

# CHAPEL HILL LAND FOR SALE

## 3810 SOUTH COLUMBIA ST.



0.94 AC PRIME DEVELOPMENT OPPORTUNITY  
OFFERED AT \$725,000



50051 GOVERNORS DRIVE  
CHAPEL HILL, 27517  
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OFFERING MEMORANDUM

# PROPERTY OVERVIEW

Prime Chapel Hill investment opportunity—two parcels with six residential units (three leased, income-producing) surrounded by Mixed-Use Village (MU-V) zoning located within one of the Town’s Focus Areas for growth. Positioned between Hyatt Place Chapel Hill and the entrance to Southern Village, the site offers immediate visibility and walkable access to shops, dining, parks, and community events.

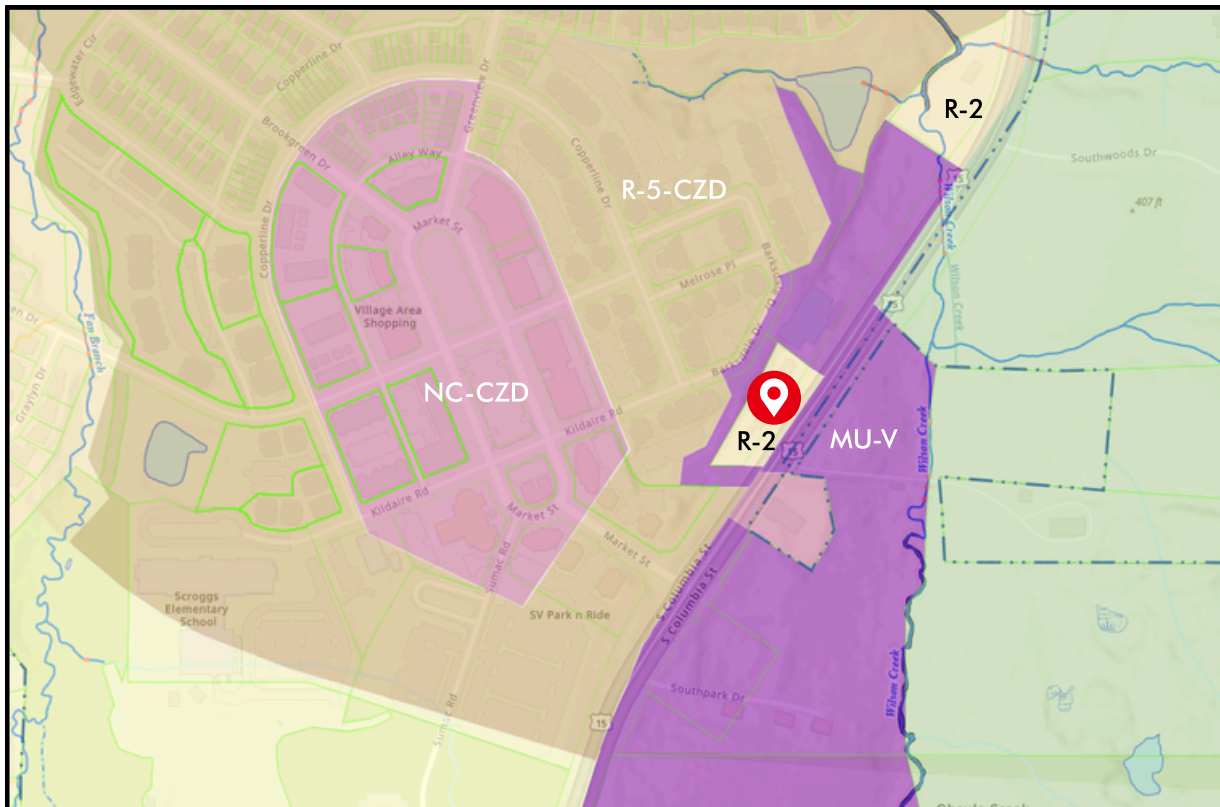
The property boasts high-exposure frontage on U.S. 15-501, the main business corridor connecting Chapel Hill to booming Pittsboro and Chatham Park. Traffic counts along this stretch average ~24,000 vehicles per day, delivering exceptional marketing and redevelopment potential.

Across the street, the South Creek project will bring 800+ new homes plus retail and office space, adding to the area’s strong growth trajectory. Southern Village’s ~2,300 residents, affluent demographics, and vibrant town center create an ideal environment for long-term value.



