

±12.95 ACRES OF LAND | PRIME RETAIL CORRIDOR



goodwill

Walmart

HAMPTON POINTE

Advance Auto Parts

BURGER KING

SHEETZ

HILLSBOROUGH

MAVIS TIRE
A MAVIS COMPANY

Hwy 55

DOLLAR TREE

ALDI

THE HOME DEPOT

86

85

57,500 VPD

12,000 VPD

OLD NC 10

±12.95 AC

RETAIL LAND FOR SALE

0 NC 86 HWY

HILLSBOROUGH, NC 27278

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY DESCRIPTION

This ±12.95-acre development opportunity offers a highly visible location directly along I-85/I-40 with immediate access via Exit 165 (NC-86). Positioned within one of Hillsborough's strongest retail corridors, the site sits directly across from Hampton Pointe and adjacent to Aldi and Hillsborough Chrysler Dodge Jeep Ram.

The property benefits from strong regional connectivity between Burlington, Durham, and Chapel Hill, with convenient access to RTP, RDU International Airport, UNC, and Duke. Ongoing infrastructure improvements, including the I-40 widening project and NC-86 interchange upgrades, continue to enhance long-term accessibility and growth potential.

Located near UNC Hospital Hillsborough, Durham Tech, and the future Carolina North mixed-use campus expansion, the site is strategically positioned within one of the Triangle's expanding growth corridors.

HIGHLIGHTS

- » ±12.95 Acres Available
- » Additional ±13.32-acre adjacent site available
- » Immediate access via Exit 165 (NC-86)
- » Utilities stubbed to site
- » EDH-2 zoning with potential annexation into Hillsborough and possible HIC rezoning, subject to approval
- » Adjacent to Aldi and Hillsborough Chrysler Dodge Jeep Ram
- » Across from Hampton Pointe retail center
- » Near UNC Hospital Hillsborough and Durham Tech
- » Sale price: \$4,500,000

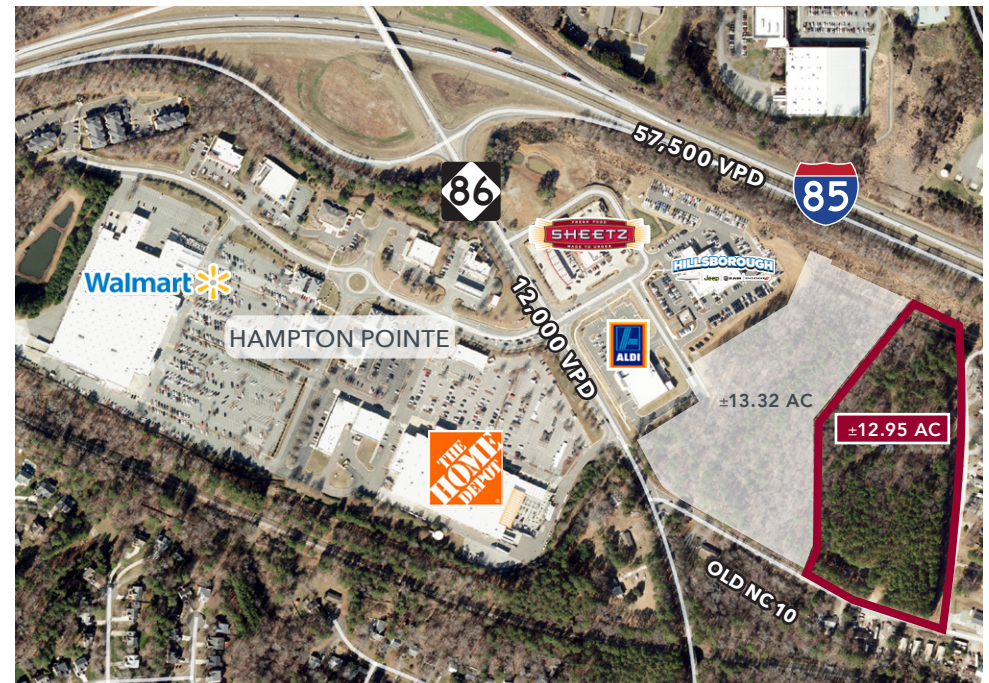
HAMPTON POINTE AREA STATS

3.8M
VISITS/YR

(PLACER.AI)

