

±13.44 ACRES | TOWNHOME LAND

±13.44 AC

14,000 VPD



CHURTON GROVE CTR

- Ooh La La Pet Spa
- Vinny's Italian Grill & Pizzeria
- Zhang Garden
- Coco Nail & Beauty Spa

LAND FOR SALE

715 US HIGHWAY 70 E

HILLSBOROUGH, NC 27278

PROPERTY DESCRIPTION

This ±13.44-acre residential development opportunity is located along US Highway 70 in Hillsborough, NC, approximately 1.5 miles from Historic Downtown Hillsborough. The site offers strong visibility and accessibility within one of the Triangle's steadily growing residential corridors.

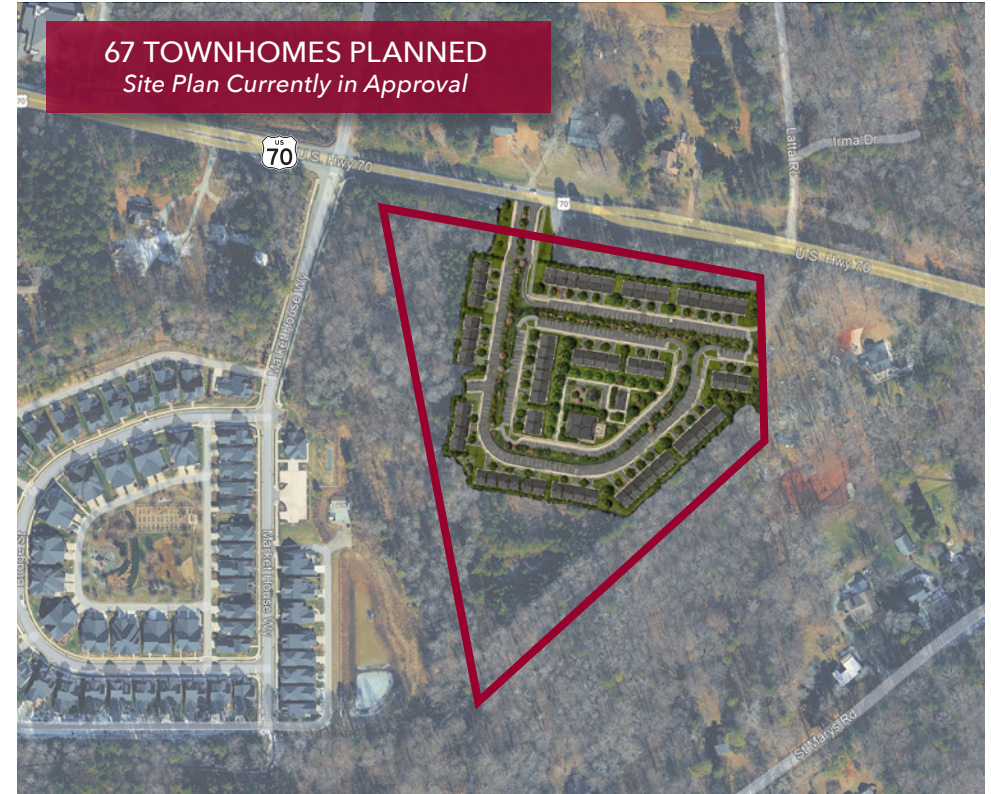
Zoned MF (Multifamily), the property has a site plan in approval for 67 townhomes, presenting an opportunity for developers seeking a well-positioned residential project within close proximity to Chapel Hill, Durham, and Burlington.

The property benefits from convenient access to I-85 and I-40, providing regional connectivity to Research Triangle Park, RDU International Airport, UNC-Chapel Hill, and Duke University. Nearby retail, healthcare, and recreational amenities include UNC Hospital Hillsborough, Churton Grove Center, Eno Riverwalk, and Historic Downtown Hillsborough.

Continued infrastructure investment and residential growth throughout the region support the long-term appeal of this development opportunity.