## PROPERTY HIGHLIGHTS

Price	\$725,000
Current Zoning Adjacent Zoning	R-2 NC-CZD and MU-V
Road Frontage	±330' along US Hwy 15-501 S/South Columbia St.
Lot Size	0.94 AC
Utilities	Electricity: Duke Energy Sewer and septic* *Public water and sewer are available via OWASA
Market	Durham MSA, Chatham County Submarket



# MU – V

## 3.4.6 The Mixed-Use Village Conditional Zoning District (MU-V-CZD).

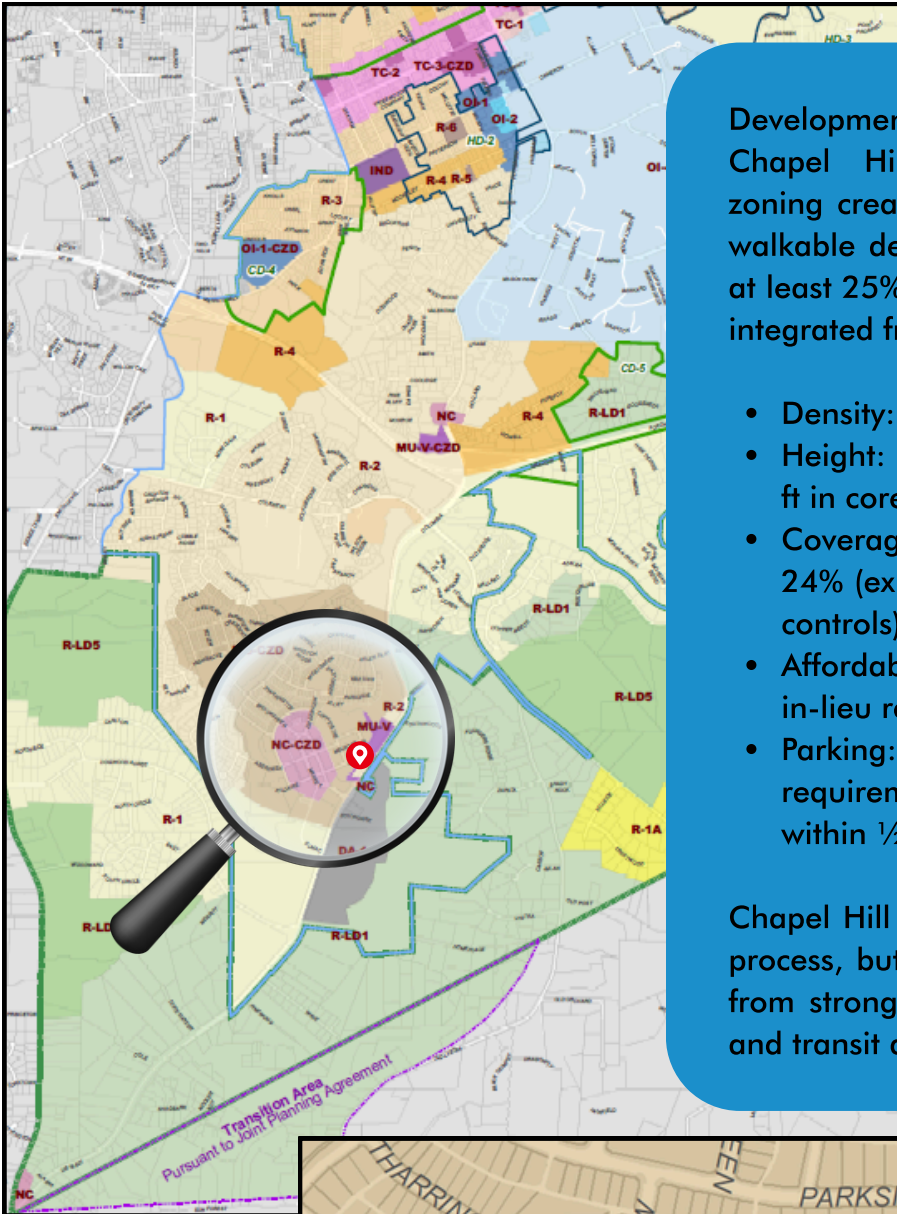
The mixed-use village conditional zoning district (MU-V-CZD) established in 3.4.3 is intended to provide for the coordinated **development of office, commercial, and residential uses** and their necessary support functions in the vicinity of key highway intersections and transit corridors in Chapel Hill. The district is designed to facilitate stated public policies to encourage **design which emphasizes lively, people-oriented environments and compatible**, visually interesting development. This district provides areas where moderate scale mixed use centers can locate with an emphasis on development of a balance of residential, office and commercial uses.