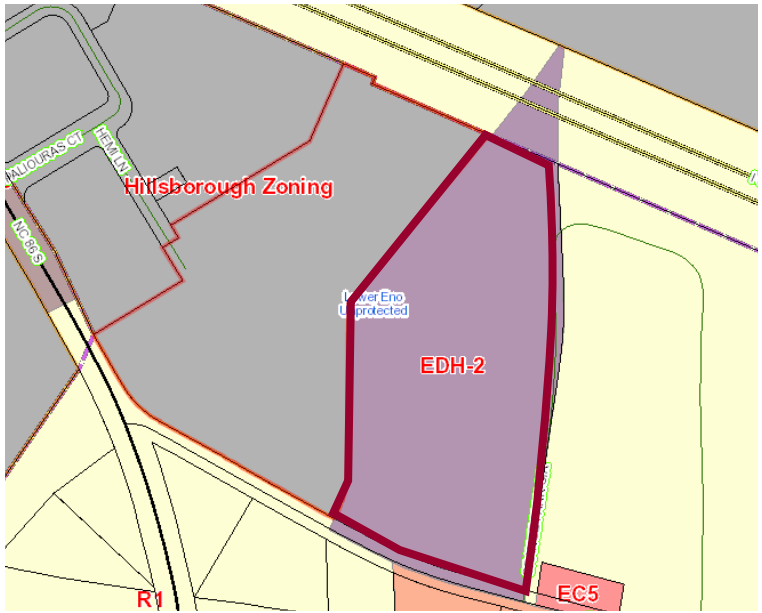
49.7%
BACHELOR'S
DEGREE OR HIGHER

\$81.4K
MEDIAN HH
INCOME

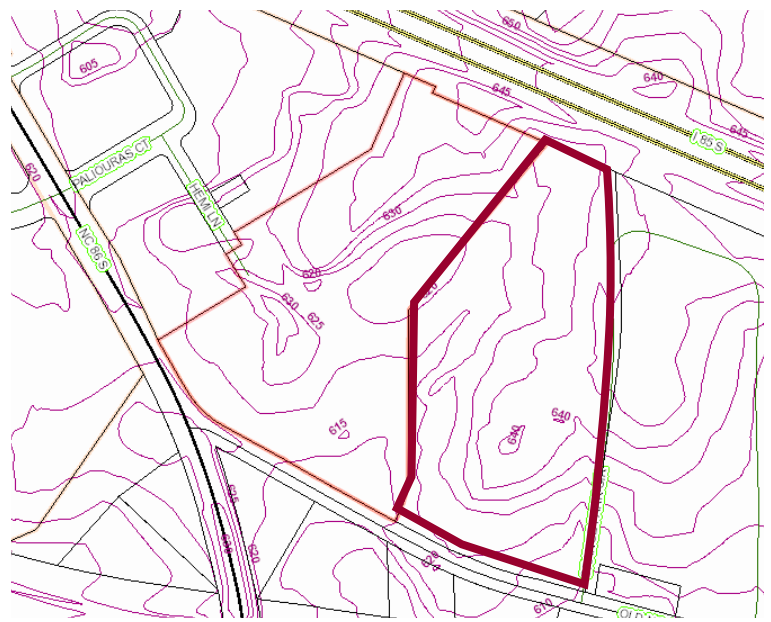


Property includes an approximately 1,152 SF storage building constructed circa 1988 featuring electrical service, overhead door access, concrete slab construction, and adjacent fenced storage area.

ZONING MAP



TOPO MAP





±12.95 AC

WATERSTONE
 205 Townhomes
 450 Apartments
 Expansion of UNC

COLLINS RIDGE
 950 Total Dwellings

HAMPTON POINTE
 Walmart
 DOLLAR TREE
 THE HOME DEPOT
 Advance Auto Parts

UNC HEALTH
 URGENT CARE

DURHAM TECH

UNC HEALTH

ORANGE CO. SPORTSPLEX
 PASSMORE SENIOR CENTER

OCCONEECHEE GOLF CLUB

ALDI
SHEETZ

TRACTOR SUPPLY CO.

