

Chapel Hill Commercial Site For Sale

5936 FARRINGTON ROAD, DURHAM COUNTY



UNC MEDICAL

NANTUCKET GRILL

MIXED RETAIL

OFFICES

FARRINGTON ROAD

UNC MEDICAL

HWY 54

5.03± ACRES

APARTMENTS

TOWNHOMES

CALL FOR OFFERS
Offers Due October 30, 2025

Excellent Location

5936 Farrington Road offers 5.03± acres of prime land in a high-demand Triangle location. The site is fully approved for a six-story, 168,000 SF medical/general office building with a four-level parking garage.



Looking west towards Twinleaf Townhomes



Looking north towards Overture 55+ apartment community, Blu on Farrington apartments, and Aura Fifty4 apartments

5936 Farrington Road combines strong visibility, high traffic access, and proximity to major employers and institutions. The site also offers flexible future potential development in one of the Triangle’s most desirable and growing submarkets.

ACREAGE	5.03±
ADDRESS	5936 Farrington Rd, Chapel Hill, NC 27517 (in Durham County)
CURRENT ZONING	MU(D)
PARCEL ID	141697
BEST USE*	Approved for 168,000 SF Medical Office Building*
ROAD FRONTAGE	Farrington Road and Cleora Drive
PRICE	Call for Offers due October 30, 2025

*Best Use
 Durham County is proposing a new Unified Development Ordinance (UDO) that designates this property as Commercial Mixed Use 5 (CX-5). This zoning could allow for a range of uses, including apartments, retirement communities, sit-down restaurants, general retail and services, as well as general and medical office space. If adopted, the UDO is expected to take effect in summer 2026.