HIGHLIGHTS

- » ±13.44 Acres Available
- » Zoning: MF (Multifamily)
- » Site plan is in approval for 67 townhomes
- » Located approximately 1/2 mile from a Food Lion-anchored shopping center
- » Traffic Counts: 14,000 VPD (2024)
- » Sale price: Call Brokers



Conceptual Site Plan

AREA AMENITIES

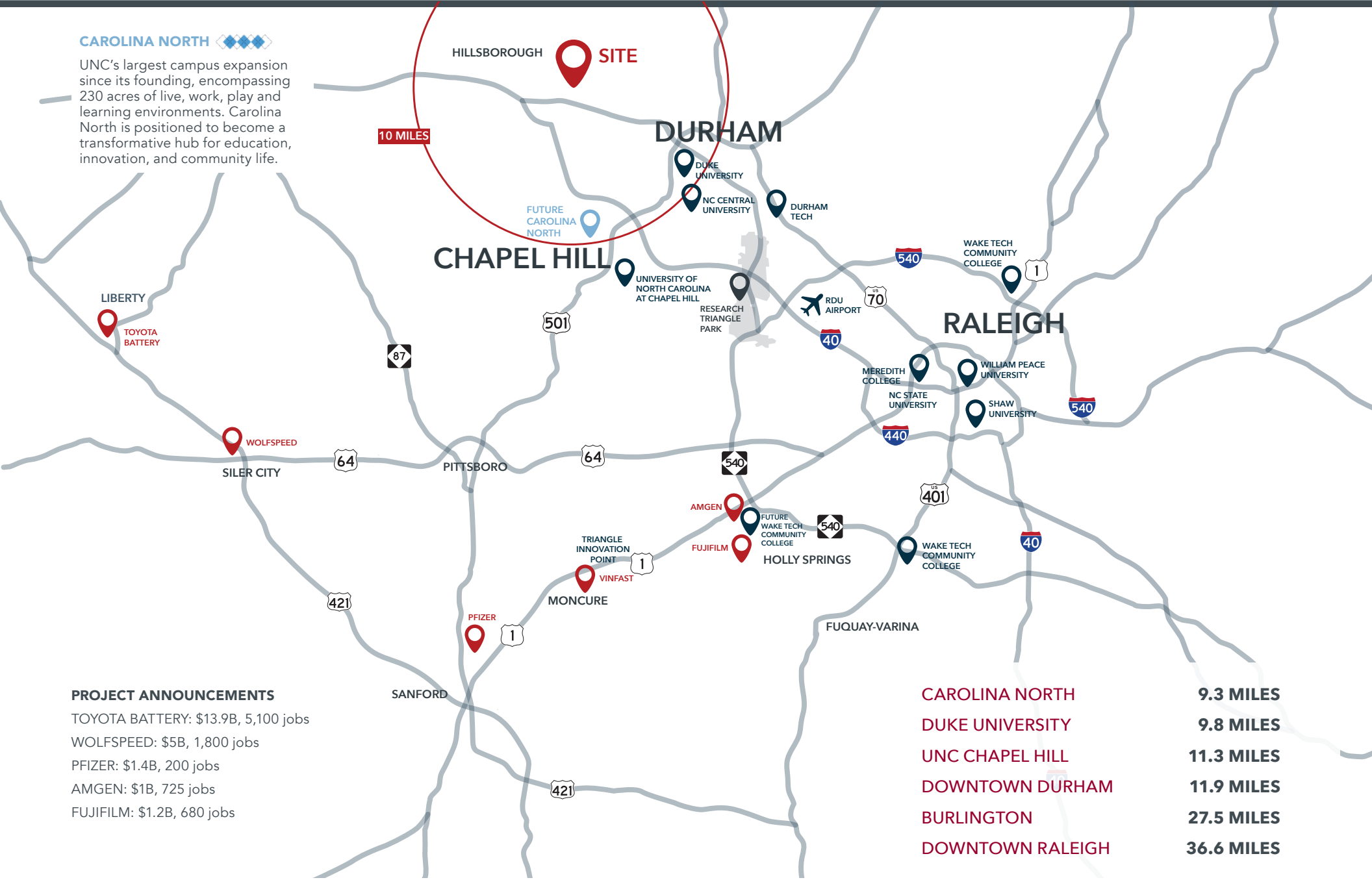


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REGIONAL CONNECTIVITY

CAROLINA NORTH

UNC's largest campus expansion since its founding, encompassing 230 acres of live, work, play and learning environments. Carolina North is positioned to become a transformative hub for education, innovation, and community life.



