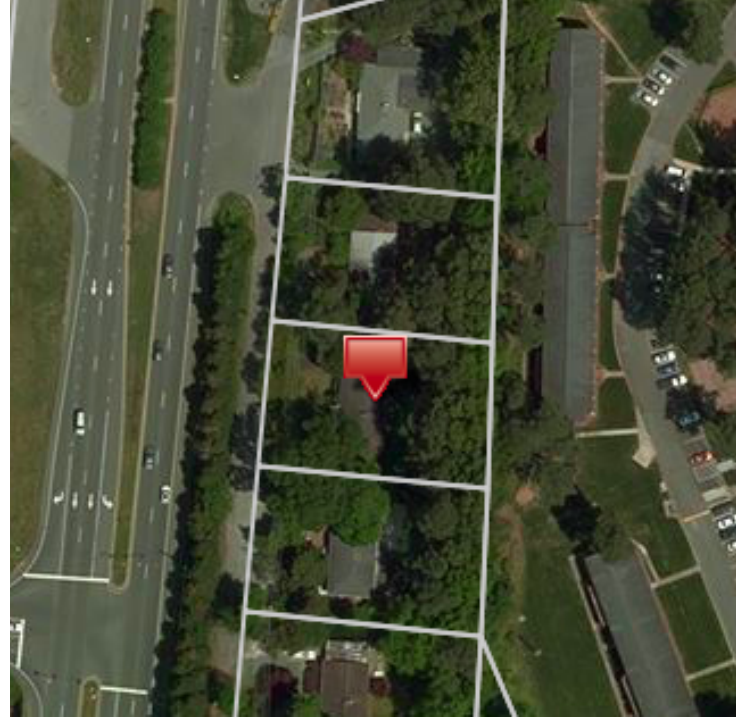
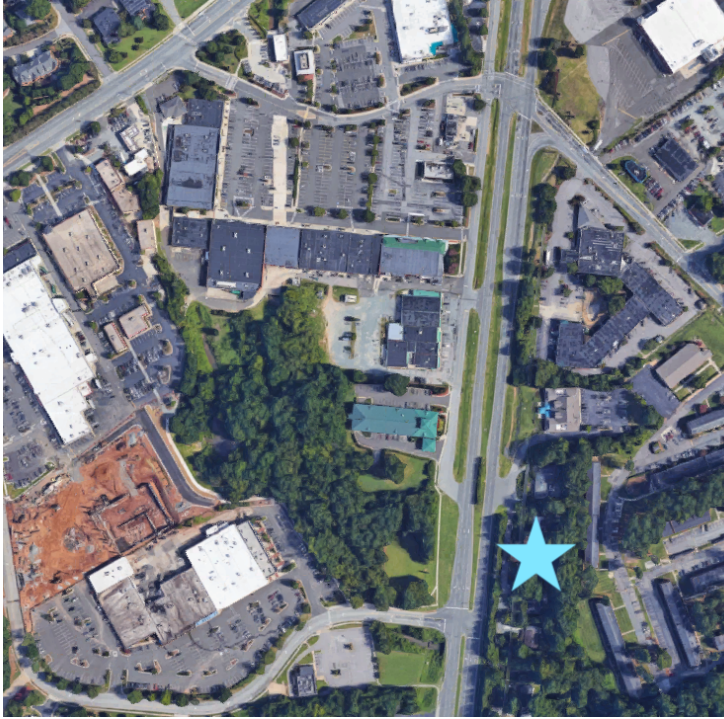


3 Bypass Ln, Chapel Hill, NC 27517

FOR SALE

# 3 Bypass Lane

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$325,000
Parcel ID:	9799340349
Lot Size:	0.37 Acres
Zoning:	R-2
Price / SF:	\$20.16

### PROPERTY OVERVIEW

Great opportunity to own some of Chapel Hill's hottest real estate. Sitting inside the Blue Hill District, pre-determined design guidelines are in place to streamline the process for development and to promote creativity & walkability in this part of town. Potential to assemble with adjacent lots 1 +2 Bypass Ln for a total of 1.18 of contiguous land.

