



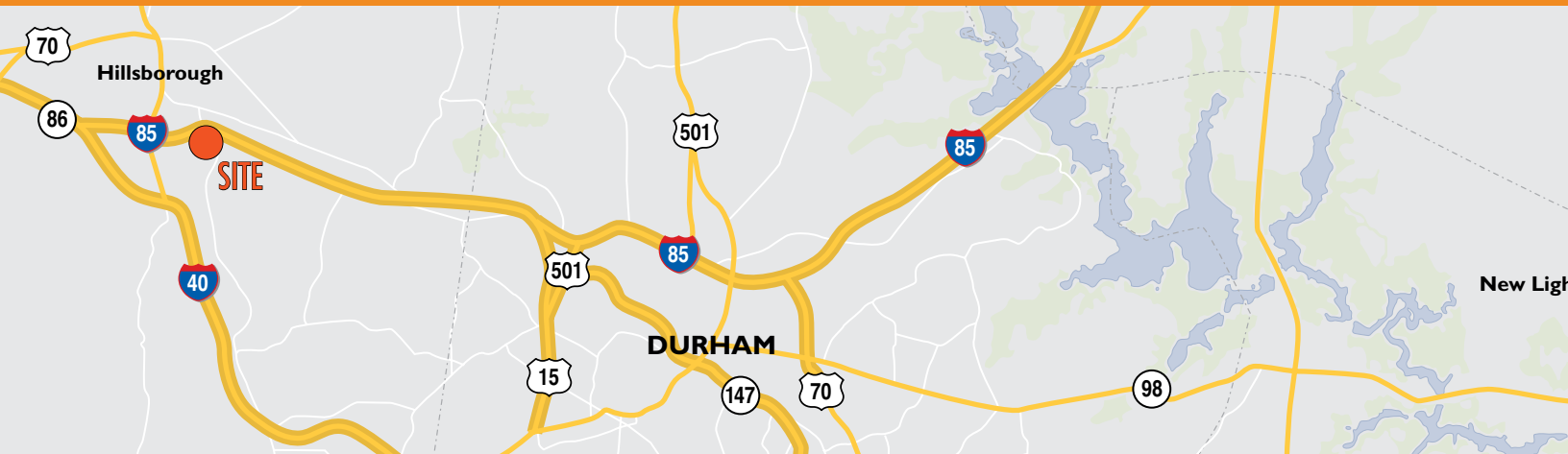
HAMPTON POINTE OUTPARCELS

HILLSBOROUGH, NORTH CAROLINA 27278

LAND FOR SALE
±0.81 & ±2 ACRES

HAMPTON POINTE OUTPARCELS

LAND FOR SALE



PROPERTY OVERVIEW

On behalf of Foundry Commercial, we are pleased to present two outparcels which are located within the Hampton Pointe mixed-use development in Hillsborough, Orange County, North Carolina. Hampton Pointe features a 334,599 square foot retail shopping center which is anchored by a Walmart Supercenter and Home Depot. The property is conveniently located on Hampton Pointe Blvd off NC 86 S and I-85 exit 165 approximately 1 mile from the new UNC Hospital and Waterstone Development mixed-use development. The property features a favorable High Intensity Commercial (HI) zoning designation within the Town of Hillsborough which allows for a broad range of commercial, service and light industrial uses. That said, there are existing covenants and restrictions in place for Lot 2C which place certain restrictions and limitations on the future use of this particular site. These restrictions are governed by Wal-Mart and Home Depot.

INVESTOR HIGHLIGHTS

- Lot 1A | Approximately 2 acres of commercial land positioned between an existing GCF Donation Center as well as a future AutoZone retail store. The property is partially cleared and features frontage on Hampton Pointe Blvd.
- Lot 2C | Approximately 0.81 acres of commercial land which will support a +/- 6,000 square foot building. The property is pad ready and has been cleared and graded.

PROPERTY FEATURES

ADDRESS	HAMPTON POINTE BLVD
TOTAL SIZE	1A ±2 ACRES 2C ±0.81 ACRES
NC PIN NUMBERS	1A 9873594688 2C 9873599108
ZONING	HIGH INTENSITY COMMERCIAL (HI)
UTILITIES	MUNICIPAL WATER & SEWER
LIST PRICE	1A \$600,000 2C \$550,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2016 POPULATION	2,569	15,919	24,472
2021 PROJECTED POPULATION	2,603	16,086	24,740
AVG. HOUSEHOLD INCOME	\$93,068	\$80,218	\$81,316

TRAFFIC COUNTS

HWY 86	9,000 VPD
I-85	43,000 VPD
OLD NC 86	16,000 VPD

For more information, please contact:

