

860 WEAVER DAIRY ROAD

*Multifamily/Mixed Use
Development Opportunity
in Chapel Hill, NC*

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LOCAL CORPORATIONS

EXCEPTIONAL DEVELOPMENT OPPORTUNITY

Exceptional development opportunity totaling approximately 45 acres in North Chapel Hill. The most recent site plan features a 489-unit multifamily residential development including apartments, townhomes, and ancillary retail.



PROPERTY OVERVIEW

ACREAGE	45±
ADDRESS	860 Weaver Dairy Rd, Chapel Hill, NC 27514
CURRENT ZONING	MU-OI-1 and R-3
FUTURE LAND USE	Multifamily, Mixed Use
PARCEL NUMBER	9880564638
BEST USE	Multifamily/Mixed-Use Development
ROAD FRONTAGE	Weaver Dairy Rd (230'), I-40 (3,400'), Old University Station Rd
PRICE	\$12,500,000
UTILITIES	On-Site Sewer, Water Available
ANNUAL AVERAGE DAILY TRAFFIC (WEAVER DAIRY ROAD)	14,000
ANNUAL AVERAGE DAILY TRAFFIC (I-40)	68,000

HIGHLIGHTS

On-Site Sewer

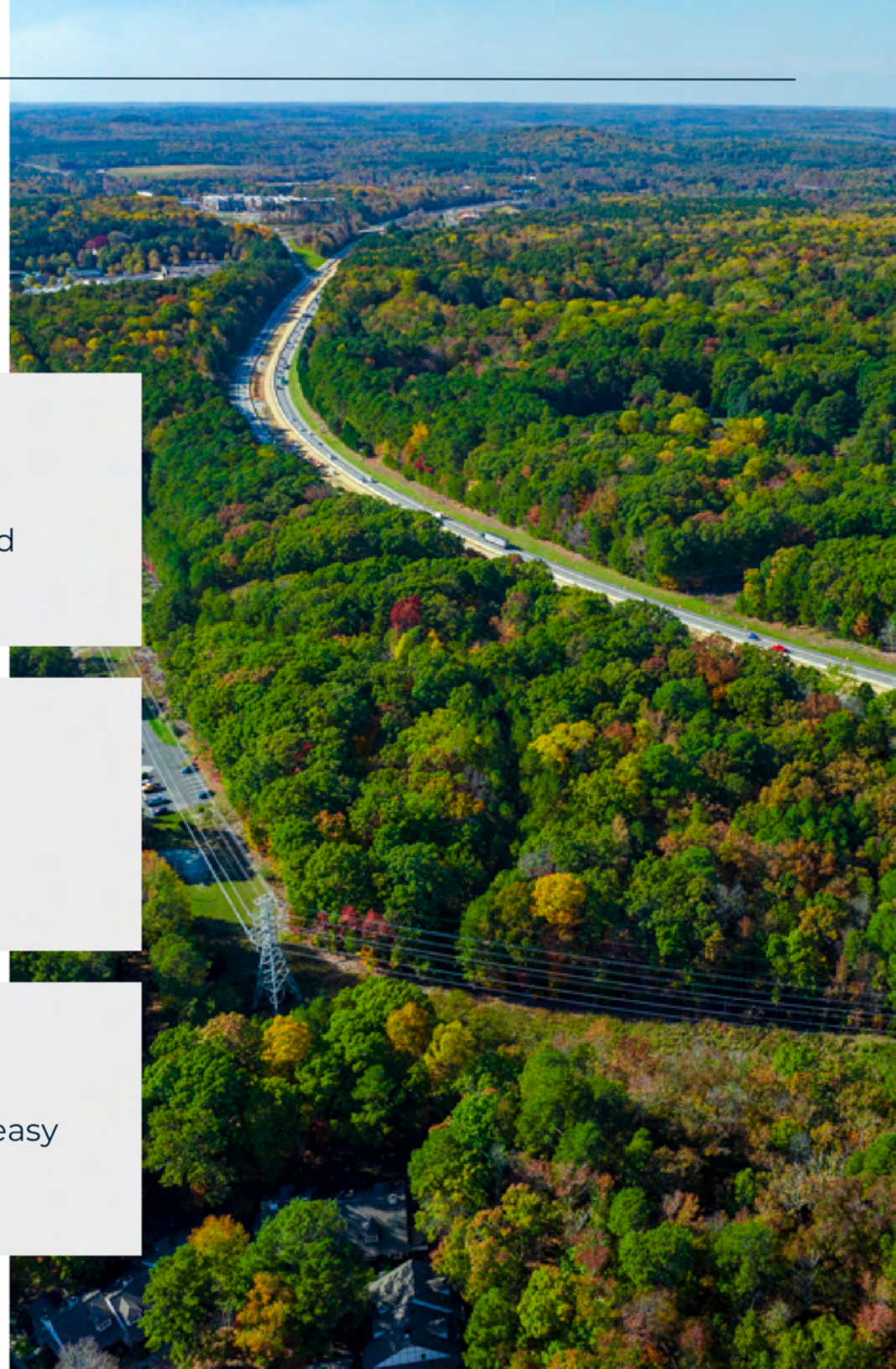
Streamline development with on-site sewer facilities, providing a hassle-free solution and reducing project complexities.

