

1805 NC 86, HILLSBOROUGH, NC 27278

Commercial Land for Sale in Hillsborough, NC

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A High-Visibility Commercial Opportunity at One of Hillsborough's Busiest Interchanges

Positioned just off Interstate 85 at the NC-86 interchange, this 2.5-acre commercial site offers exceptional visibility, convenient access, and exposure to more than 62,000 vehicles per day combined. Surrounded by established retailers, hotels, dining, and the Orange County Sportsplex, the property is well suited for a variety of commercial uses, including retail, office and professional services, healthcare facilities, hotels, flex space, building and trade contractors' offices, and storage or warehousing.

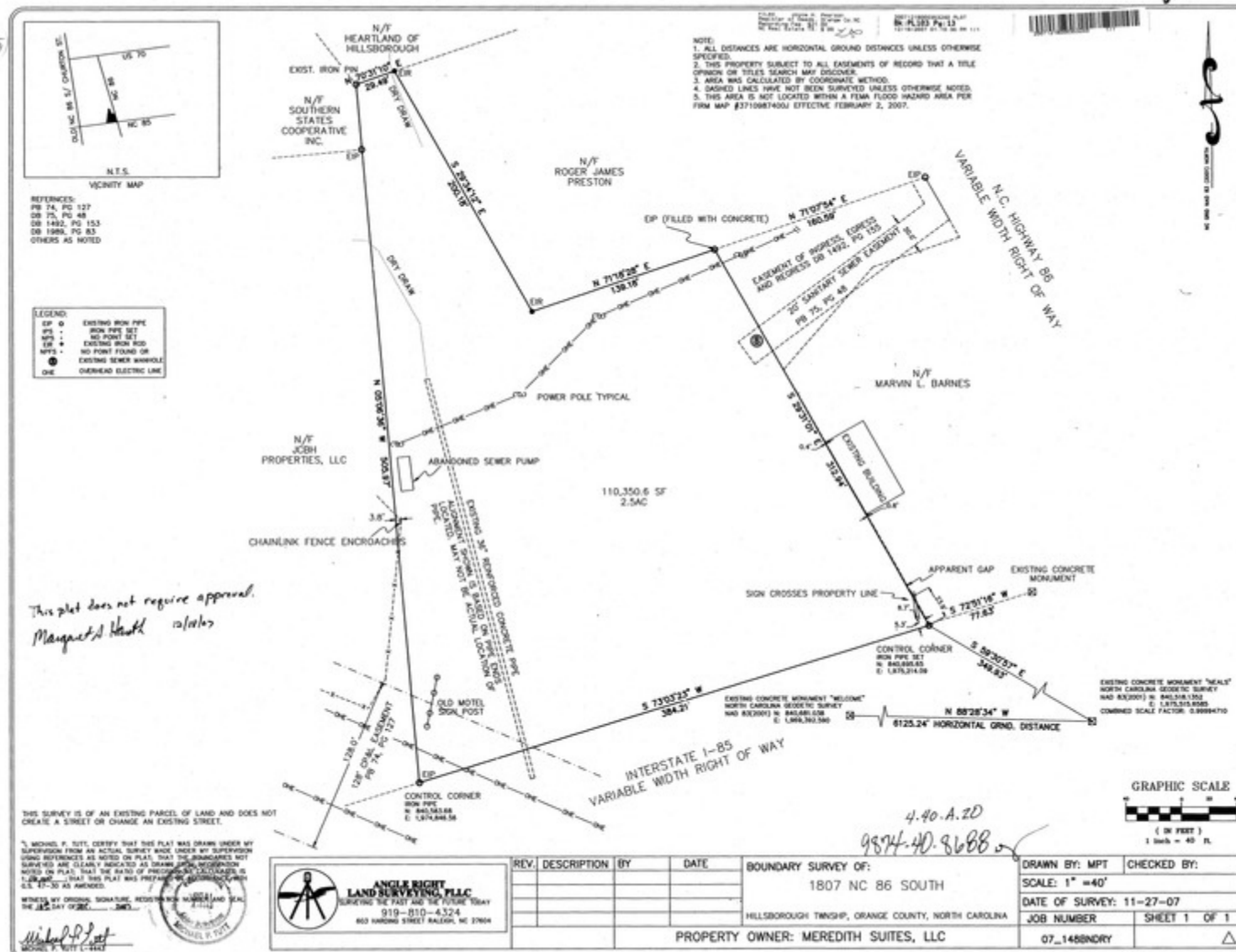




PROPERTY TYPE	Commercial Land
ACREAGE	2.5 Acres
ADDRESS	1805 NC-86, Hillsborough, NC 27278
LIST PRICE	\$539,000
ZONING	HIC (High-Intensity Commercial)
WATER / SEWER	Connection available upon confirmation from Town of Hillsborough

With access along NC-86 and immediate proximity to Interstate 85, this property combines accessibility with strong market fundamentals. The site's High-Intensity Commercial (HIC) zoning provides flexibility for a variety of commercial uses, while available water and sewer connections support future development plans.

Hillsborough continues to experience steady growth, benefiting from its central location between Durham, Chapel Hill, and Mebane. Nearby national retailers, restaurants, hospitality, and recreational destinations generate consistent traffic throughout the day, making this an ideal location for businesses seeking visibility and convenient customer access. Whether for retail, service, office, or other commercial development, this site offers an opportunity to establish a presence in one of Orange County's most active commercial corridors.