PROPOSED MEDICAL OFFICE ELEVATIONS



LOOKING NORTH FROM HIGHWAY 54



LOOKING SOUTH ON FARRINGTON ROAD



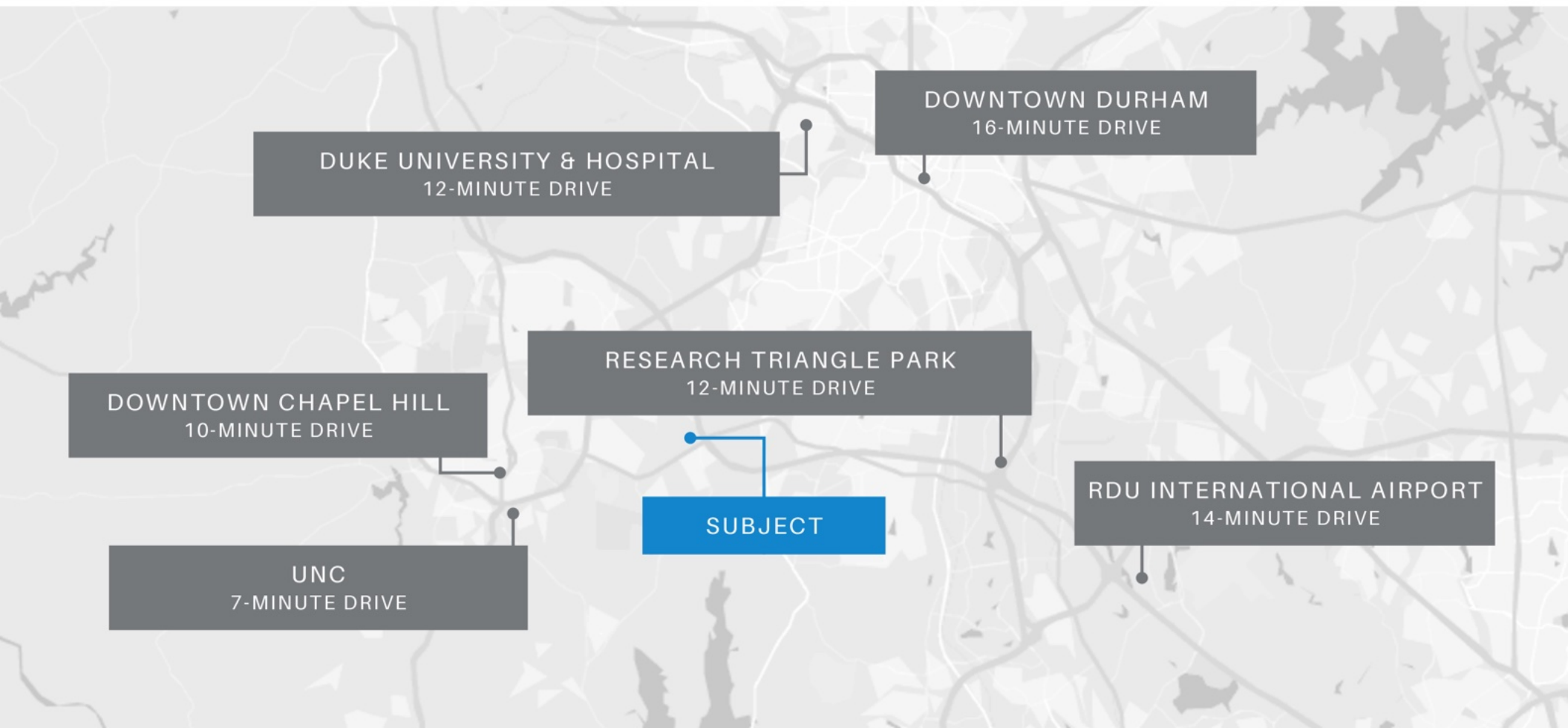
LOOKING AT OFFICE FROM PARKING LOT

PROPERTY OVERVIEW



Proximity to Top Institutions and Infrastructure

Situated with direct access to I-40 and Highway 54, 5936 Farrington Road offers unmatched connectivity in the heart of the Triangle. The site is just minutes from RTP, RDU International Airport, UNC, Duke, and Downtown Durham, making it an ideal location for office or other types of development.



DEMOGRAPHIC OVERVIEW

POPULATION

	1 Mile	3 Mile	5 Mile
2020 POPULATION	3,556	42,671	146,656
2024 POPULATION	3,790	43,261	145,423
2029 POPULATION PROJECTION	3,990	43,545	145,456
ANNUAL GROWTH 2020-2024	1.6%	0.3%	-0.2%
ANNUAL GROWTH 2024-2029	1.1%	0.1%	0%
MEDIAN AGE	41	38.7	34.6
BACHELOR'S DEGREE OR HIGHER	75%	71%	65%
U.S. ARMED FORCES	0	5	65

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2020 HOUSEHOLDS	1,754	19,908	60,779
2024 HOUSEHOLDS	1,855	20,067	60,203
2029 HOUSEHOLD PROJECTION	1,955	20,244	60,405
ANNUAL GROWTH 2020-2024	2.8%	1.5%	1.1%
ANNUAL GROWTH 2024-2029	1.1%	0.2%	0.1%
OWNER OCCUPIED HOUSEHOLDS	1,153	10,395	29,656
RENTER OCCUPIED HOUSEHOLDS	803	9,848	30,749
AVG HOUSEHOLD SIZE	2	2.1	2.2
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$64.6M	\$680.7M	\$2B

AVERAGE HOUSEHOLD INCOME

\$124,749
1 MILE

\$119,108
3 MILE

\$113,600
5 MILE



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SUBJECT

Looking south to UNC Medical buildings

Contact Us

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A WEST & WOODALL COMPANY

5936 FARRINGTON ROAD, CHAPEL HILL, NC (DURHAM COUNTY)

EMAIL SUBJECT LINE: CALL FOR OFFERS: OFFERS DUE BY 5PM, OCTOBER 30, 2025

Thank you for your interest in this 5 acre vacant parcel with an approved site plan for a six (6) story, 168,000 square foot office building with a four (4) level parking garage.

Ownership has requested that all interested parties submit their offer to purchase this property by close of business on October 30, 2025.

Submission of your proposal should include:

- Information about your company
- Sources of Capital
- Price
- Terms
- Timing (maximum 60 day exam period)
- Deposit Amounts (when non-refundable)
- Financing Contingency (if required)
- Any additional items that will assist Ownership in making a decision regarding your offer

Please direct your written offer by email to Vernon Averett (vernon@pickettsprouse.com). I am available in the meantime to answer any questions you may have.

We look forward to your continued interest and proposal to acquire 5936 Farrington Road.

Best regards,

Vernon

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