This lot does have a residence on the lot currently used as a rental. The Town has plans to extend Elliot Road right past this lot to connect with Ephesus Church Rd. The apartments behind this property are slated for a complete redevelopment.

### PROPERTY HIGHLIGHTS

- Prime Re-development opportunity
- Sits inside the Blue Hill District
- Potential frontage with planned Ext. of Elliot Rd
- Existing rental property on-site

### JOHNNY WEHMANN

O: 919.287.2128

C: 919.259.3618

jwehmann@realestateassoc.com



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ADDITIONAL PHOTOS



## JOHNNY WEHMANN

O: 919.287.2128

C: 919.259.3618

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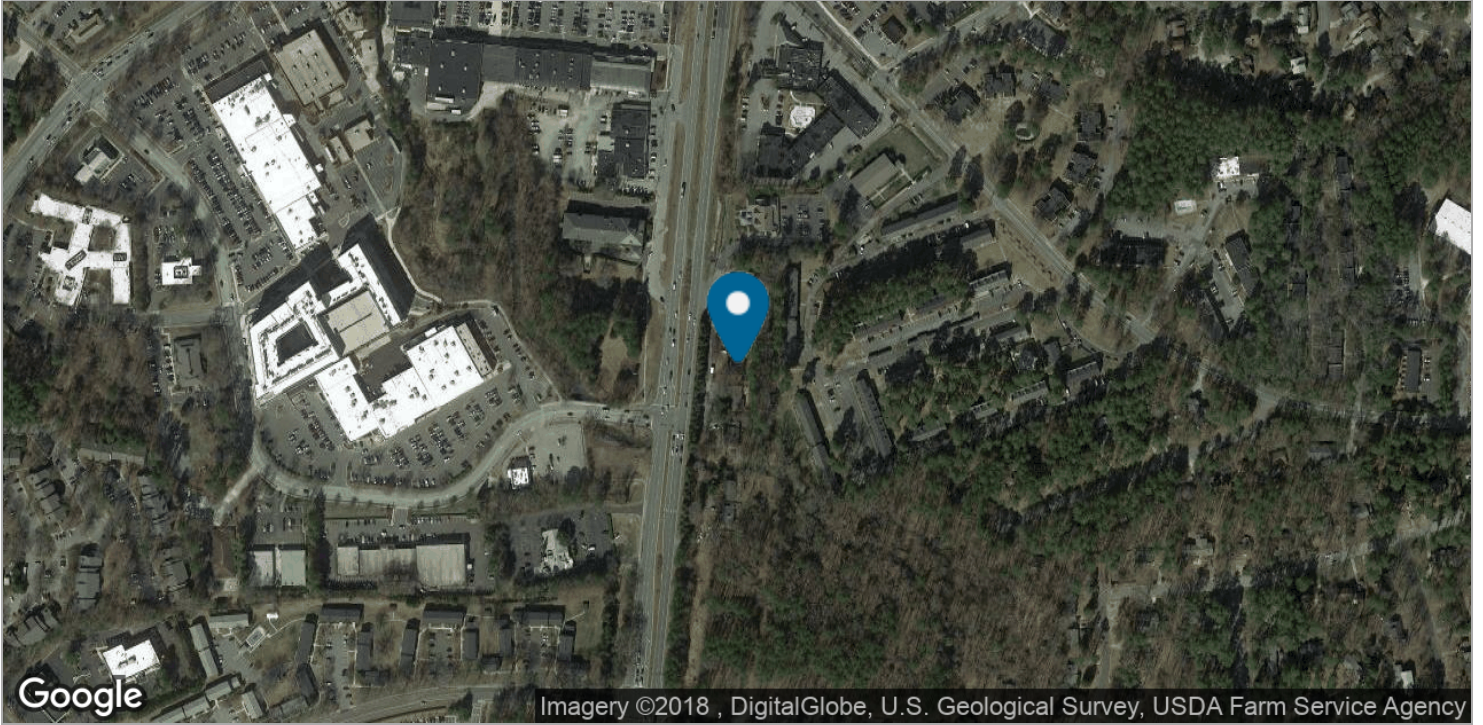
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# 3 Bypass Lane

