



**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE

Hillsborough Commercial Land for Sale

MILLSTONE DRIVE LOT
HILLSBOROUGH, NC 27510

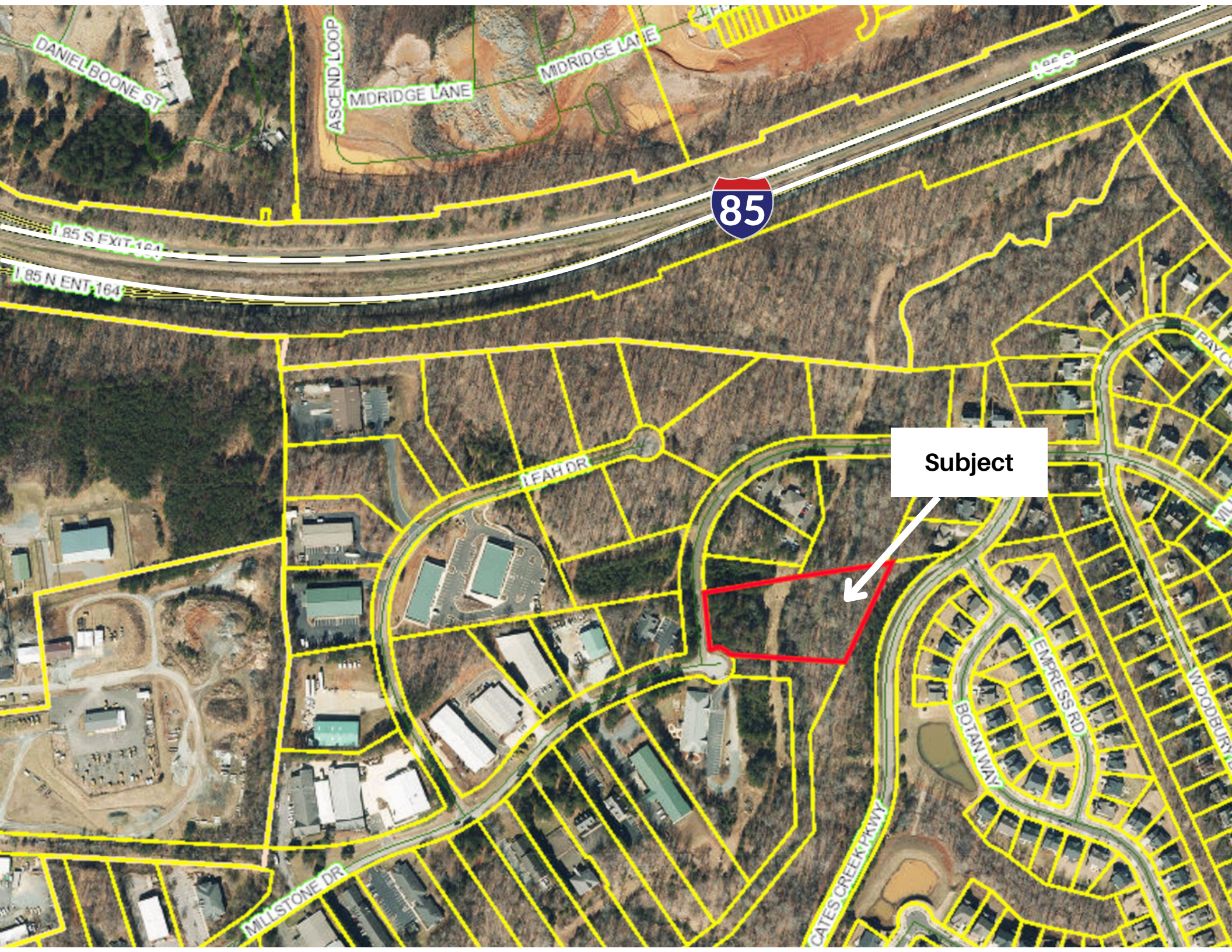
PICKETTSPROUSE.COM



Orange County Commercial Land with an Approved Site Plan

This property offers a strategic development opportunity in the heart of Hillsborough. The ± 2.51 acre parcel is zoned EDD (Economic Development District) and includes an approved site plan. Located just minutes from I-40 and I-85, the site provides strong regional connectivity between the Triangle and Triad markets, while nearby industrial and life science parks continue to drive commercial growth and employment in the area. This property presents an opportunity for owner-users or developers seeking to establish a presence in a growing commercial corridor.

