

# COMMERCIAL REDEVELOPMENT SITE

*1001 Corporate Drive,  
Hillsborough, NC 27278*

11.1 ACRES

**PICKETT  
SPOUSE**  
COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

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DEMOGRAPHIC SUMMARY

# HISTORIC CHARM MEETS COMMERCIAL POTENTIAL

*As one of the last mostly undeveloped tracts in the Hillsborough Meadowlands Business Park, this 11.1-acre site offers easy access to I-85 and Historic Hillsborough amenities.*



# STRATEGIC CONNECTIVITY

*This corner lot offers almost 1500 feet of road frontage and adjoins the Eno Haven Senior affordable housing apartments to the west.*

ADDRESS	1001 Corporate Dr., Hillsborough, NC 27278
LOT SIZE	11.1-acres
ZONING	Office Institutional (Hillsborough Jurisdiction)
POTENTIAL USES	Adult/Child Daycare, Extended Care, Health Care, Funeral Home, Hotel, School, Office
PRICE	\$3,500,000
WATER AND SEWER	City of Hillsborough
POWER	Duke Energy
INTERNET	Spectrum





## REZONING OPPORTUNITY

*The owner is receptive to a purchase contract that includes rezoning sensitive to the Hillsborough development values such as integration with work force, affordable and senior housing, and general appearance within the surrounding uses.*

*Hillsborough's recent passage of Planned Development (PD) zoning offers new options to creatively maximize the site's potential.*



# THE MEADOWLANDS

*The Meadowlands is home to offices, daycare, retirement center, emergency management, flex, and distribution as well as the Orange County Sportsplex and Passmore Senior Citizens Center.*

PROPERTY OVERVIEW



Great Clips®



# HAMPTON POINTE SHOPPING CENTER

*Walmart, Home Depot, and Hampton Pointe Shopping Center are 1/2 mile south of the site in the SW quadrant of I-85*



U.S. Hwy 70A

 6,379

Avg. Cars Per Day

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 6,379

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# ABOUT HILLSBOROUGH, NC

*Nestled in the heart of North Carolina, Hillsborough seamlessly blends historical charm with modern convenience.*

*The well-preserved Historic District invites exploration of cobblestone streets and colonial-era architecture, creating a nostalgic ambiance. Strategically positioned along the I-85 corridor,*

*Hillsborough is a short drive from Durham and Chapel Hill, making it an ideal location for professionals with easy access to major medical campuses at Duke and UNC.*

*Despite its strategic location, Hillsborough maintains a distinctive small-town feel, offering a unique balance of accessibility and a close-knit community, making it a gem within the Triangle region.*



