsborough, NC

*Lot 7 Leah Drive,
Hillsborough, NC 27278*

\$225,000



**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE

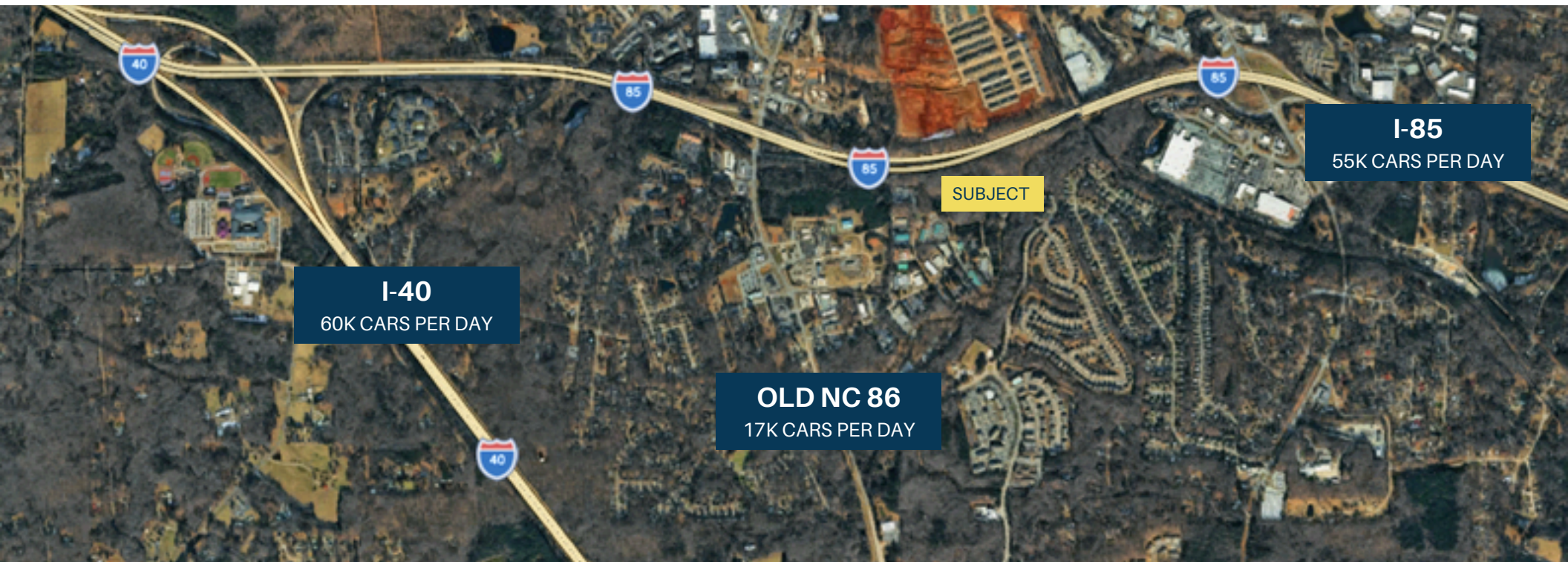


Flexible-Use Opportunity in a Growing Market

Situated in the heart of Hillsborough's growing commercial corridor, this 1.29-acre parcel presents an exciting opportunity for commercial development with a focus on flexibility and access.

Zoned EDD (Economic Development District), the property allows for a wide range of uses—from professional office and flex space to light manufacturing—offering flexibility for a variety of business needs.

Positioned just minutes from Interstate 85 and Interstate 40, the site provides excellent connectivity across the Triangle, making it an attractive option for businesses seeking accessibility without a downtown setting.