Water Available

Ensure seamless operations with water availability on-site, a crucial advantage for a project of this magnitude.

Convenient Location

Capitalize on the strategic placement with easy access to major roadways and prominent neighboring establishments.





LANDMARK LOCATION

Nestled in Chapel Hill's vibrant landscape, this 45-acre multifamily/mixed-use development opportunity is prime real estate. With approximately 230 feet of road frontage on Weaver Dairy Road (AADT 14,000) and an impressive 3,400 feet on I-40 (AADT 68,000), the site ensures high visibility and accessibility.

Surrounded by Carroway Village, Timberlyne Village Shopping Center, and Carol Woods, the location adds intrinsic value, providing a convenient and desirable setting for potential residents and businesses.

TOWARDS
DOWNTOWN
CHAPEL HILL

CARAWAY
VILLAGE



TIMBERLYNE VILLAGE SHOPPING CENTER

CAROL WOODS

SHOPPING CENTERS

DURHAM

CHAPEL HILL
NORTH

SUBJECT

NEW HOPE
COMMONS

PATTERSON
PLACE

TIMBERLYNE
VILLAGE

UNIVERSITY
PLACE

HOPE VALLEY
COMMONS

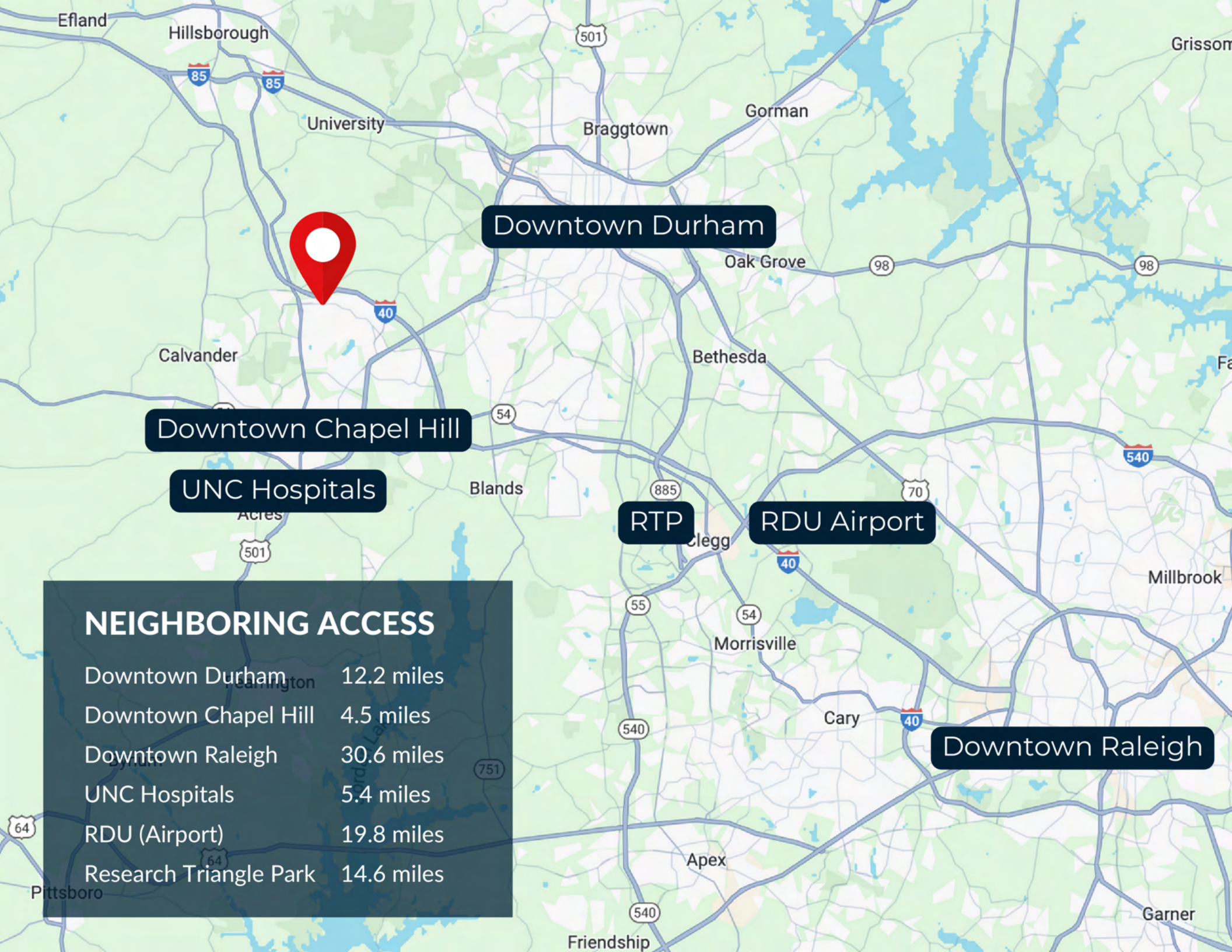
RENAISSANCE
CENTER

CARRBORO
PLAZA

GLENWOOD
SQUARE

STREETS AT
SOUTHPOINT

CHAPEL HILL



Downtown Durham

Downtown Chapel Hill

UNC Hospitals

RTP

RDU Airport

Downtown Raleigh

NEIGHBORING ACCESS

Downtown Durham	12.2 miles
Downtown Chapel Hill	4.5 miles
Downtown Raleigh	30.6 miles
UNC Hospitals	5.4 miles
RDU (Airport)	19.8 miles
Research Triangle Park	14.6 miles

POPULATION

	2 mile	5 mile	10 mile
2010 Population	47,927	162,441	314,623
2023 Population	62,957	197,378	386,668
2028 Population Projection	64,958	201,962	396,644
Annual Growth 2010-2023	2.4%	1.7%	1.8%