PROJECT ANNOUNCEMENTS

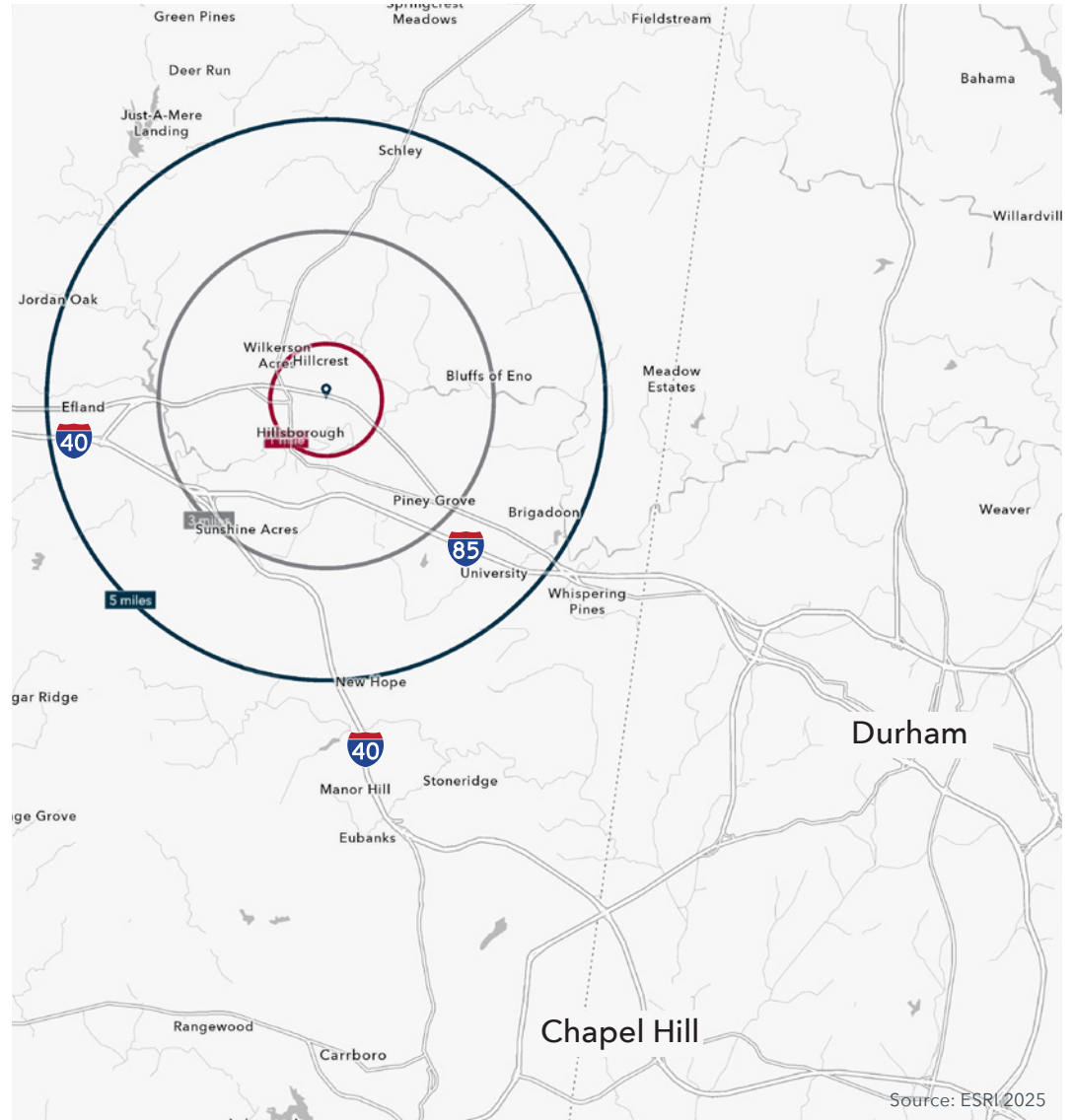
- TOYOTA BATTERY: \$13.9B, 5,100 jobs
- WOLFSPEED: \$5B, 1,800 jobs
- PFIZER: \$1.4B, 200 jobs
- AMGEN: \$1B, 725 jobs
- FUJIFILM: \$1.2B, 680 jobs

CAROLINA NORTH	9.3 MILES
DUKE UNIVERSITY	9.8 MILES
UNC CHAPEL HILL	11.3 MILES
DOWNTOWN DURHAM	11.9 MILES
BURLINGTON	27.5 MILES
DOWNTOWN RALEIGH	36.6 MILES

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,061	15,232	21,616
Average Household Income	\$222,631	\$151,933	\$149,100
Number of Businesses	307	958	1,140
Number of Employees	3,116	11,075	12,745
Total Daytime Population	5,306	22,238	27,571
Total Households	1,565	7,960	10,633
Average Home Value	\$597,729	\$528,887	\$516,284
Median Age	45.6	42.3	42.6
Bachelor's Degree or Greater	68.0%	54.6%	52.9%



Source: ESRI 2025

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