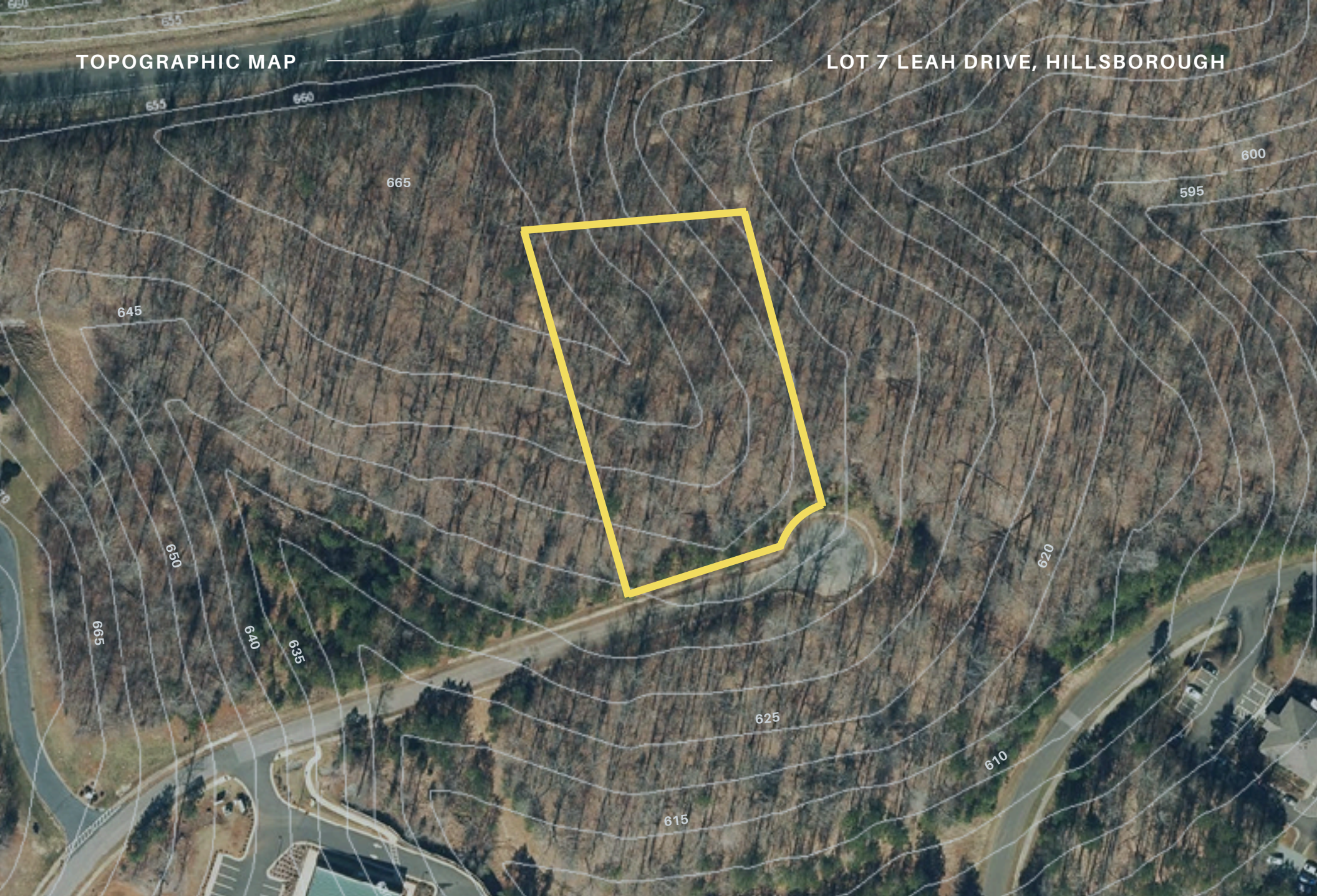
ADDRESS	Lot 7 Leah Drive, Hillsborough, NC 27278
LAND AREA	1.29 Acres
ROAD FRONTAGE	Leah Drive
ZONING	Economic Development District (EDD)
PIN	9873188933 (Orange County GIS)
UTILITIES & SERVICES	Town of Hillsborough (water and sewer) Natural Gas Duke Energy
BEST USE	New construction of office, light industrial and manufacturing, with outdoor storage
PRICE	\$225,000

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TOPOGRAPHIC MAP

LOT 7 LEAH DRIVE, HILLSBOROUGH



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Occoneechee Mountain State Natural Area