LOCATION MAPS



**JOHNNY WEHMANN**

O: 919.287.2128

C: 919.259.3618

[jwehmann@realestateassoc.com](mailto:jwehmann@realestateassoc.com)



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# 3 Bypass Lane

FOR SALE

RETAILER MAP



**JOHNNY WEHMANN**

O: 919.287.2128

C: 919.259.3618

[jwehmann@realestateassoc.com](mailto:jwehmann@realestateassoc.com)



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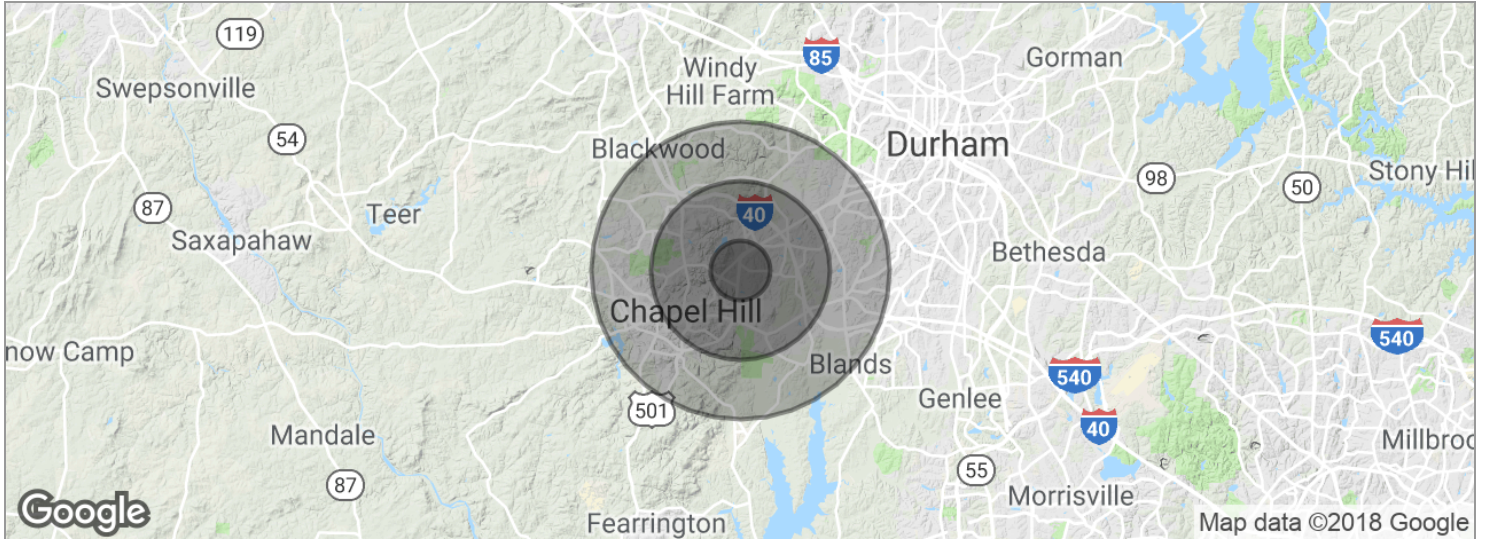
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# 3 Bypass Lane

FOR SALE

## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,996	55,744	113,104
Median age	37.5	31.4	32.5
Median age (Male)	35.1	29.9	31.5
Median age (Female)	38.8	32.6	33.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,168	20,883	45,238
# of persons per HH	2.2	2.7	2.5
Average HH income	\$109,599	\$92,635	\$86,091
Average house value	\$450,689	\$419,990	\$397,350

\* Demographic data derived from 2010 US Census

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