It is further intended that the mixed use districts shall encourage development within which mutually supporting residential, commercial and office uses are scaled, balanced and **located to reduce general traffic congestion by providing housing close to principal destinations, and convenient pedestrian and bicycle circulation systems** and mass transit to further reduce the need for private automobile usage. Mixed use districts are intended to encourage development that allows multiple destinations to be achieved with a single trip.



Business, office-type,  
 Child/adult day care facility  
 Clinic,  
 College, university, or professional school  
 Fine arts educational institution,  
 Hotel or motel,  
 Research activities,  
 Research activities, light  
 Bank

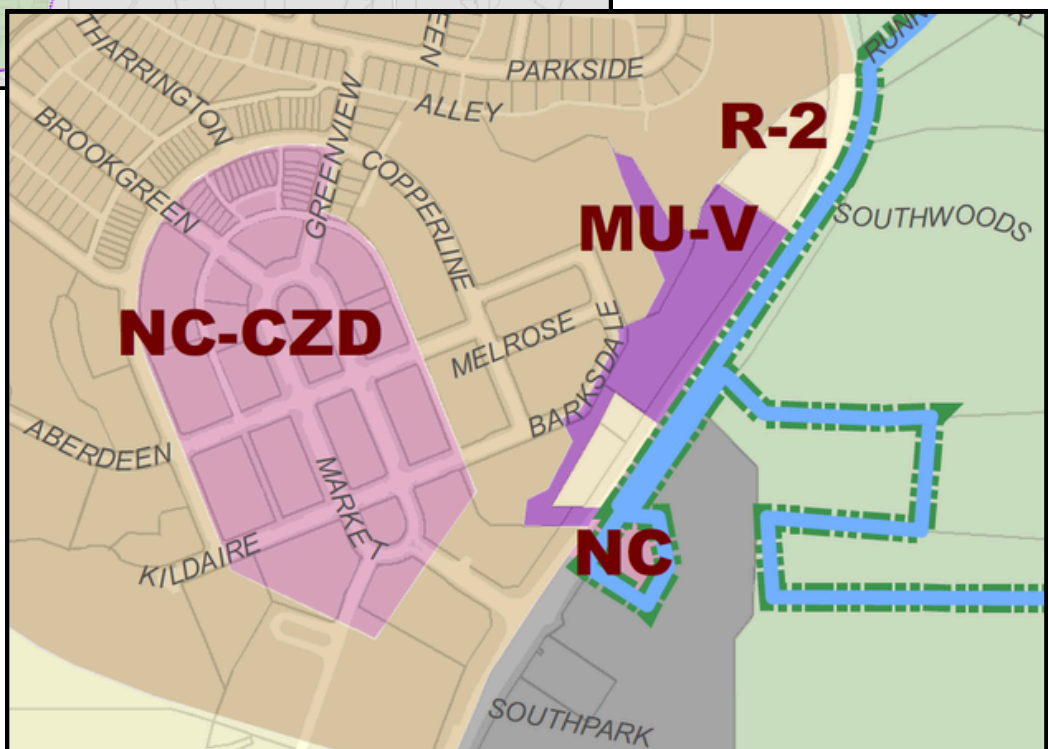
Barber shop/beauty salon,  
 Business—convenience,  
 Business—general,  
 Business—wholesale,  
 Manufacturing, light,  
 Personal services,  
 Public service facility,  
 Publishing and/or printing,  
 Recreation facility: Commercial.



Development Potential Under MU-V Zoning  
Chapel Hill's Mixed Use-Village (MU-V) zoning creates a framework for high-quality, walkable development. Projects must include at least 25% residential and 25% office/retail, integrated from the first phase.