County	Orange
Parcel	9873283270
Zoning	EDD (Economic Development District)
Land Area	2.51 Acres
Property Type	Land
Highest and Best Use	Warehouse/Flex/Office/ Manufacturing
Listing Price	\$250,000



DANIEL BOONE ST

ASCEND LOOP

MIDRIDGE LANE

MIDRIDGE LANE

85

I 85 S EXIT 164

I 85 N ENT 164

LEAH DR

Subject

MILLSTONE DR

CATES CREEK PKWY

EMPRESS RD

BOTANY WAY

WOODBURY

Approved Site Plan

Plat Book 73, Page 174
PIN: 9873283270

TREE PROTECTION INFORMATION:

AREA OF PARCEL W/ EX CANOPY COVERAGE, PRE-DEVELOPMENT = ~95,288 SF OR 90.5%
 AREA OF PARCEL W/ EX CANOPY COVERAGE, POST-DEVELOPMENT = ~65,292 SF OR 62.0%
 NUMBER OF CANOPY TREES TO BE REMOVED = 13 DEC & 0 EG
 NUMBER OF CANOPY TREES TO REMAIN = 46 DEC & 0 EG
 NUMBER OF TREES, 24" OR GREATER BEING REMOVED = 0
 TOTAL % OF TREE COVER AREA, PRE-DEVELOPMENT = 96.0%
 TOTAL % OF TREE COVER AREA, POST-DEVELOPMENT = 62.0%
 NO CANOPY TREES OVER 24" HAVE BEEN DISTURBED.

CANOPY TREES ARE ONE DECIDUOUS TREE ≥ 12" CALIPER OR ANY EVERGREEN TREE ≥ 24" CALIPER.

ALL TREE COVERAGE INFORMATION WAS CALCULATED USING SURVEYED INFORMATION EXCEPT THE CANOPY NUMBERS. TREE CANOPY WAS EVALUATED USING GOOGLE EARTH & DR AERIAL PHOTOS.

PARKING CALCULATIONS:

MANUFACTURING = 1 SPACE PER EMPLOYEE + 3 VISITOR SPACES
 TOTAL EMPLOYEES = 5 = 3 VISITORS
 TOTAL PARKING REQUIRED = 8 SPACES
 ADA PARKING SPACES REQUIRED = 1 VAN SPACE (1 TO 25 TOTAL SPACES)
 PARKING PROVIDED: 8 TOTAL SPACES
 7 EACH 9'X18' STANDARD SPACES WITH 25' DRIVE AISLE
 1 EACH 11'X18' HC VAN SPACE WITH 5' AISLE

