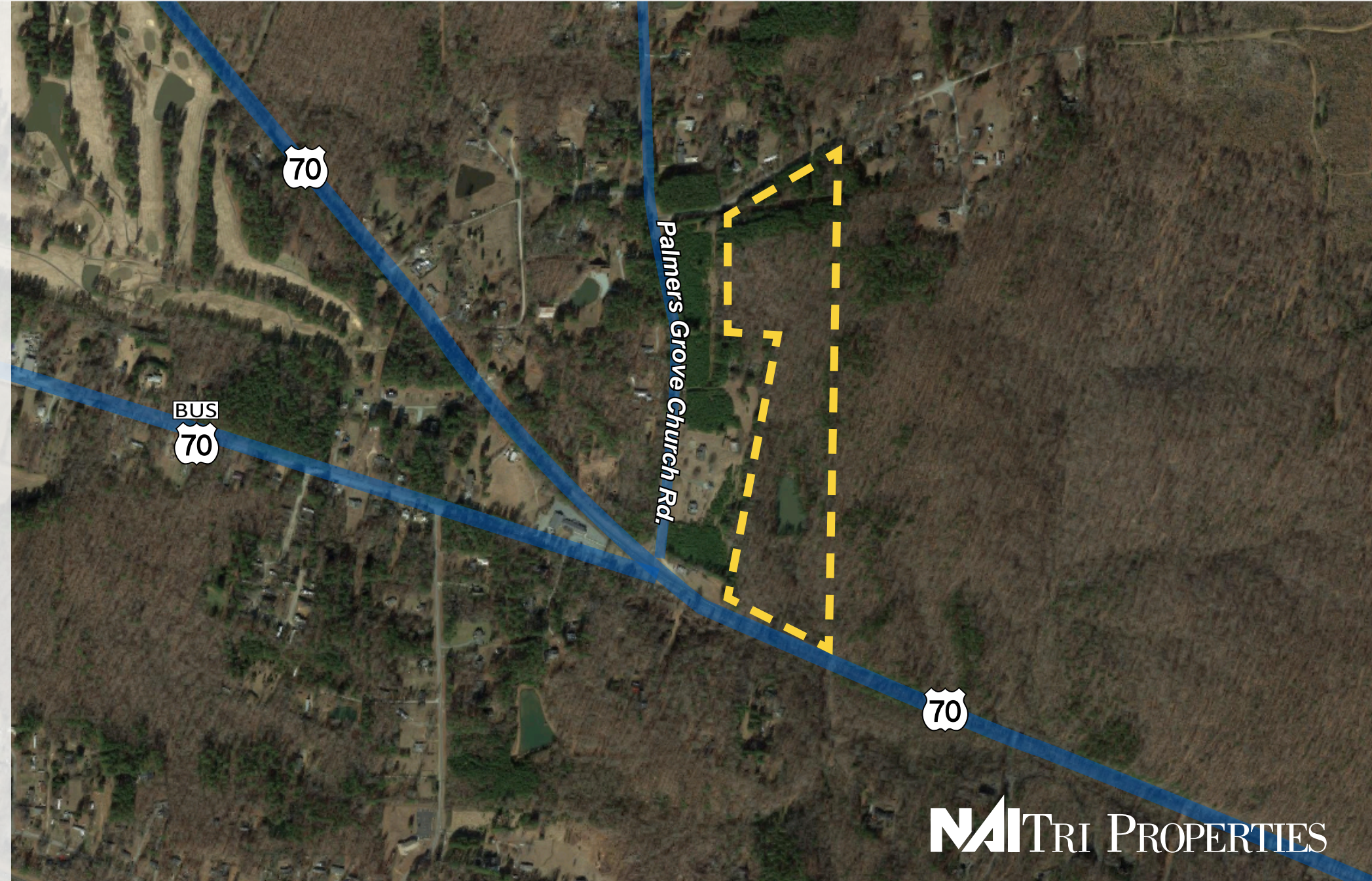


US 70, HILLSBOROUGH

±29 ACRES | AGRICULTURAL-RESIDENTIAL

LAND
FOR
SALE



NAI TRI PROPERTIES

HIGHLIGHTS

RESIDENTIAL OPPORTUNITY

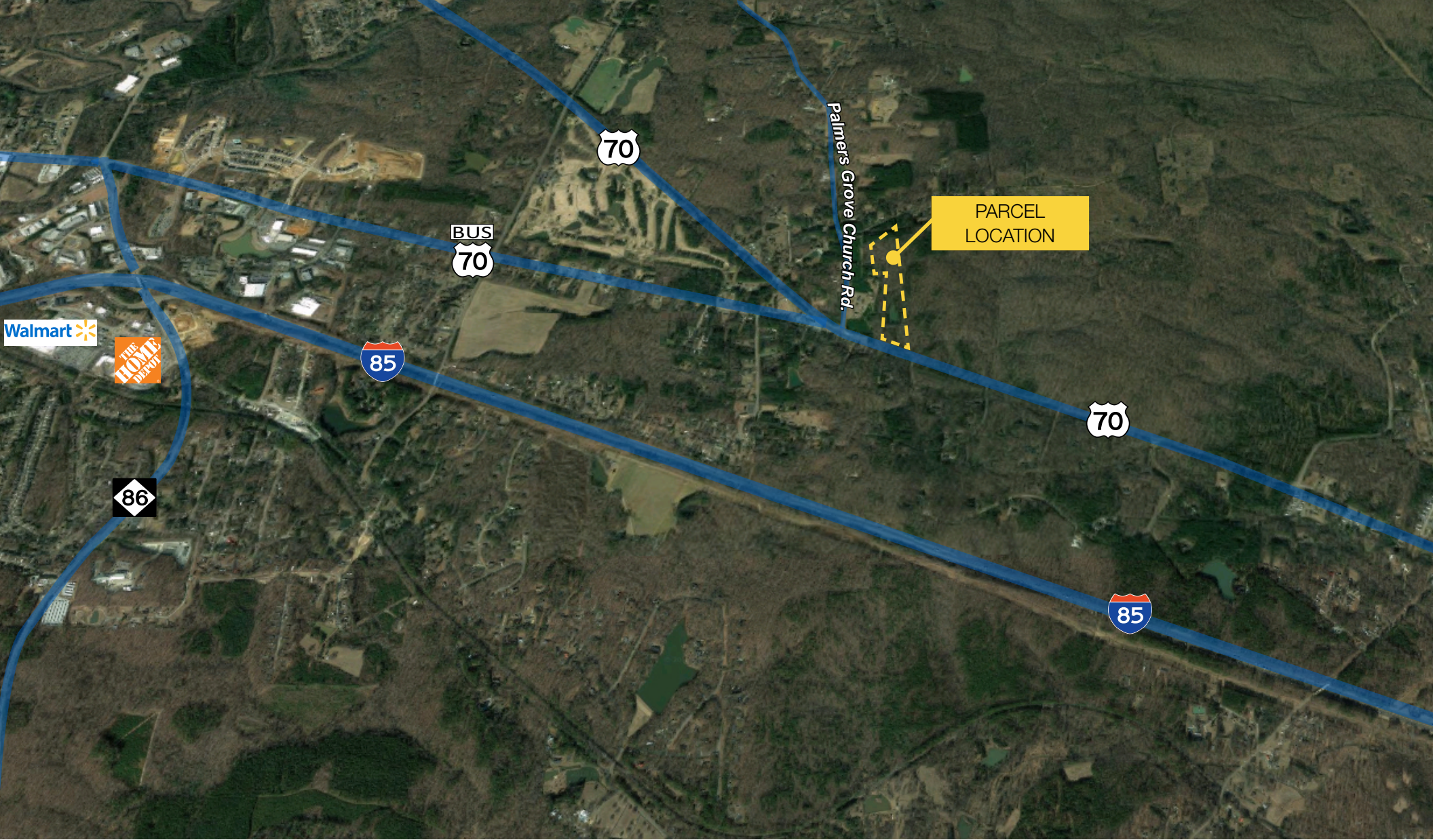
LOCATION	Located on Highway 70 just east of Highway 70 Business split into Hillsborough.
LOT SIZE	±29 Acres
ZONING	AR, Agricultural-Residential
PIN #	9884600069
SALE PRICE	\$325,000 total
TRAFFIC COUNTS	14,500 Average vehicles per day (2020)
FEATURES	Perc test completed. Will support 8 to 11 home sites using a mix of conventional and alternative septic systems. Land also has access from Gibbs Lane.