FOOD LION
Bojangles
 planet fitness
 Pizzeria Uno
TACO BELL

Holiday Inn & Suites

OLD NC 86

I-40

I-85

I-85

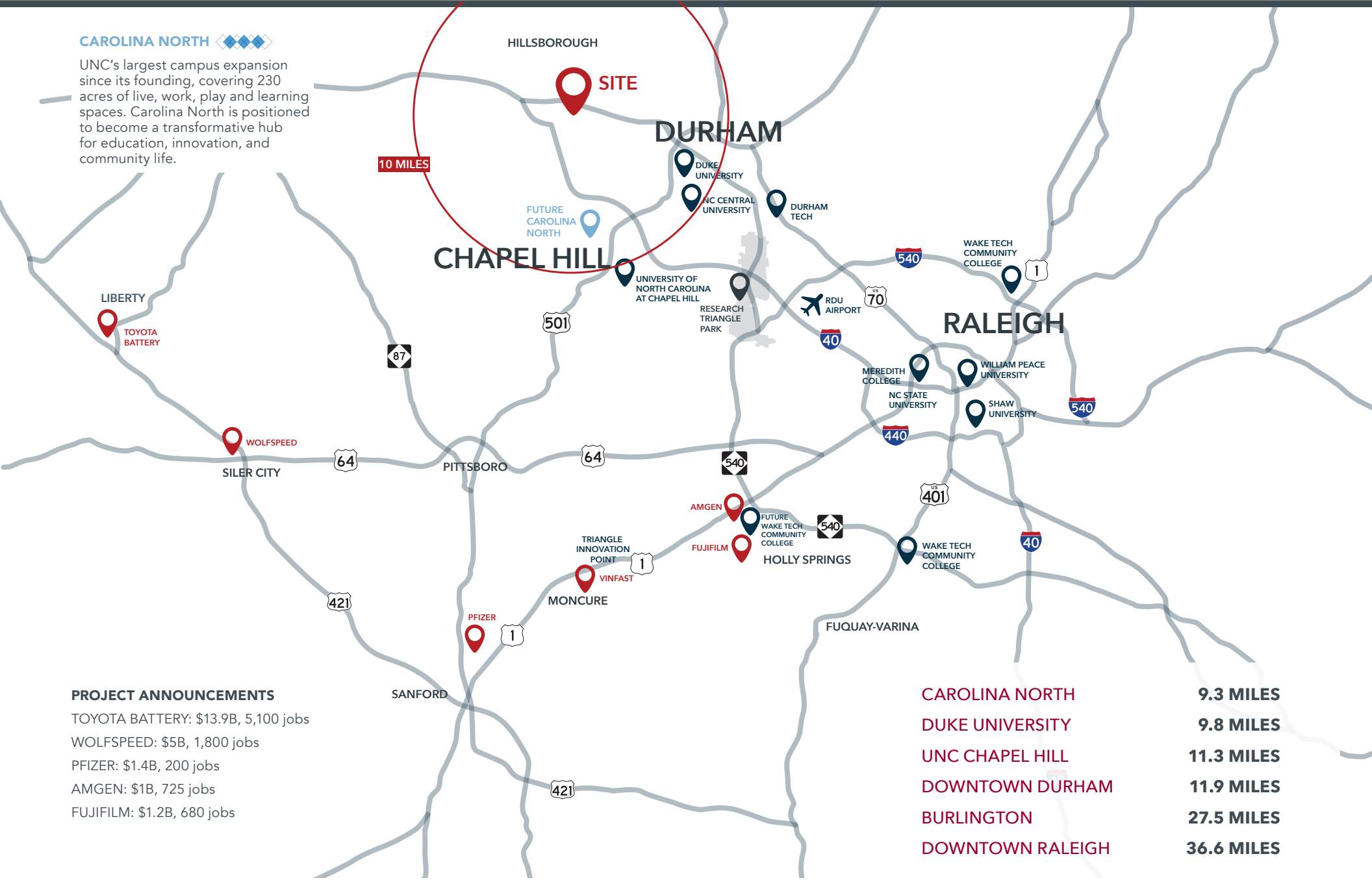
86

86

REGIONAL CONNECTIVITY

CAROLINA NORTH

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



PROJECT ANNOUNCEMENTS

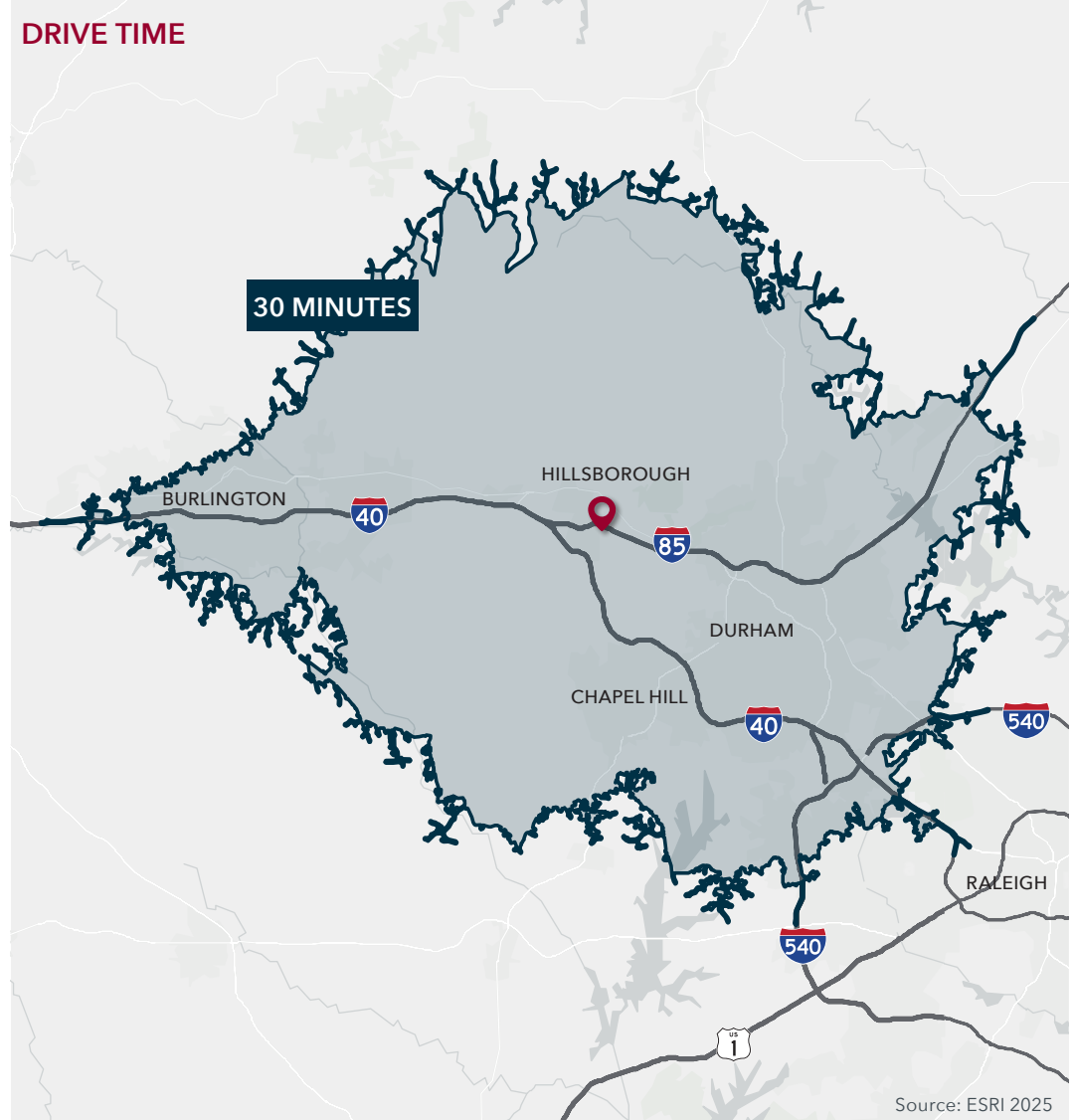
- TOYOTA BATTERY: \$13.9B, 5,100 jobs
- WOLFSPEED: \$5B, 1,800 jobs
- PFIZER: \$1.4B, 200 jobs
- AMGEN: \$1B, 725 jobs
- FUJIFILM: \$1.2B, 680 jobs

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

±13.32 ACRES FOR SALE | 0 HIGHWAY 86 | HILLSBOROUGH, NC 27278

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,356	18,599	28,549
Avg. HH Income	\$151,126	\$152,877	\$154,545
No. of Businesses	196	933	1,191
No. of Employees	2,977	11,203	13,120
Total Daytime Population	5,709	22,131	29,437
Total Households	1,262	7,566	11,389
Average Home Value	\$474,647	\$519,468	\$534,741
Median Age	40.6	41.6	42.7
Bachelor's Degree or Greater	52.6%	54.5%	54.7%





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