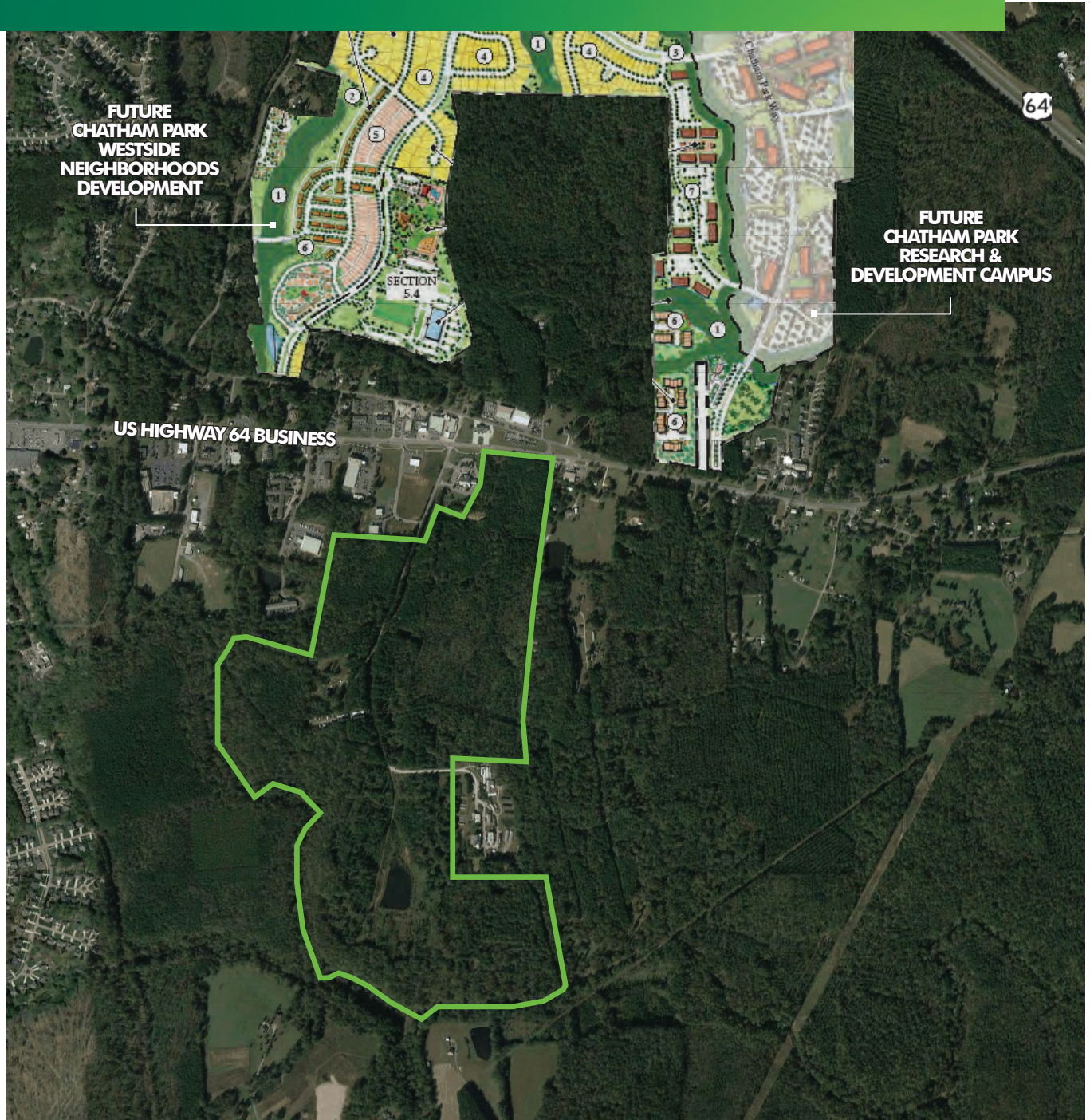


FOR SALE

MASTER PLANNED DEVELOPMENT OPPORTUNITY

PITTSBORO PLACE

516 Industrial Park Drive, Pittsboro, NC 27312



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FOR SALE PITTSBORO PLACE

516
INDUSTRIAL PARK DRIVE
Pittsboro, NC 27312



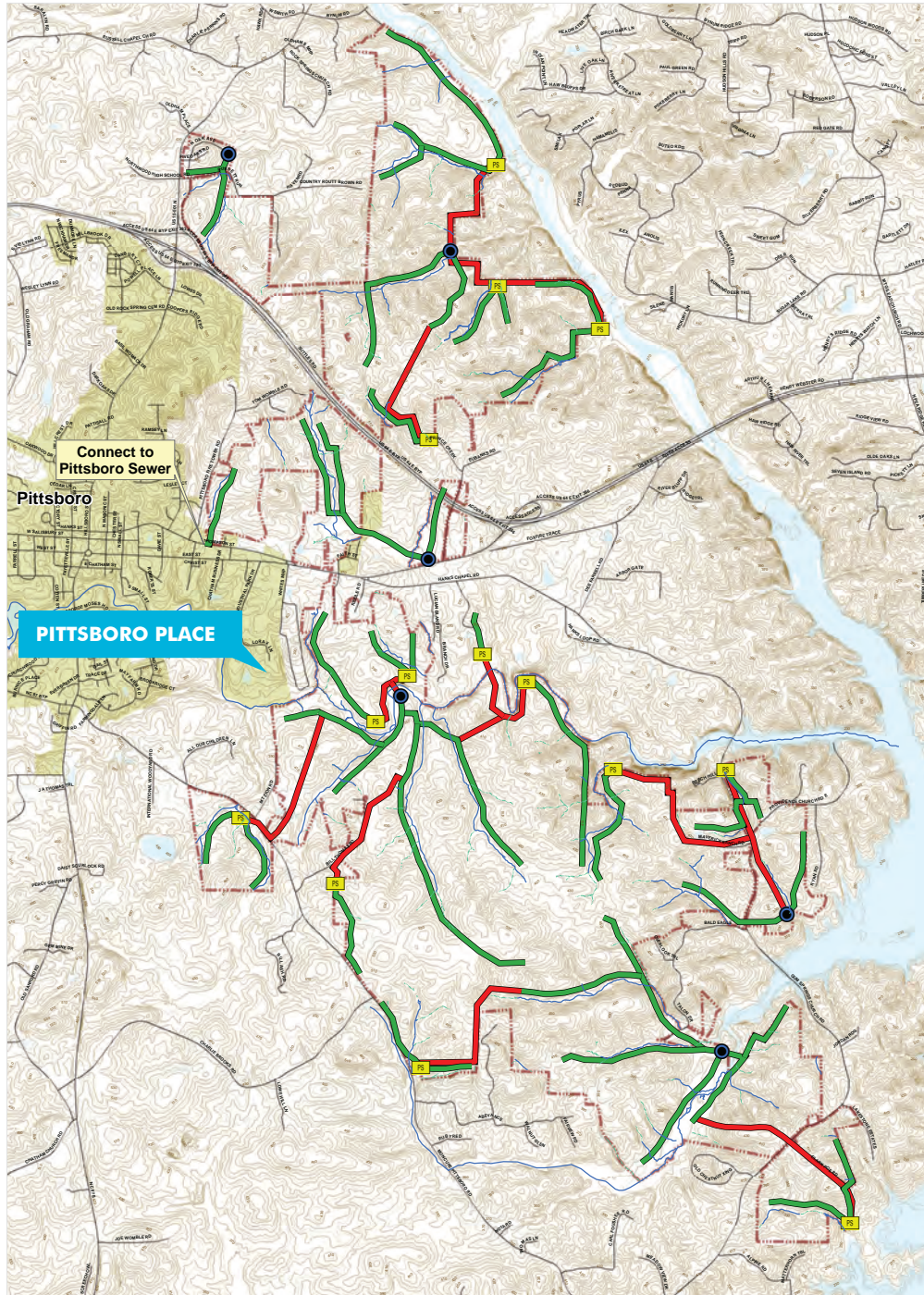
PROPERTY FEATURES

- + +/- 204.368 acres
- + Zoned Mixed Use Planned Development (MUPD) and Manufacturing District - Heavy Industrial (M-2)
- + Zoning allows for commercial, office, institutional, hotel, residential and recreational uses under the Mixed Use Planned Development district and a variety of industrial uses excluding noise, gas and vibration producing industries under the Heavy Industrial district. For more information on permitted uses, click [here](#)
- + Future land use calls for Mixed Use Neighborhood and Industrial
- + Property currently has access to municipal water. Property will have access to municipal sewer through Chatham Park's Phase II (South Village) future development
- + Located adjacent to Chatham Park, a 7,068 acre mixed use master planned development, entitled for up to 27,560 residential units and up to 22,899,700 gross square feet of non-residential uses including retail, commercial and research and development. Phase I of the development will begin in the North Village (just north of Pittsboro Place as shown on page one) and is anticipated to be completed over the next fifteen years
- + \$5,500,000 (\$26,912/acre) sale price