CONTACT
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NAITRI PROPERTIES



AERIAL



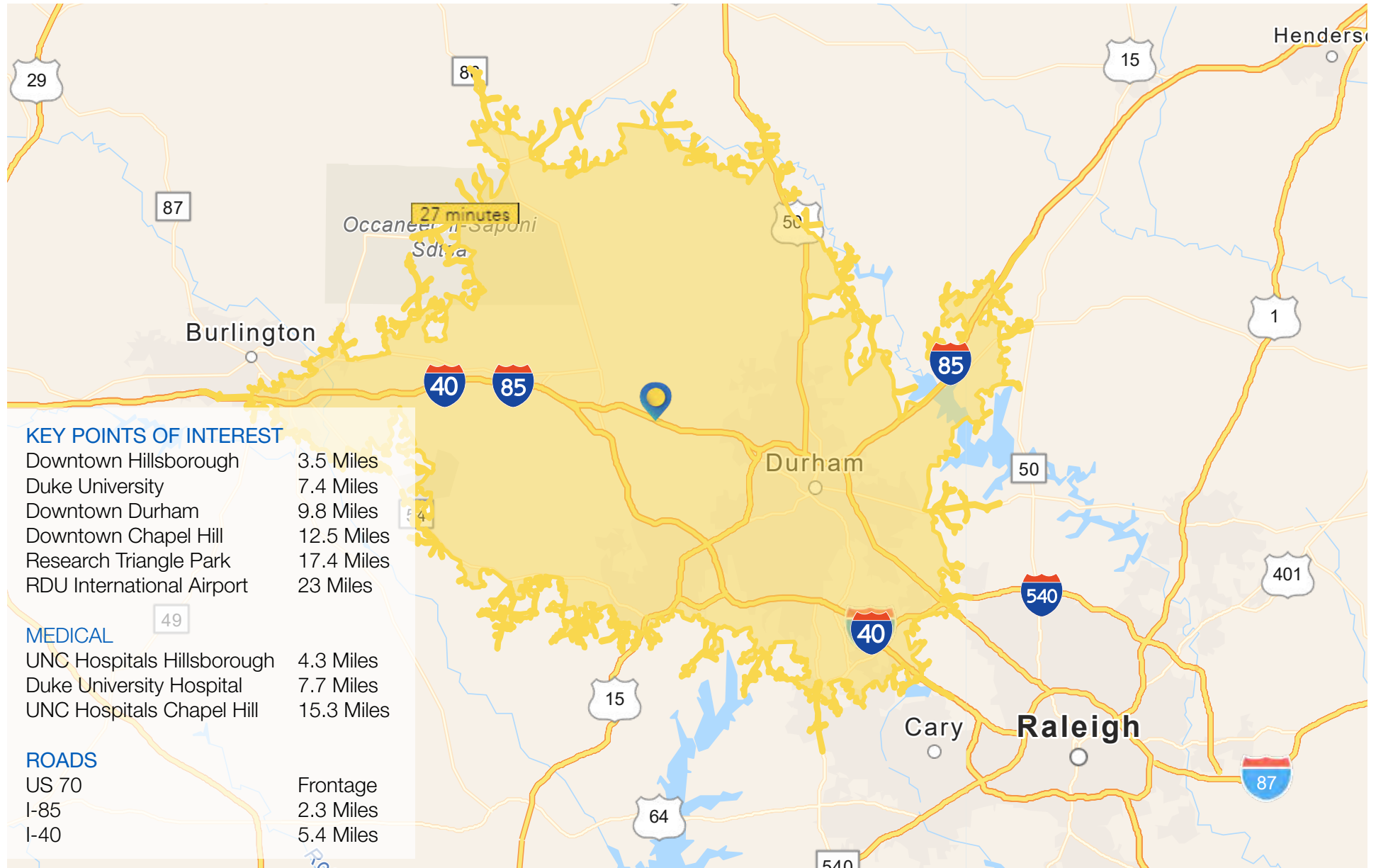
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DRIVE TIME MAP



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AMENITIES

Located within 10 minutes of downtown Hillsborough and downtown Durham, there is quick access to all the essential amenities, shopping, entertainment, and much more. This includes UNC Hospitals Hillsborough Campus and Duke University Hospital, and many parks including the 4,197-acre Eno River State Park that offers paddling, fishing, picnicking, 30 miles of trails and camping. Below lists some of the amenities within a short 10 minute drive:

FOOD

American Hero Hillsborough
Anna Maria's Pizzeria
Antonia's
Big Bob's City Grill
Bojangles
Bralie's Sports Bar 2
China Fuji
China Star
Cup-A-Joe
El Jefecito
El Restaurante Ixtapa
Hardee's Pueblo Viejo Mexican
Hillsborough Bakeshop & Pasta Co
Hillsborough BB Q
Hot Tin Roof
Hwy 55 Burgers Shakes & Fries
J&F Kitchen
Jack's
Jay's Chicken Shack
Kim's Bake Shop
Radius Pizzeria & Pub
Kimchi Yay
Los Altos
Napoli Pizzeria Hillsborough
Nash Street Tavern
Panciuto

Papa John's Pizza
Samantha's Pupusas
Saratoga Grill
Subway
Subway
Taco Bell
Tacos California
Tacos Los Altos
The Dog House
The Nomad at the Osbunn
The Nutrition Hub
Tokyo Express
Village Diner
Vinny's Italian Grill & Pizzeria
Volume Records & Beer
Waffle House
Weaver Street Market
Wendy's
Whit's Frozen Custard
Wooden Nickel Pub
Yonder: Southern Cocktails and Brew
Zhang Garden