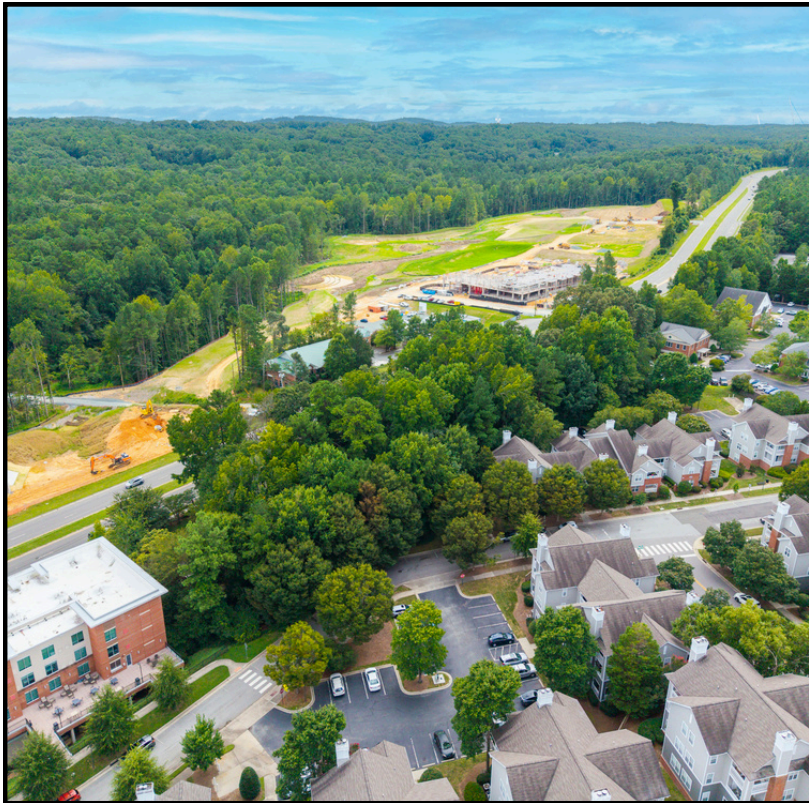
- Density: Up to 15 dwelling units per acre
- Height: 60 ft at street frontage; up to 114 ft in core areas with step-backs
- Coverage: Impervious surface capped at 24% (expandable to 70% with stormwater controls)
- Affordable Housing: 15% of units or fee-in-lieu required
- Parking: Reduced to 50% of standard requirements, with bus access required within ½ mile

Chapel Hill is known for a rigorous approval process, but successful MU-V projects benefit from strong community demand, walkability, and transit access.



# 3810 S Columbia:

## Rare In-Between Opportunity



### 3810 S Columbia

#### THE SWEET SPOT

With thoughtful design, an MU-V or NC-CZD project in Chapel Hill can achieve substantial height and density, all while integrating into the community fabric and meeting market demand for mixed-use, walkable living. The precedent has been set - from Southern Village to new proposals - that these zoning tools can yield attractive, successful developments. Now is a great time to invest in Chapel Hill under MU-V and NC-CZD zoning and bring the next mixed-use vision to life.



**SOUTHERN VILLAGE**

#### PROVEN SUCCESS

- Walkable mixed-use community
- Top-tier schools
- Premium housing values



**3810 S. COLUMBIA**

#### SUBJECT PROPERTY

- 1.03 acres
- R-2 with MU-V/NC-CZD potential
- OWASA water & sewer available
- US 15-501 frontage