AKPAR#	Address	Acreage	Current Zoning
07317	INDUSTRIAL PARK DRIVE	16.740	MIXED USE PLANNED DEVELOPMENT
60741	516 INDUSTRIAL PARK DRIVE	33.630	HEAVY INDUSTRIAL
81979	INDUSTRIAL PARK DRIVE	79.260	MIXED USE PLANNED DEVELOPMENT & HEAVY INDUSTRIAL
83078	INDUSTRIAL PARK DRIVE	1.254	MIXED USE PLANNED DEVELOPMENT
83080	INDUSTRIAL PARK DRIVE	2.760	MIXED USE PLANNED DEVELOPMENT
83081	INDUSTRIAL PARK DRIVE	9.053	MIXED USE PLANNED DEVELOPMENT
83082	INDUSTRIAL PARK DRIVE	1.351	MIXED USE PLANNED DEVELOPMENT
83083	INDUSTRIAL PARK DRIVE	8.670	MIXED USE PLANNED DEVELOPMENT
83084	INDUSTRIAL PARK DRIVE	22.640	MIXED USE PLANNED DEVELOPMENT & HEAVY INDUSTRIAL
85076	INDUSTRIAL PARK DRIVE	8.290	HEAVY INDUSTRIAL
87605	INDUSTRIAL PARK DRIVE	1.080	HEAVY INDUSTRIAL
87606	INDUSTRIAL PARK DRIVE	1.080	HEAVY INDUSTRIAL
87607	INDUSTRIAL PARK DRIVE	2.210	MIXED USE PLANNED DEVELOPMENT
87608	INDUSTRIAL PARK DRIVE	2.210	MIXED USE PLANNED DEVELOPMENT
87609	INDUSTRIAL PARK DRIVE	8.580	HEAVY INDUSTRIAL
87610	INDUSTRIAL PARK DRIVE	0.520	MIXED USE PLANNED DEVELOPMENT
87611	INDUSTRIAL PARK DRIVE	1.220	HEAVY INDUSTRIAL
87612	INDUSTRIAL PARK DRIVE	1.190	MIXED USE PLANNED DEVELOPMENT
87613	INDUSTRIAL PARK DRIVE	1.110	MIXED USE PLANNED DEVELOPMENT
87614	INDUSTRIAL PARK DRIVE	1.520	MIXED USE PLANNED DEVELOPMENT



PROPOSED SEWER EXTENSIONS



Chatham Park Planned Development District Master Plan

- Chatham Park Outline
- Pump Station (Proposed)
- WWTF (Proposed)
- Perennial Stream
- Gravity Sewer (Proposed)
- Force Main (Proposed)
- Water Bodies (USGS)
- 10 Ft Contours
- Intermittent Stream

