

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



42 ACRE ESTATE WITH LARGE LOT POTENTIAL

A WEST & WOODALL COMPANY



42 Acre estate in mature hardwood forest. Home is 2,290 SF with 3 bedrooms, 2 full baths and large sunroom. Abundant perkable soils for large lot development.

Across Hwy 70 from Oconeechee Golf Course.

LEGAL: DB 135/499 and DB 231/95
PIN No: 9884-31-9874 and
Pin No.: 9884-32-3275
PB 71/24 Tracts A & B

Zoning R-1

PRICE: \$795,000

2715 US 70 EAST; HILLSBOROUGH, NC 27278



For more information, please contact:

Mark O'Neal, CCIM

marko@pickett-sprouse.com

Direct 919-287-3051 | Cell 919-815-8303

Mark Micol

micol@pickett-sprouse.com

Direct 919-287-3048 | Cell 919-414-3159



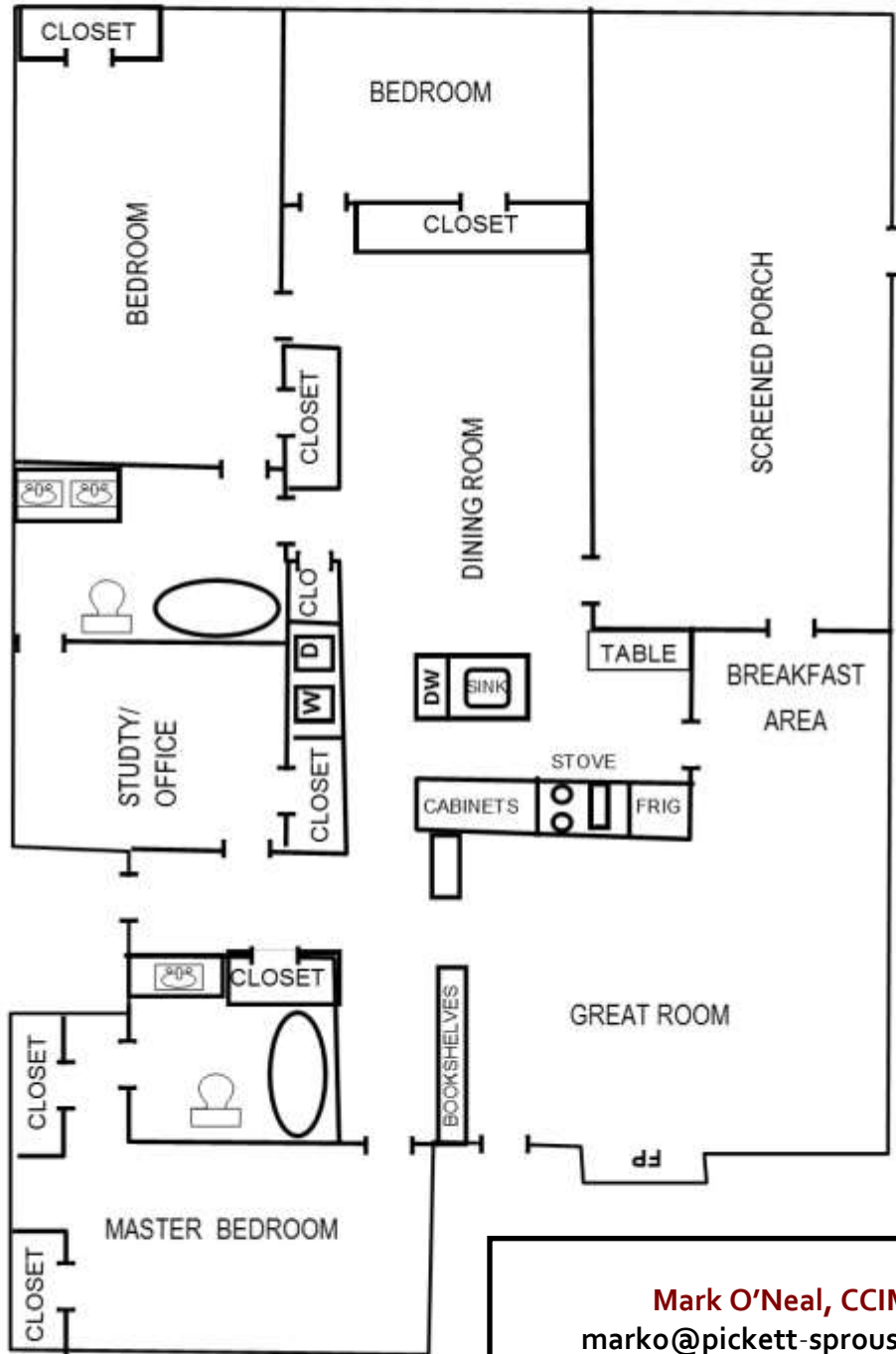
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-----FLOOR PLAN-----