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POPULATION

	2 Mile	5 Mile	10 Mile
2020 POPULATION	13,425	27,129	179,928
2025 POPULATION	13,515	27,466	186,473
2030 POPULATION PROJECTION	13,848	28,178	194,037
ANNUAL GROWTH 2020-2025	0.1%	0.2%	0.7%
ANNUAL GROWTH 2025-2030	0.5%	0.5%	0.8%
MEDIAN AGE	42.7	44	38.5
BACHELOR'S DEGREE OR HIGHER	52%	50%	56%
U.S. ARMED FORCES	4	6	42

HOUSEHOLDS

	2 Mile	5 Mile	10 Mile
2020 HOUSEHOLDS	5,285	10,667	74,812
2025 HOUSEHOLDS	5,346	10,841	77,757
2030 HOUSEHOLD PROJECTION	5,494	11,150	81,210
ANNUAL GROWTH 2020-2025	0.7%	0.8%	1.7%
ANNUAL GROWTH 2025-2030	0.6%	0.6%	0.9%
OWNER OCCUPIED HOUSEHOLDS	3,702	7,983	43,515
RENTER OCCUPIED HOUSEHOLDS	1,791	3,167	37,695
AVG HOUSEHOLD SIZE	2.4	2.4	2.3
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL SPECIFIED CONSUMER SPENDING	\$193.5M	\$396M	\$2.6B

AVERAGE HOUSEHOLD INCOME

\$126,491

2 MILE

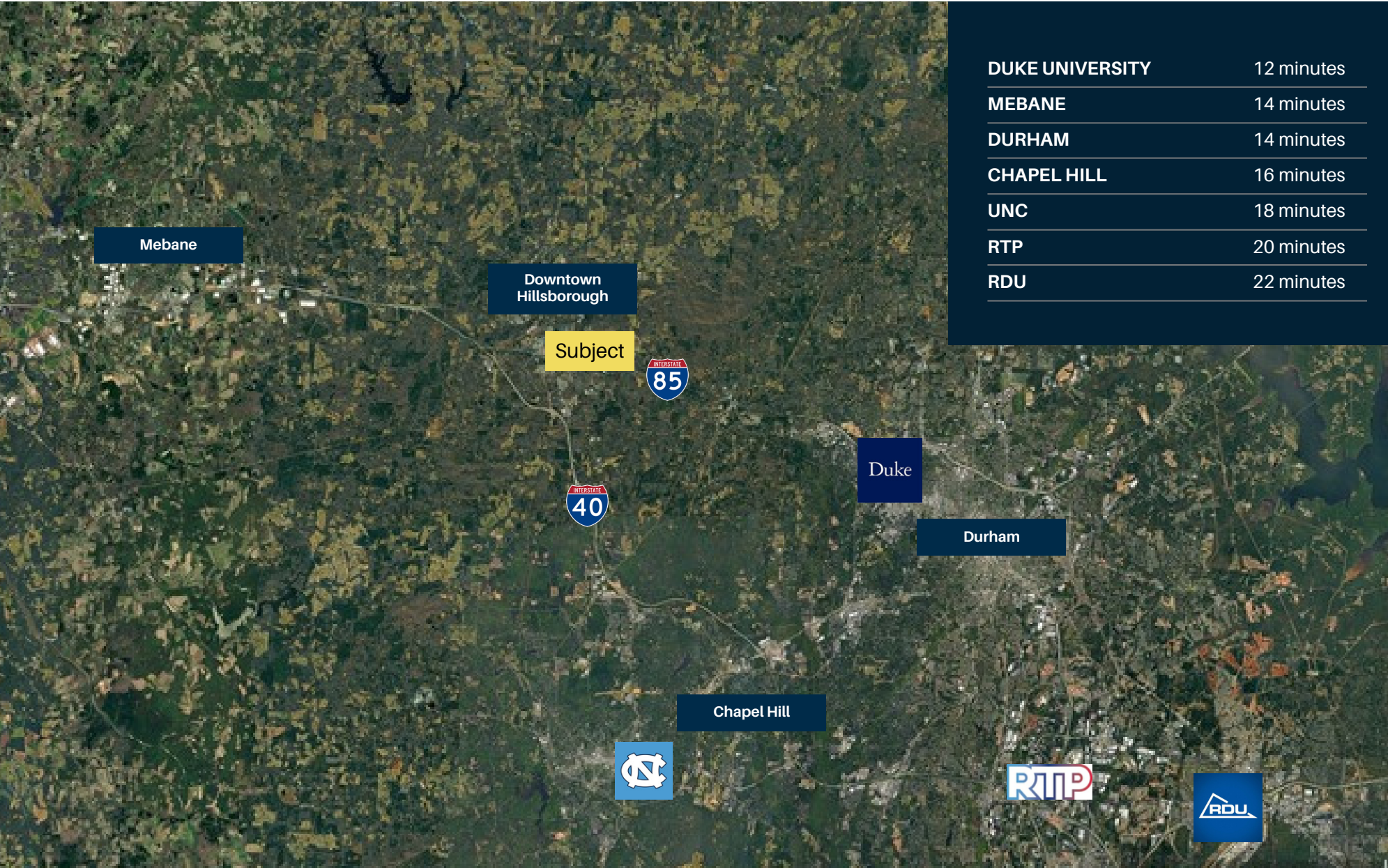
\$126,029

5 MILE

\$117,597

10 MILE







PICKETT SPROUSE

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