BANKING

Bank of America
First Citizens

First Horizon Bank
State Employees' Credit Union
Truist
Woodforest National Bank

PARKS & FITNESS

American Village Park
Blackwood Farm Park
Brumley Nature Preserve
Cabelands Trail
Cates Creek Park
Cole Mill Trail
Eno River State Park
Few's Ford
GTA Fitness Performance
Hillsborough Heights Park
Occoneechee Golf Club
Orange County Sportsplex
Planet Fitness
Poets Walk at Ayr Mount
River Park
Riverwalk Picnic Area
Riverwalk Trail
Waterstone Community Park

CONTACT

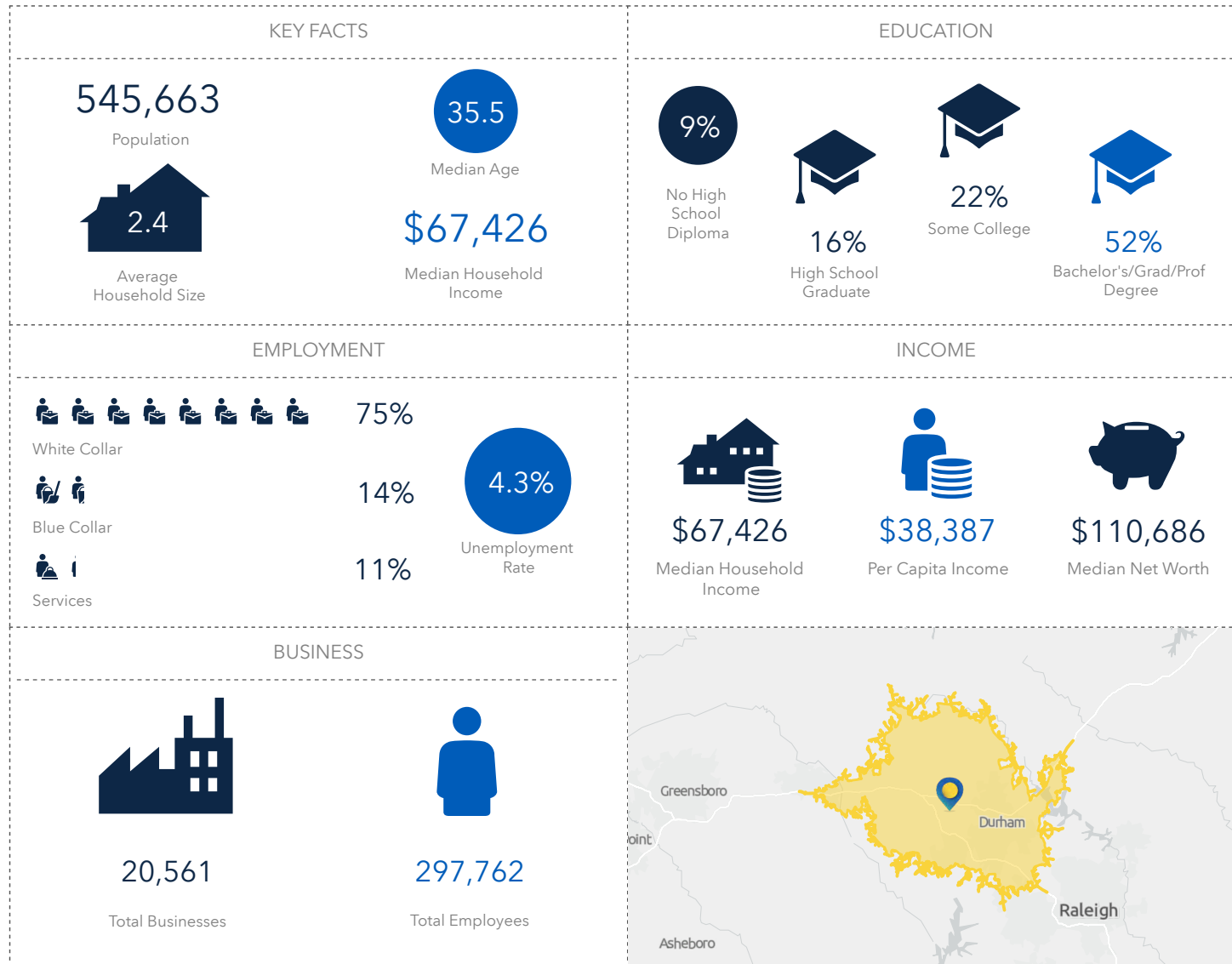
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DEMOGRAPHICS

KEY COMMUTING RADIUS



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