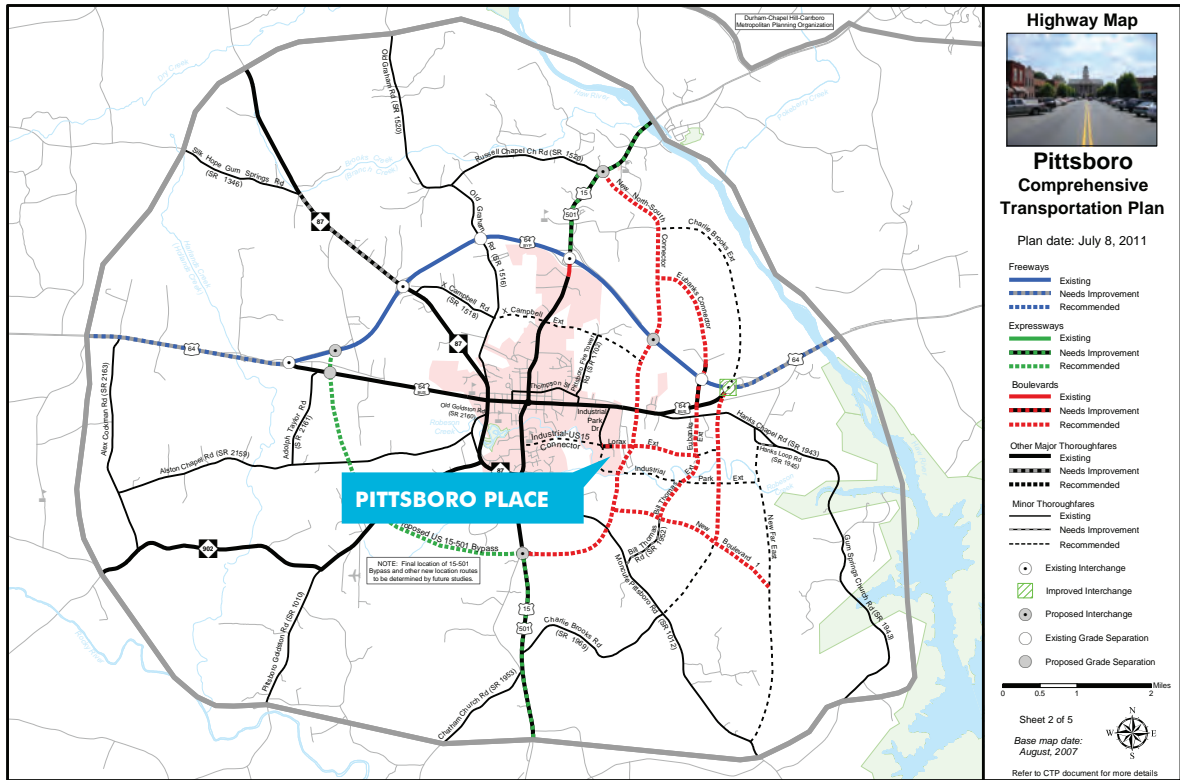
Sewer

Contour data obtained from
 Chatham County GIS FTP site.