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COUNTY SOILS MAP



Mark O'Neal, CCIM

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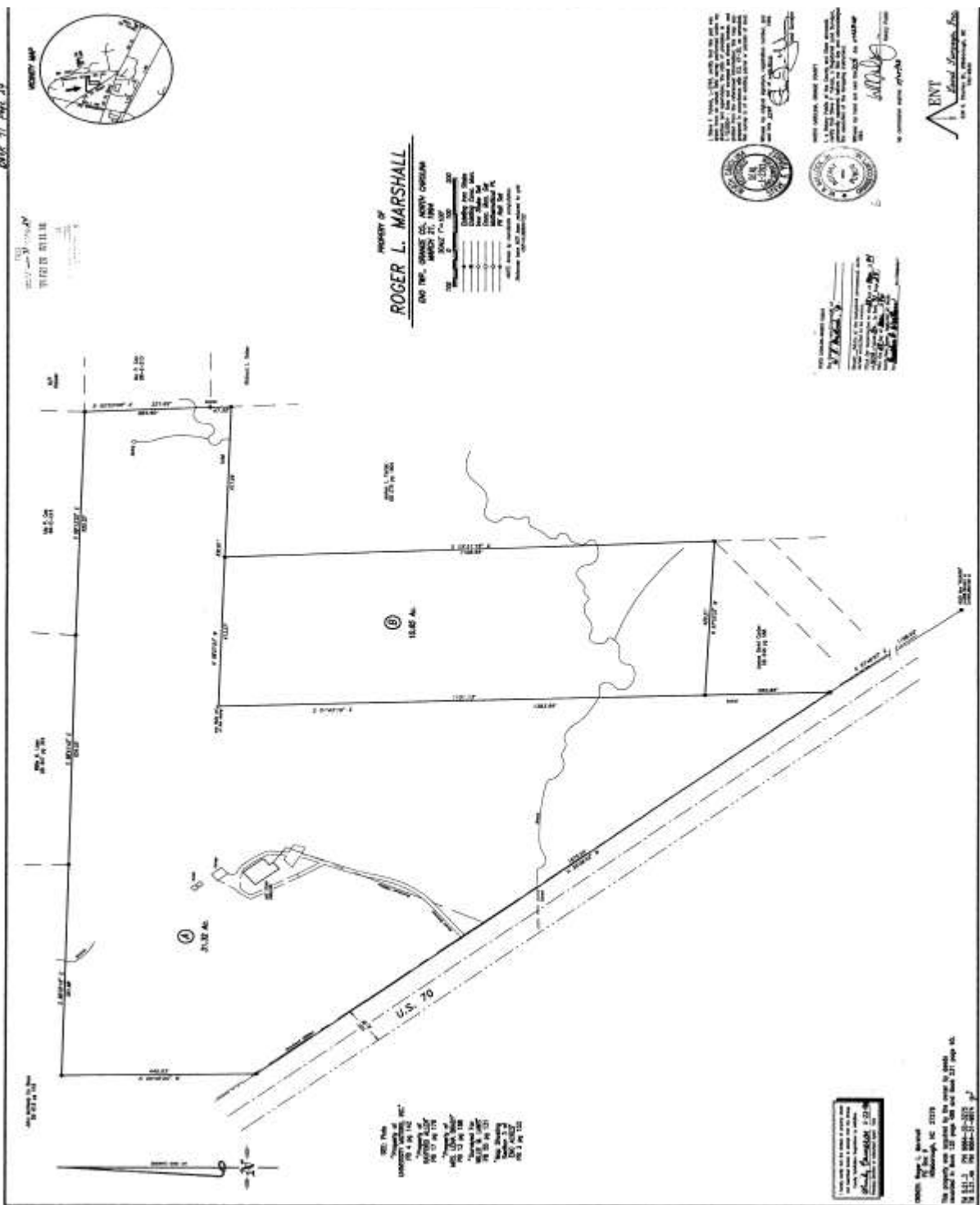
SOIL & SITE EVALUATION MAP



