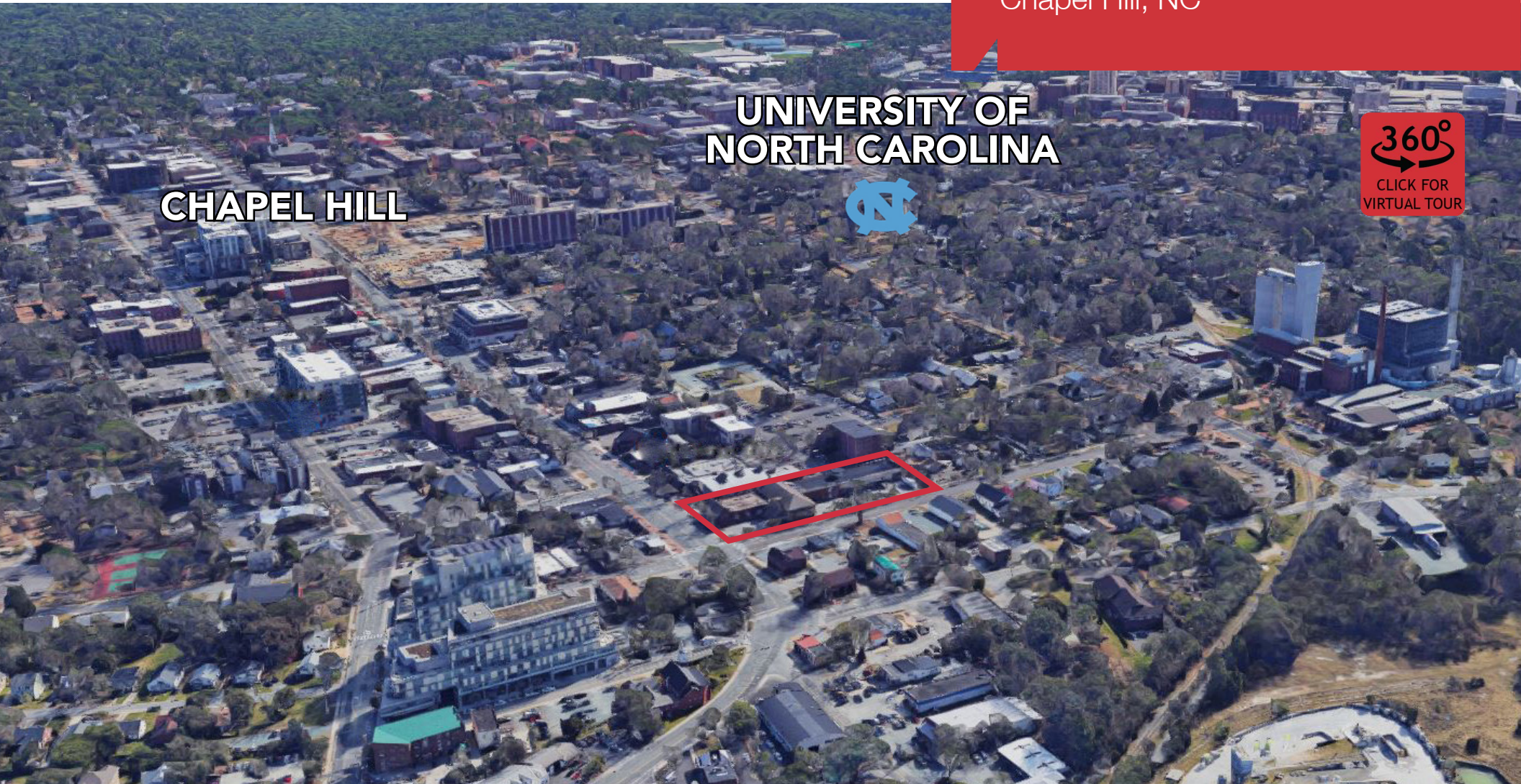


TRI PROPERTIES

NAI Carolantic Realty

Property for Sale

505 West Franklin Street
Chapel Hill, NC



CHAPEL HILL

UNIVERSITY OF
NORTH CAROLINA



360°
CLICK FOR
VIRTUAL TOUR

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Overview

Highlights:

- 505 W. Franklin St.
 - 22,643 SF building (office/production/warehouse)
 - 0.8 Acres
 - PIN: 9788150842
- TC-2 Zoning for details see page 5
- High Density Development, allowable for multiple uses
- 0.7 miles to UNC Campus



Demographics	1 mile	3 mile	5 mile
Total Population	17,925	60,775	105,450
Total Households	6,260	22,650	41,090
Average Household Size	2.33	2.32	2.36
Median Household Income	\$30,846	\$51,769	\$66,371
Businesses	958	2,552	3,968
Employees	27,788	78,845	94,524

Development Property for Sale
505 W Franklin St.

Area
Aerial



**DOWNTOWN
CHAPEL HILL**

**UNIVERSITY OF
NORTH CAROLINA**

SITE

Development Property for Sale 505 W Franklin St.

Zoning District	Minimum Lot Size	Maximum Density	Minimum Frontae	Minimum Lot Width	Maxium Building Height (Primary)	Maxium Building Height (Secondary)	Minimum Street Setback	Minimum Interior Setback	Minimum Solar Setback	Impervious Surface Ratio	Maximum Floor Area Ratio
TC-2	N/A	N/A	12	15	44	90	0	0	0	N/A	1.97
TC-3	N/A	N/A	12	15	44	120	0	0	0	N/A	4.00

In all nonresidential zoning districts and planned developments (TC-1, TC-2, TC-3, CC, NC, 01-3, 01 2, 01-1, I PD-SC, PD-01 and PD-I), the following setback and height regulation modifications shall apply:

1. Minimum street setback across a street from residentially zoned land shall be equal to the street setback applicable in the Residential district across the street.
2. Minimum interior setback adjacent to residentially zoned land shall be equal to the interior setback applicable in the adjacent Residential district.
3. Minimum solar setback adjacent to residentially zoned land shall be equal to the solar setback applicable in the adjacent Residential district.
4. The primary height limitation applicable at any of the modified setbacks identified in (1) -(3) above shall not exceed thirty-five (35) feet."

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