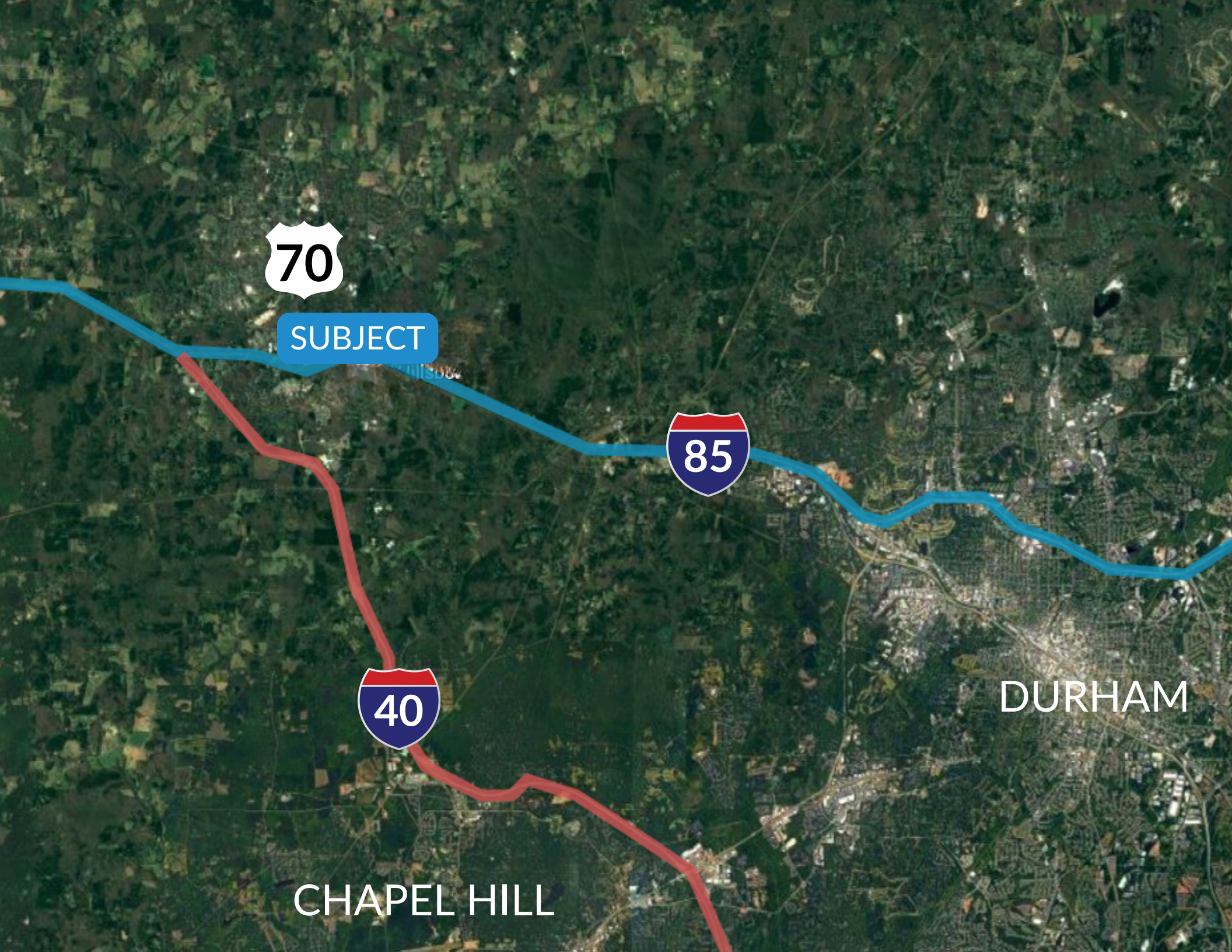


SUBJECT



DURHAM

CHAPEL HILL





## **DUKE HOSPICE CENTER**

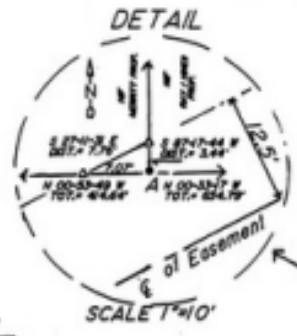
*The 1922 two-story brick farmhouse has functioned as offices for the on-site six-bed Duke Hospice center which was recently closed.*

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## SURVEYED FOR TOWN OF HILLSBOROUGH **MEADOWLANDS SEWER OUTFALL**

RIGHT-OF-WAY MAP 4 OF 4

HILLSBOROUGH TWP., ORANGE CO., NORTH CAROLINA  
JANUARY 9, 1991



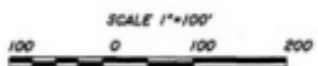
NOTE: Manhole #19 is 285.94' from beginning point - ALCOB 1. Total length of proposed sewerline including lines 5 and 7 is 4440.56'.

SEWER LINE DATA

D-C	S 00-33-17 E	64.37'
C-B	S 00-33-17 E	14.80'
B-A	S 00-33-17 E	20.80'

NOTE: From point-B to manhole#17 is N 27-0-35 W, Dist=16.76'  
From point-C to manhole#17 is N 89-0-36 W, Dist=7.52'

NOTE: ALL MANHOLES LOCATED INSIDE THE ROAD RIGHT-OF-WAY ARE EXISTING MANHOLES ON THIS MAP ONLY.