LOT S-12
 N/O OLD MILL
 OWNERS ASSOCIATION
 DB 2075 PG 536
 PIN: 9873-28-4009
 ZONE: EDO

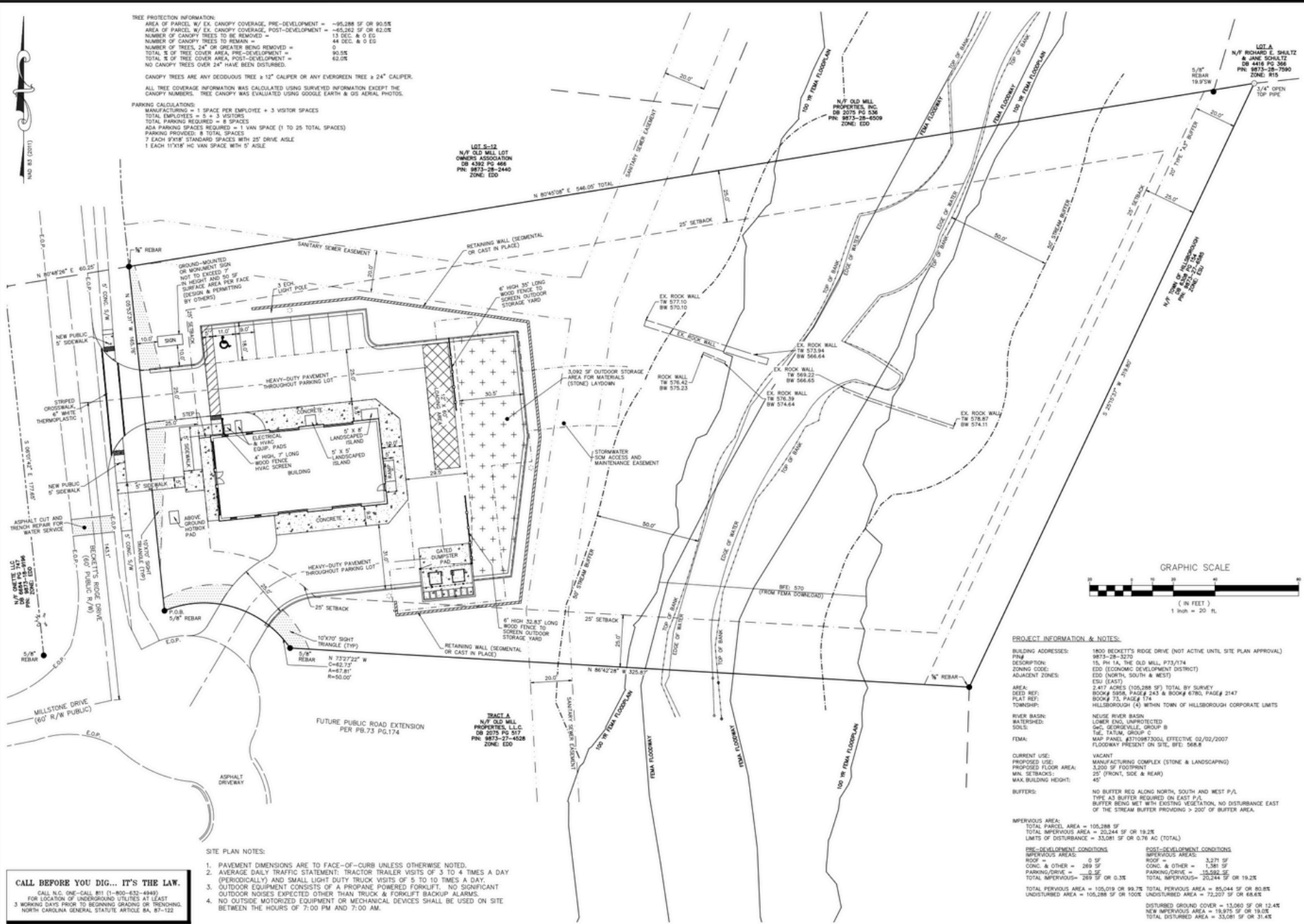
TRACT A
 N/O OLD MILL
 PROPERTIES, L.L.C.
 DB 2075 PG 537
 PIN: 9873-27-4528
 ZONE: EDO

SITE PLAN NOTES:

- PAVEMENT DIMENSIONS ARE TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
- AVERAGE DAILY TRAFFIC STATEMENT; TRACTOR TRAILER VISITS OF 3 TO 4 TIMES A DAY (PERIODICALLY) AND SMALL LIGHT DUTY TRUCK VISITS OF 5 TO 10 TIMES A DAY.
- OUTDOOR EQUIPMENT CONSISTS OF A PROPANE POWERED FORKLIFT. NO SIGNIFICANT OUTDOOR NOISES EXPECTED OTHER THAN TRUCK & FORKLIFT BACKUP ALARMS.
- NO OUTSIDE MOTORIZED EQUIPMENT OR MECHANICAL DEVICES SHALL BE USED ON SITE BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM.

CALL BEFORE YOU DIG... IT'S THE LAW.

CALL N.C. ONE-CALL 811 (1-800-632-4949)
 FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST
 3 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
 NORTH CAROLINA GENERAL STATUTE ARTICLE 8A, 87-122



PROJECT INFORMATION & NOTES:

BUILDING ADDRESSES: 1800 BECKETT'S RIDGE DRIVE (NOT ACTIVE UNTIL SITE PLAN APPROVAL)
PIN: 9873-28-3270
DESCRIPTION: 15, PH 1A, THE OLD MILL, P73/174
ZONING CODE: EDO (ECONOMIC DEVELOPMENT DISTRICT)
ADJACENT ZONES: EDO (NORTH, SOUTH & WEST), ESU (EAST)
AREA: 2.447 ACRES (105,288 SF) TOTAL BY SURVEY
BOOK# 5958, PAGE# 243 & BOOK# 6780, PAGE# 2147
BOOK# 71, PAGE# 174
HILLSBOROUGH (4) WITHIN TOWN OF HILLSBOROUGH CORPORATE LIMITS
TOWNSHIP: VACANT
MANUFACTURING COMPLEX (STONE & LANDSCAPING)
PROPOSED FLOOR AREA: 3,200 SF FOOTPRINT
MIN. SETBACKS: 25' (FRONT, SIDE & REAR)
MAX. BUILDING HEIGHT: 45'
UTILITIES: NO BUFFER REQ ALONG NORTH, SOUTH AND WEST P.A.
TYPE A3 BUFFER REQUIRED ON EAST P.A.
BUFFER BEING MET WITH EXISTING VEGETATION, NO DISTURBANCE EAST OF THE STREAM BUFFER PROVIDING > 200' OF BUFFER AREA.