Collins Ridge by D.R. Horton
Single-Family & Townhomes



SUBJECT PARCEL



Department of Transportation



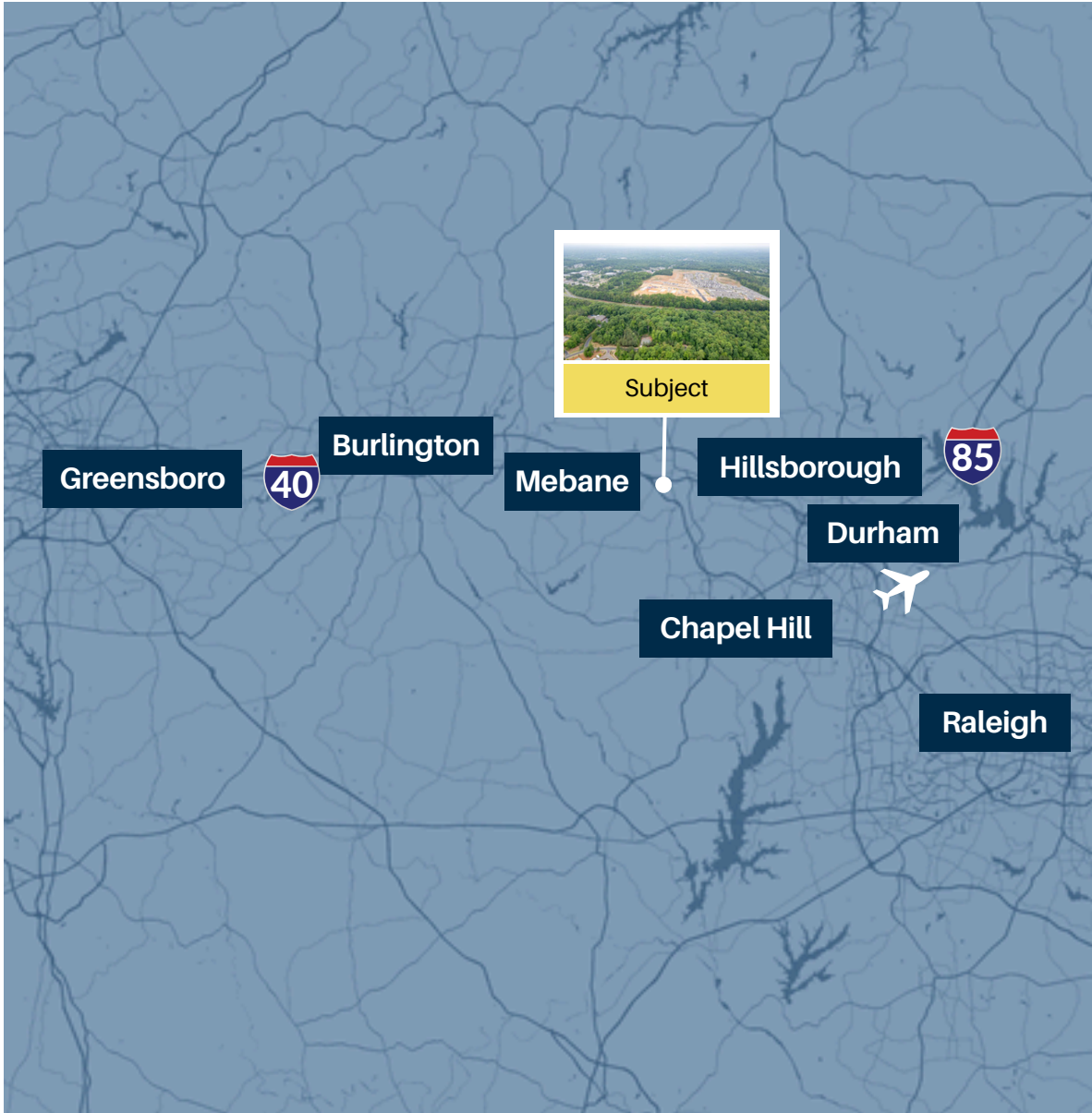
Beckett's Ridge
Single-Family Homes

Cates Creek Manor
(Planned Residential)

Cornwallis Hills
Single-Family Homes

Cadence at Cates Creek
Multifamily





Drive Times

The subject's proximity to I-85 and I-40 provides direct connectivity to major cities across the Triangle and Triad, including Durham, Raleigh, Greensboro, and Chapel Hill.