Mark O'Neal, CCIM
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 pickett-sprouse.com

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PLAT



Mark O'Neal, CCIM
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2715 US 70 EAST; HILLSBOROUGH, NC 27278

SITE ASSESSMENT

Site Assessment for PIN: 9884-32-3275

Site Data:
Zoning: R1
Acreage: 31
Overlay Districts: Lower Eno Protected Watershed

Plat/Legal Description: TR B ROGER L MARSHALL P71/Q4

Zoning Requirements:
Max. Density: 1 dwelling unit per 40,000 sq. ft.
Min. Lot Size: 40,000 sq. ft.
Min. lot width: 130 ft.
Maximum height: 25 ft. (article 6.2.2)

Building Setbacks:
Front (and Corner lots) = 40 ft.
Side Setbacks = 20 ft.
Rear Yard Setback = 20 ft.
Max. Impervious Surface: 30% of 31=486,129.6 sq. ft.

Environmental Features:
Streams/Water Bodies: Yes
SFHA(Floodplain): NA
Wetlands: NA
Buffers: SFHA___ Stream_80 ft___

Flood Info:
Panel # 9884J

BFC: ___ with Freeboards ___
Flood depth at structure: ___

Land Disturbance Thresholds:
1) Erosion Control Application/Permit required if disturbing more than 20,000 sq. ft.
2) Stormwater Management Application/Permit required if disturbing more than 21,780 sq. ft. (1/2 an acre) for residential structures.
*** Call DC Erosion Control at (919) 245-2588 for more information.

Notes:
1 Private Road Justifications, Recorded Deedations, Restrictive Covenants, Best File Farm status, use and building type (e.g. duplex units) will change subdivision and development requirements.
2 Wetlands data is taken from Classification of Wetlands and Deepwater Habitats of the United States, U.S. Department of the Interior, Fish and Wildlife Service and does not constitute a formal delineation (i.e. survey) of the property. All wetland areas are approximate.
3 Flood boundaries are subject to change based on periodic amendments to flood maps. Determination is based on current, best available data.
4 This does not constitute a formal land survey.
(Date Site Assessment Completed: 12/05/2017 by tsjiger)



Mark O'Neal, CCIM
marko@pickett-sprouse.com
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SITE ASSESSMENT

A WEST & WOODALL COMPANY

Site Assessment for PIN: 9884-31-9874

Site Data:
Zoning: R1
Acreage: 10.65
Overlay Districts: Lower Eno Protected Watershed

Plat/Legal Description: TR B ROGER L MARSHALL P71/24

Zoning Requirements:
Max. Density: 1 dwelling unit per 40,000 sq. ft.
Min. Lot Size: 40,000 sq. ft.
Min. lot width: 130 ft.
Maximum height: 25 ft. (article 6.2.2)

Building Setbacks:
Front (and Corner lots) = 40 ft.
Side Setbacks = 20 ft.
Rear Yard Setback = 20 ft.
Max. Impervious Surface: 36% of 10.65=167,008.04 sq. ft.

Environmental Features:
Streams/Water Bodies: Yes
SFHA(Floodplain): NA
Wetlands: NA
Buffers: SFHA ___ Stream_80 ft ___

Flood Info:
Panel # 9884J

BFC ___ with Freeboards ___
Flood depth at structure

Land Disturbance Thresholds:
1) Erosion Control Application/Permit required if disturbing more than 20,000 sq. ft.
2) Stormwater Management Application/Permit required if disturbing more than 21,760 sq. ft. (1/2 an acre) for residential structures.
*** Call DC Erosion Control at (919) 245-2598 for more information.

Notes:
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3) Flood boundaries are subject to change based on periodic amendments to flood maps. Delineation is based on current, best available, data.
4) This does not constitute a formal land survey.

(Date Site Assessment Completed: 12/09/2017 by tsilger)



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