- IRON PIN SET
- NAIL OR SPIKE SET
- EXISTING CORNER
- CONC. MONUMENT SET
- EXISTING CONC. MON.
- MATHEMATICAL POINT



U.S. 70-A

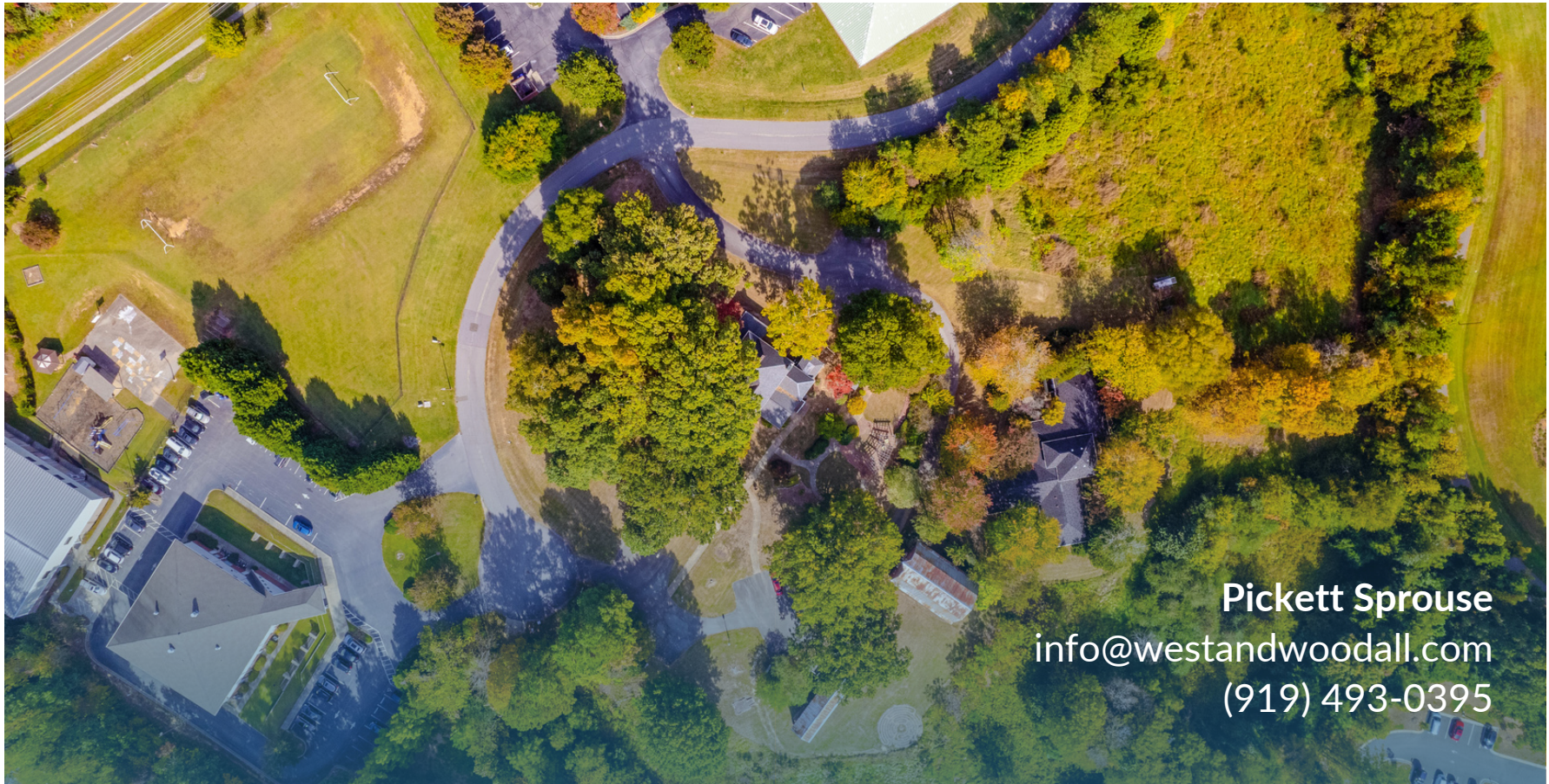


# POPULATION

	2 mile	5 mile	10 mile
2010 Population	9,839	22,290	159,853
2023 Population	13,473	28,301	184,530
2028 Population Projection	13,977	29,074	187,204
Annual Growth 2010-2023	2.8%	2.1%	1.2%
Annual Growth 2023-2028	0.7%	0.5%	0.3%
Median Age	42.2	42.8	38.2
Bachelor's Degree or Higher	50%	46%	52%
U.S. Armed Forces	11	17	98

# INCOME

	2 mile	5 mile	10 mile
Avg Household Income	\$104,402	\$102,698	\$98,672
Median Household Income	\$80,721	\$77,516	\$69,190
< \$25,000	689	1,636	12,443
\$25,000 - 50,000	940	2,188	16,677
\$50,000 - 75,000	795	1,630	11,115
\$75,000 - 100,000	721	1,376	8,300
\$100,000 - 125,000	557	1,156	6,423
\$125,000 - 150,000	342	769	5,750
\$150,000 - 200,000	573	1,215	6,771
\$200,000+	561	1,215	8,372



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