REV.	DATE	DESCRIPTION	BY
1	10/22/2023	PER CITY COMMENTS	CPK
2	04/10/2024	PER CITY COMMENTS	CPK
3	04/10/2024	PER CITY COMMENTS	CPK
4	04/10/2024	PER CITY COMMENTS	SCS

REV.	DATE	DESCRIPTION	BY
1	10/22/2023	PER CITY COMMENTS	CPK
2	04/10/2024	PER CITY COMMENTS	CPK
3	04/10/2024	PER CITY COMMENTS	CPK
4	04/10/2024	PER CITY COMMENTS	SCS

DATE	DESCRIPTION	BY
DECEMBER 14, 2023	REVISIONAL SCALE	CPK
	VERTICAL SCALE	CPK
	PROJECT MANAGER	CPK
	DRAWN BY	CPK
	PROJECT NO.	9873-28-3270
	DRAWING NAME	02-01-00000

PERMITS	PERMITS	PERMITS	PERMITS
PERMITS	PERMITS	PERMITS	PERMITS
PERMITS	PERMITS	PERMITS	PERMITS
PERMITS	PERMITS	PERMITS	PERMITS

PERMITS	PERMITS	PERMITS	PERMITS
PERMITS	PERMITS	PERMITS	PERMITS
PERMITS	PERMITS	PERMITS	PERMITS
PERMITS	PERMITS	PERMITS	PERMITS
PERMITS	PERMITS	PERMITS	PERMITS

EarthCentric Engineering, Inc.
 License # C-2638
 204 W. Clay Street
 Mebane, NC 27304-0041
 Phone: (919) 304-3234
 Fax: (919) 304-3234
 E-Mail: Phil.Koch@EarthCentric.com

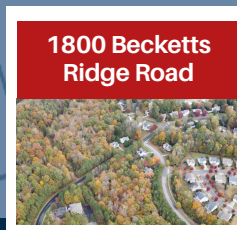
ROBERTSON HOLDINGS PROP.
 1800 BECKETT'S RIDGE DRIVE, HILLSBOROUGH NC

SITE PLAN

SHEET NO.
C3.0

THE DRAWING AND THE DESIGN THEREON ARE THE PROPERTY OF EARTH CENTRIC ENGINEERING, INC. NO PART OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF EARTH CENTRIC ENGINEERING, INC.

Corporate Neighbors



Buckhorn Industrial Parkway



Welcome Venture Park

DURHAM



Research Triangle Park

Buckhorn Industrial Parkway

Buckhorn Industrial Parkway is a Class A industrial park in Mebane's Buckhorn Economic Development District, home to tenants like **Mid-Atlantic STIHL Inc.** and **Thermo Fisher Scientific**, with direct I-40/I-85 access connecting the Triangle and Triad markets.

Welcome Venture Park

Welcome Venture Park is a new 160-acre industrial, flex, and life sciences park in Durham, planned for 1.3 million SF across 10 buildings, with Phase I delivering 394,800 SF and direct access to I-85, Highway 70, and the future North Durham Parkway.

Research Triangle Park

Research Triangle Park (RTP) is a ~7,000-acre innovation campus located between Raleigh, Durham, and Chapel Hill. It houses 250-300+ companies ranging from Fortune 100 R&D operations to startups, and employs 50,000+ workers in tech, biotech, research & development.

It was founded in 1959 to leverage the research capabilities of NC State, UNC-Chapel Hill, and Duke, and remains a major anchor in the region for scientific, life science, and high-tech industries.

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE

CONTACT US

EMILEE COLLINS, CCIM

(919) 730-7040

emilee@pickettsprouse.com

MATTHEW MORTON

(919) 864-0864

matthew@pickettsprouse.com

PICKETTSPROUSE.COM

(919) 493-0395

1901 HILLANDALE RD, SUITE 100 DURHAM