KARL HUDSON IV, CCIM
Senior Vice President
(919) 987 1012
karl.hudson@foundrycommercial.com

MATT GILLIAM
Vice President
(919) 987 1010
matt.gilliam@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

HAMPTON POINTE OUTPARCELS

LAND FOR SALE

LOCATION & AMENITIES



For more information, please contact:

KARL HUDSON IV, CCIM
 Senior Vice President
 (919) 987 1012
karl.hudson@foundrycommercial.com

MATT GILLIAM
 Vice President
 (919) 987 1010
matt.gilliam@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
 COMMERCIAL

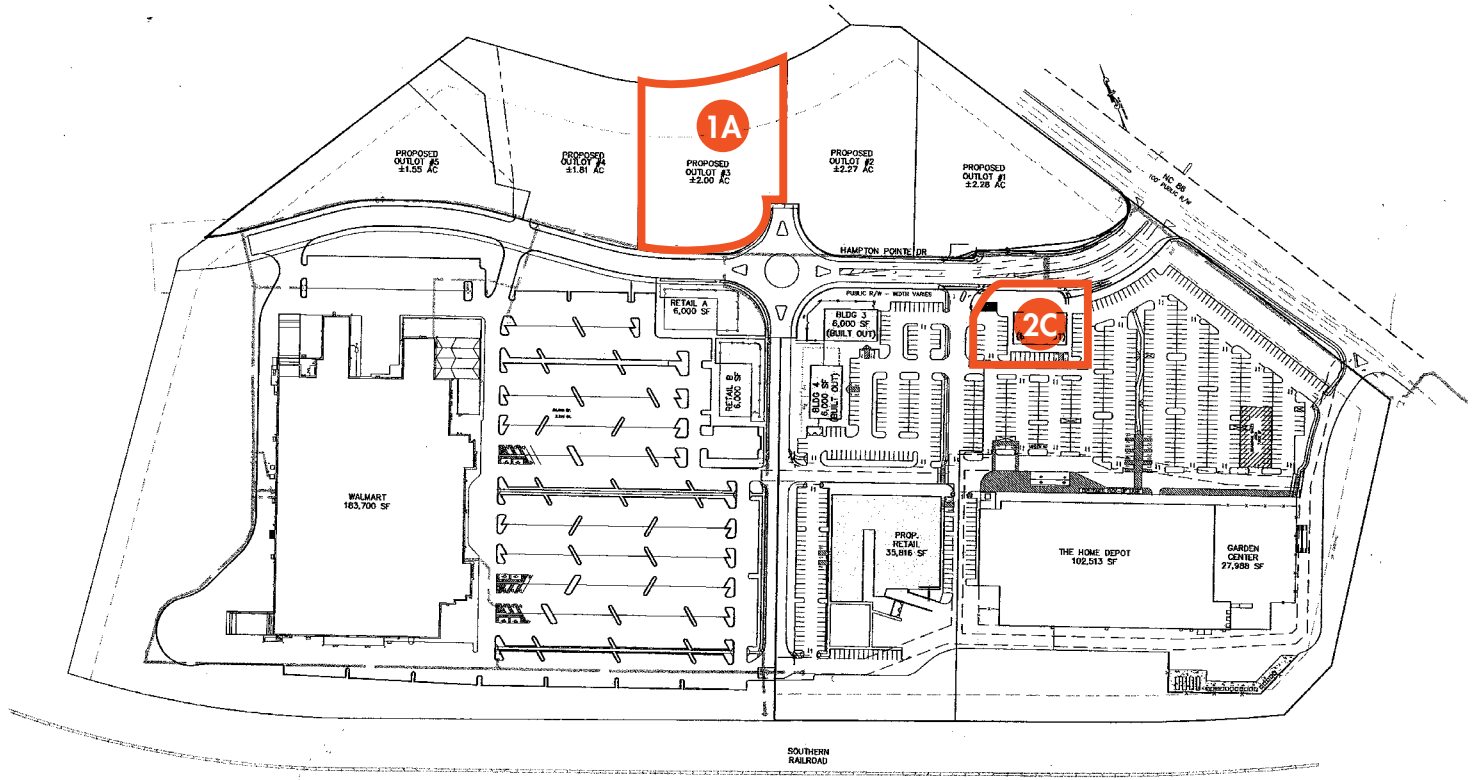
2301 Sugar Bush Road, Suite 220
 Raleigh, NC 27612

foundrycommercial.com

HAMPTON POINTE OUTPARCELS

LAND FOR SALE

SITE PLAN



For more information, please contact:

KARL HUDSON IV, CCIM
Senior Vice President
(919) 987 1012
karl.hudson@foundrycommercial.com

MATT GILLIAM
Vice President
(919) 987 1010
matt.gilliam@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.