



SITE DEVELOPMENT OPPORTUNITIES

Mebane Commercial/Retail/Mixed-Use Sites

Arrowhead Blvd  
Mebane NC 27302

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## OFFERING SUMMARY

ADDRESS	<b>Arrowhead Blvd Mebane NC 27302</b>
COUNTY	<b>Alamance</b>
PACKAGE OFFERING PRICE	<b>\$3,100,000</b>
PRICE PSF	<b>\$5.15</b>
LAND SF	<b>601,564 SF</b>
LAND ACRES	<b>13.81</b>
OWNERSHIP TYPE	<b>Fee Simple</b>
# OF PARCELS	<b>6</b>

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	<b>5,944</b>	<b>23,019</b>	<b>36,512</b>
2020 Median HH Income	<b>\$65,646</b>	<b>\$63,268</b>	<b>\$63,541</b>
2020 Average HH Income	<b>\$81,222</b>	<b>\$78,817</b>	<b>\$80,420</b>

### MEBANE COMMERCIAL/RETAIL/MIXED USE SITES MEBANE'S ARROWHEAD BOULEVARD ACROSS FROM TANGER OUTLETS

- Mebane is conveniently located along the I-85/I-40 Corridor that serves as the primary East/West Corridor spanning North Carolina.
- As part of the greater Triangle and Triad I-85/I-40 corridor, the region is home to world class Universities, the Research Triangle Park, many technology, pharmaceutical, logistics and life science companies, including Google, Apple, Amazon, SAS, Pfizer and two International airports.
- Healthcare leaders--UNC, Duke and Cone Health--have a presence in this opportunity- driven Mebane market.
- These six Arrowhead Blvd commercial sites offer high visibility and exposure from I-85/I-40. The regionally recognized Tanger Outlets mall is located across the street drawing regional and Interstate visitors. These sites are surrounded by residential roof tops and vibrant local Mebanite activity. Interstate 85/40 access is from Mebane Oaks Road---Exit 154.



- The sites range from .86 acres to 3.78 acres and offer a range of uses from retail, hotel, office, medical, and “mixed use” with up to four stories of residential on the upper floors. Maximum height is 80 feet. The zoning is B-2 CD.
- Individual pricing for each commercial site is provided, along with the potential for a multi-lot package discount.

### MEBANE IS BUSINESS FRIENDLY

- A thriving, diverse commercial environment has created a strong economy in and around Mebane. Mebane welcomes businesses of all sizes and offers a number of online tools to connect easily with the resources you need. Mebane’s business-friendly environment includes a strong infrastructure system, a sustainable and low-cost operational environment, and fast-track approvals.



# Arrowhead Parcels



# Parcel Pricing Options



Parcel	Alamance Parcel ID	Legal/Plat	Approx Acreage	Sales Price
1	170553 / 171372 171373	74/474	2.72 Net of retention pond	\$745,000
2	170554	75/64	1.79	\$775,000
3	170555	74/474	1.45	\$495,000
4	167660	79/339	0.86	\$395,000
5	173577	78/15	3.78	\$935,000
6	173629	78/65	3.21	\$775,000
<b>Parcels 1-6</b>	<b>Parcel Price Total</b>		13.81	\$4,120,000
<b>Parcels 1-6</b>	<b>Package Price</b>		<b>13.81</b>	<b>\$3,100,000</b>

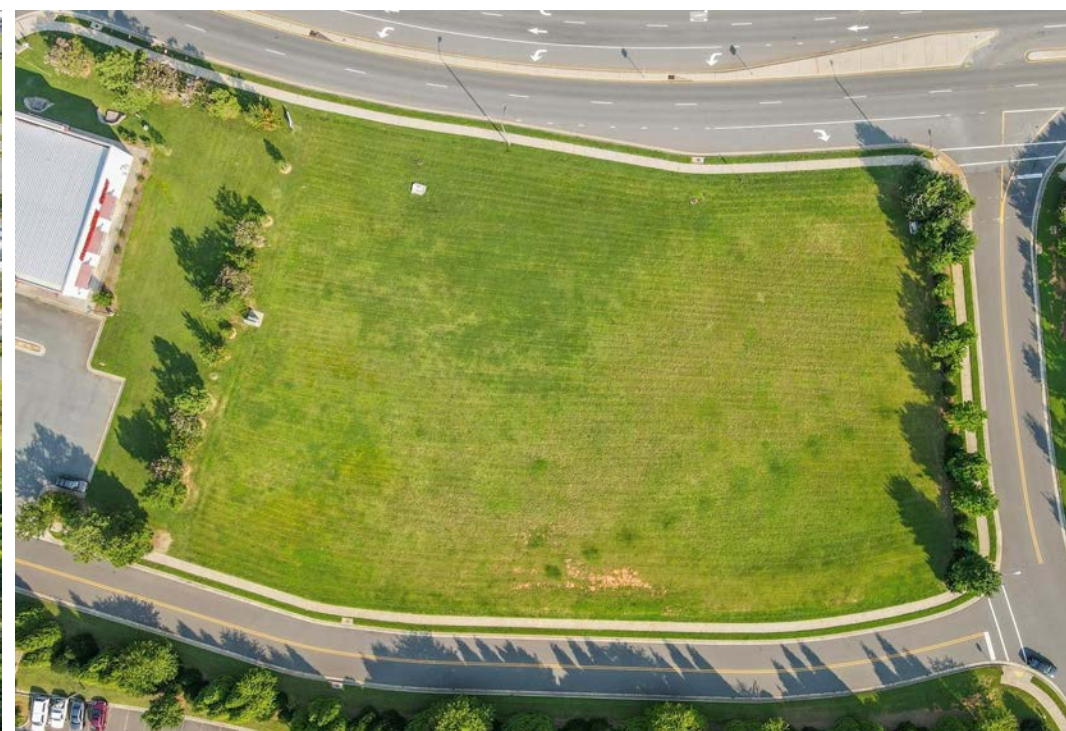
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Parcel 1 -- 2.72 Acres



Parcel 2 -- 1.79 Acres



Parcel 3 -- 1.45 Acres



Parcel 4 -- .86 Acre



Parcel 5 -- 3.78 Acres



Parcel 6 -- 3.21 Acres



View of Parcels/Tanger Outlet/I-40 I/85



Cone Health Medical Center