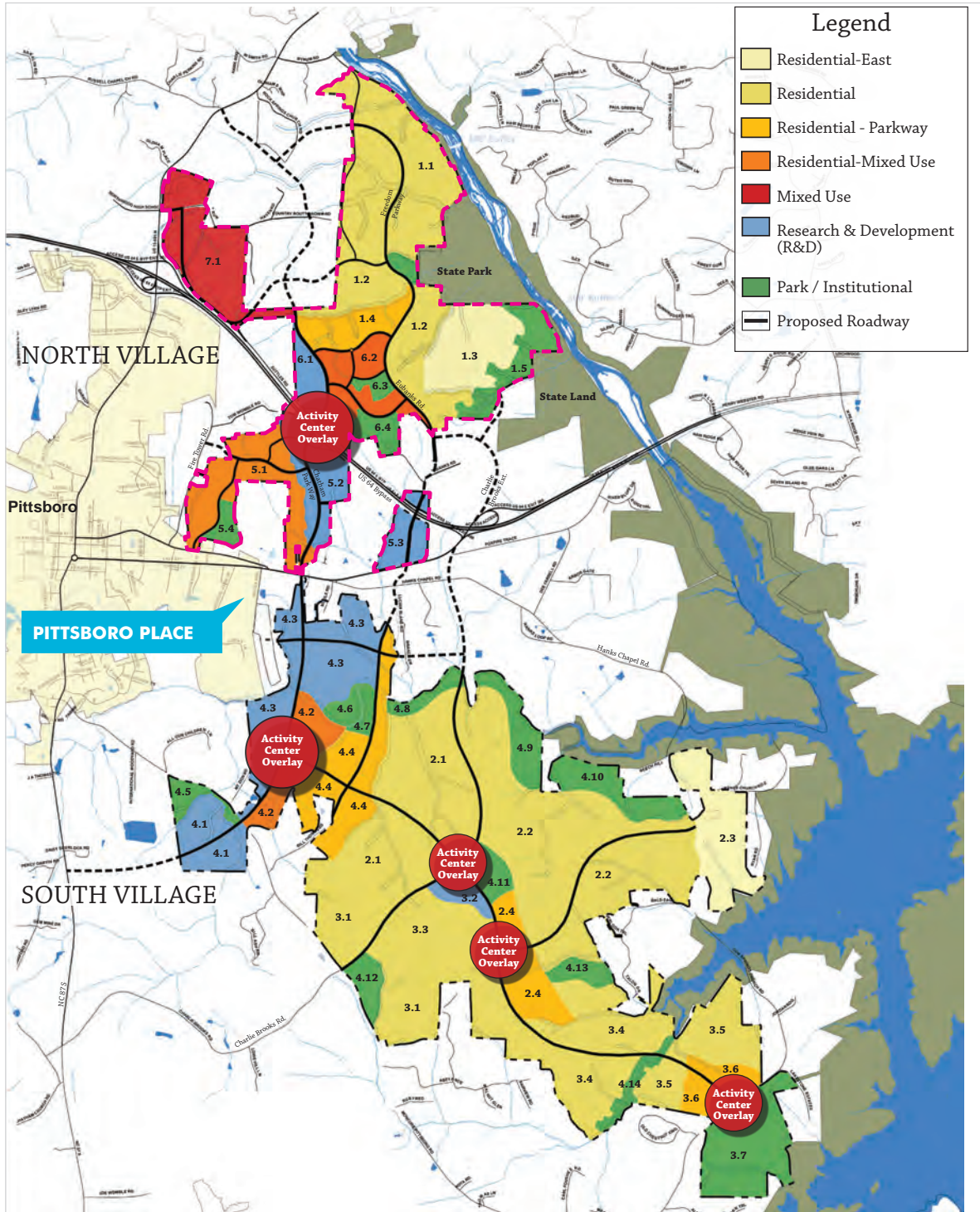


PROPOSED TRANSPORTATION PLAN



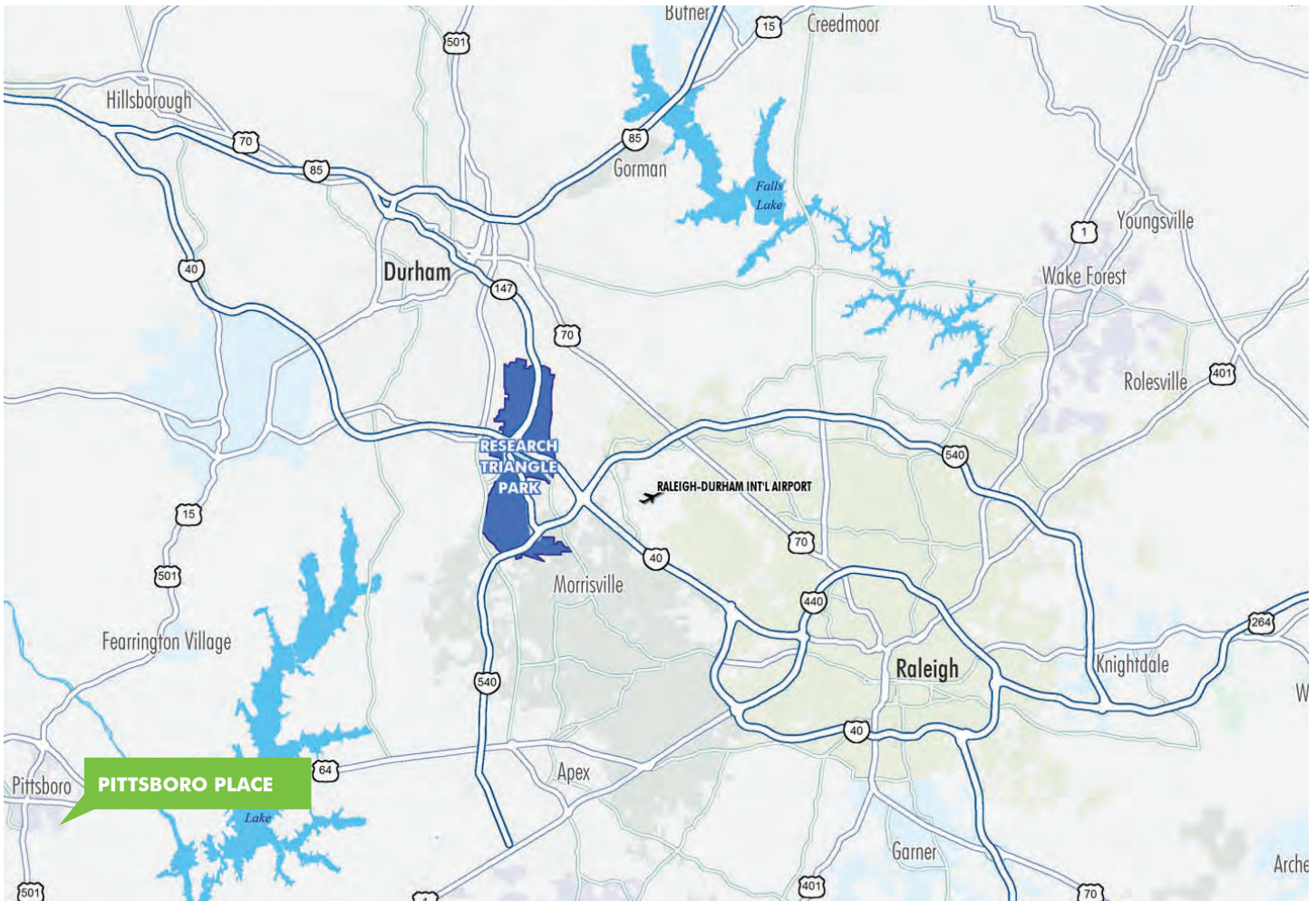


CHATHAM PARK MASTER PLAN



FOR SALE PITTSBORO PLACE

516
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