14 min.
Chapel Hill

25 min.
Burlington

17 min.
Durham

37 min.
Raleigh

14 min.
Mebane

41 min.
Greensboro

Mebane

Future Site

STIHL

Chick-fil-e SUPPLY

Tanger MEBANE

ABB

SANDVIK

MORINAGA

ups

Lotus Since 1932

MEDLINE

ThermoFisher SCIENTIFIC

Hillsborough

Subject

UNC HEALTH

DukeHealth

Durham

D

Research Triangle Park

IQVIA

Biogen

FUJIFILM Di-synth biotechnologies

ADU

DukeHealth

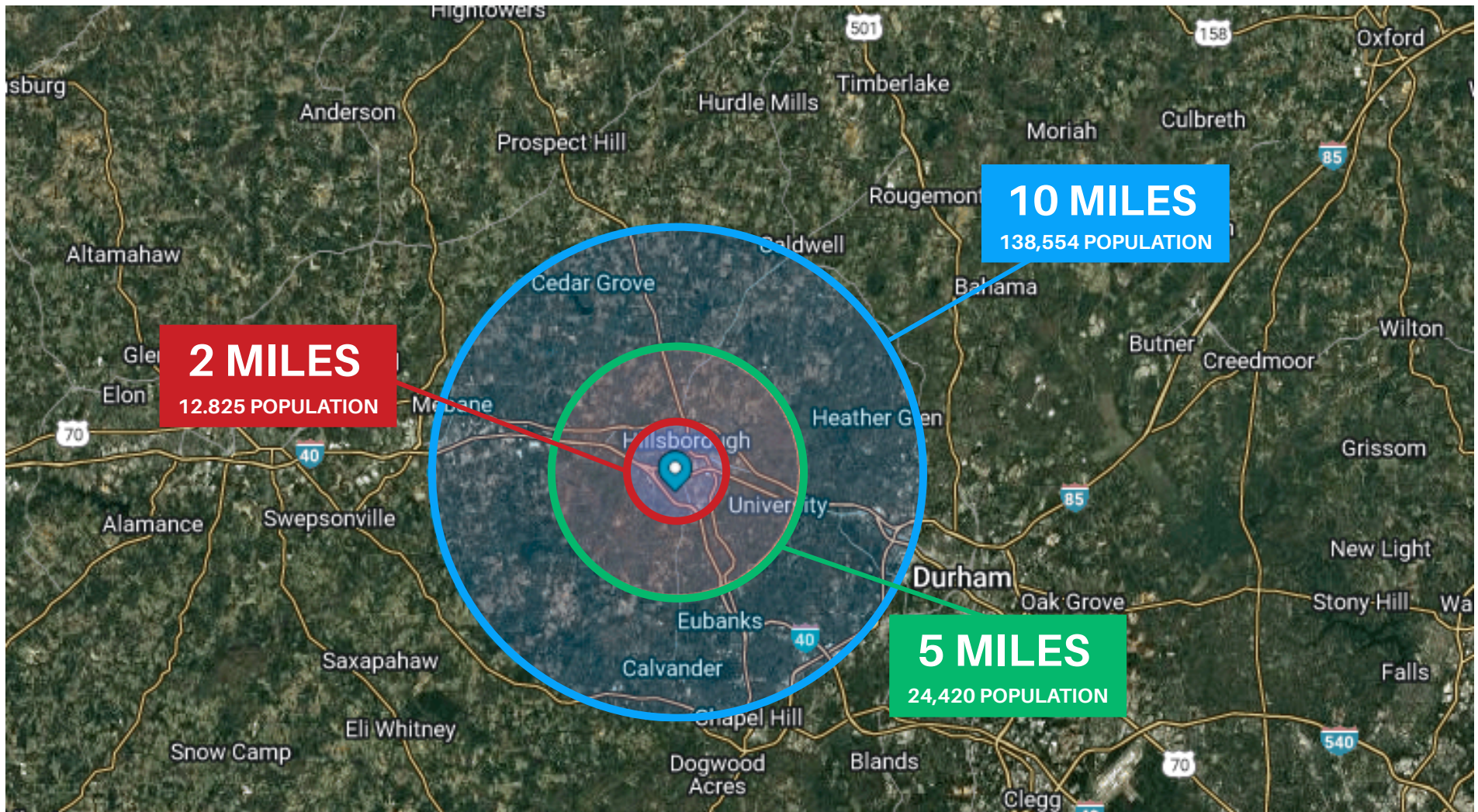
Red Hat

Chapel Hill

UNC HEALTH

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	2 MILE	5 MILE	10 MILE
Household Avg Income	\$105,874	\$111,532	\$109,466
Household Median Income	\$84,878	\$87,390	\$82,270



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