Annual Growth 2023-2028	0.6%	0.5%	0.5%
Median Age	34.8	35.9	37.3
Bachelor's Degree or Higher	36%	39%	48%
U.S. Armed Forces	75	164	280

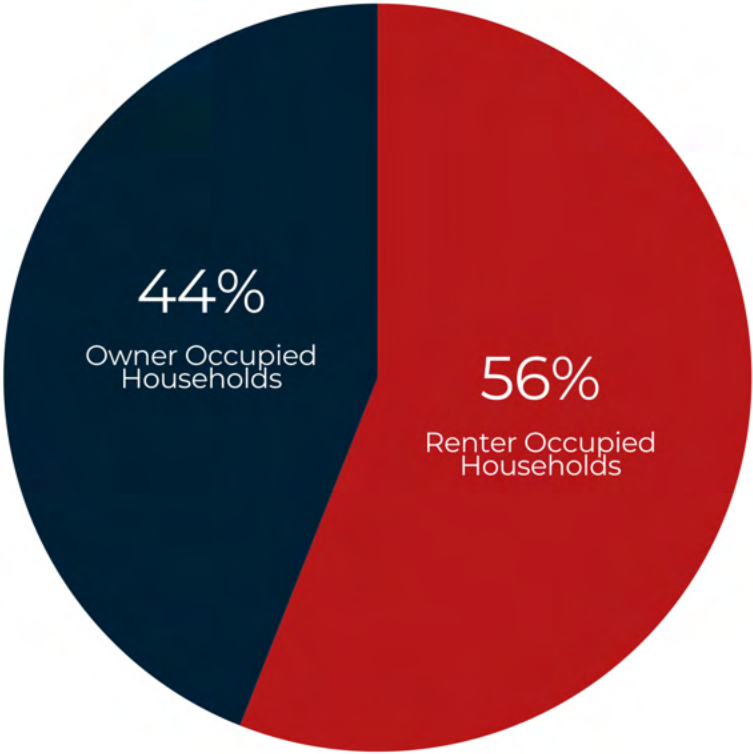
HOUSEHOLDS

	2 mile	5 mile	10 mile
2010 Households	17,949	64,405	130,310
2023 Households	24,068	78,615	160,783
2028 Household Projection	24,964	80,621	165,206
Annual Growth 2010-2023	2.7%	1.9%	2.1%
Annual Growth 2023-2028	0.7%	0.5%	0.6%
Owner Occupied Households	7,252	35,421	85,156
Renter Occupied Households	17,712	45,200	80,051
Avg Household Size	2.3	2.4	2.3
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$590.7M	\$2.1B	\$5B

INCOME

	2 mile	5 mile	10 mile
Avg Household Income	\$70,751	\$77,628	\$95,665
Median Household Income	\$46,894	\$54,418	\$71,479
< \$25,000	6,767	16,778	24,139
\$25,000 - 50,000	6,035	19,753	34,081
\$50,000 - 75,000	3,476	12,962	25,392
\$75,000 - 100,000	2,560	9,901	21,943
\$100,000 - 125,000	1,567	5,977	15,377
\$125,000 - 150,000	1,063	3,979	11,470
\$150,000 - 200,000	1,223	4,426	13,327
\$200,000+	1,375	4,842	15,054

HOUSING OCCUPANCY



MAJOR PLAYERS COMING TO THE TRIANGLE

Corporate giants are reshaping the Triangle, creating jobs and driving demand for housing, signaling an era of rapid growth in the area. Here are some recent corporate announcements bringing growth to Chapel Hill and beyond.



VINFAST
7,500 Jobs



1,801 Jobs



201 Jobs



3,000 Jobs



725 Jobs



725 Jobs



374 Jobs



355 Jobs

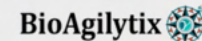


PENNYMAC™

322 Jobs



275 Jobs



878 Jobs



462 Jobs



500 Jobs



250 Jobs



1,165 Jobs



592 Jobs

TOP State For Business

CNBC



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