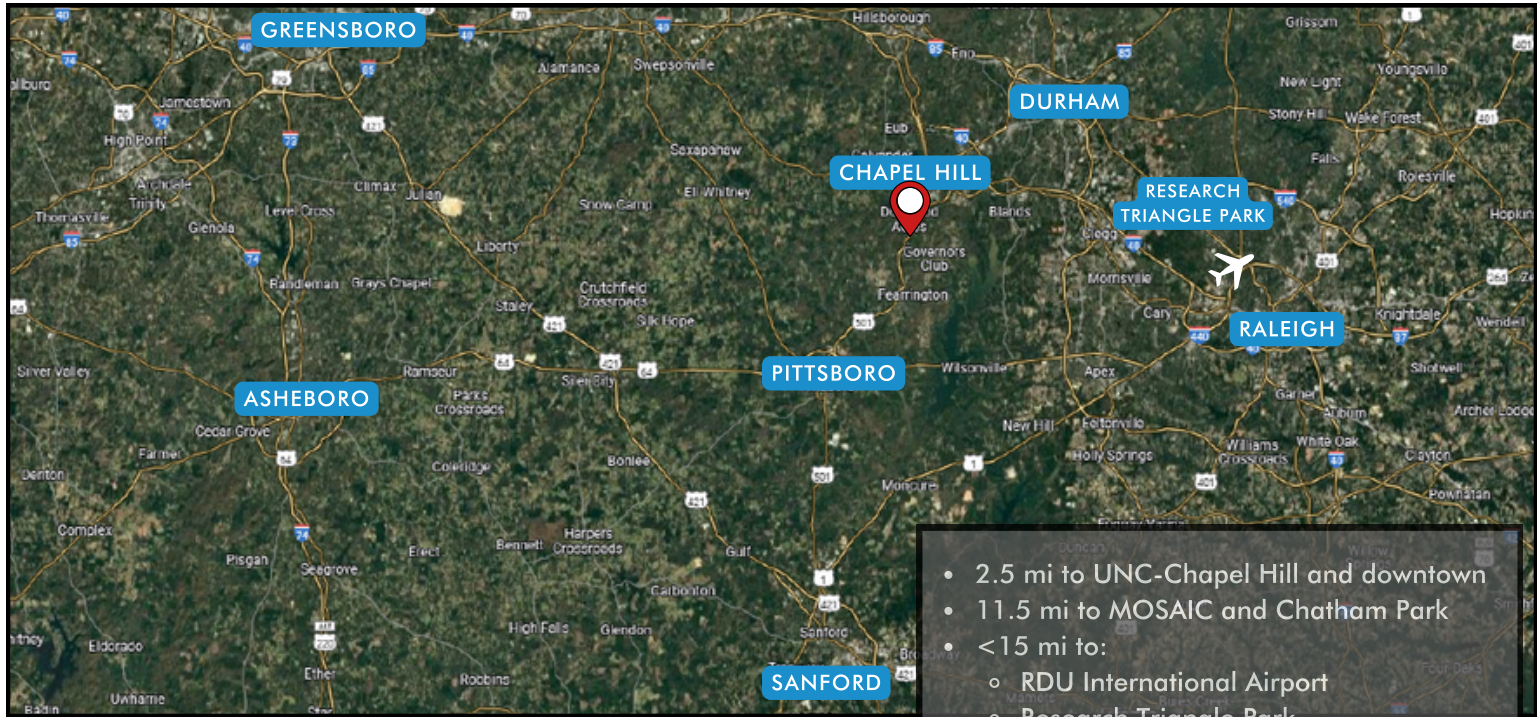
**SOUTH CREEK**

#### FUTURE GROWTH

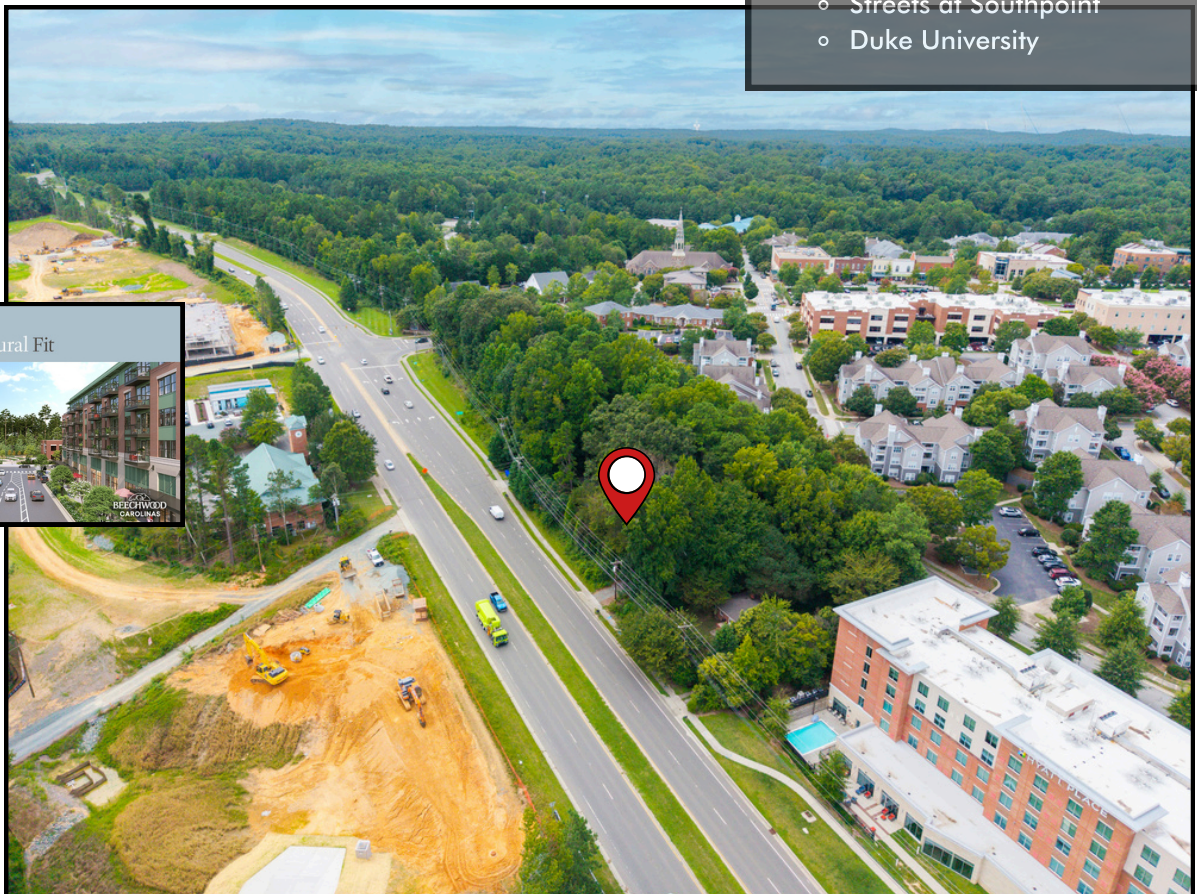
- 815 residential units
- 52,000 SF retail/office
- 80-acre preserve + trails
- 15% affordable housing

Southern Village proves the model. South Creek expands it. 3810 S Columbia offers the last undeveloped piece of the Chapel Hill corridor.

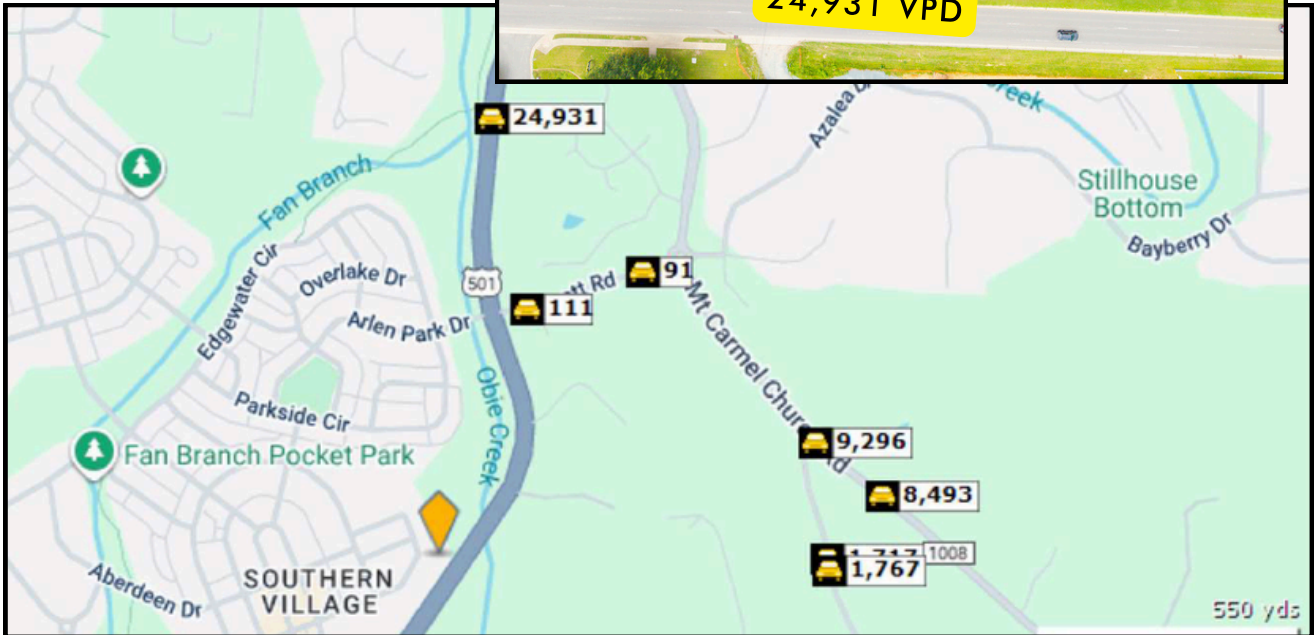
# SITE LOCATION



- 2.5 mi to UNC-Chapel Hill and downtown
- 11.5 mi to MOSAIC and Chatham Park
- <15 mi to:
  - RDU International Airport
  - Research Triangle Park
  - Streets at Southpoint
  - Duke University



# TRAFFIC COUNTS



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Bennett Rd	Mount Carmel Church Rd	0.20 E	2018	111	MPSI	.33
2	Bennett Rd	Mount Carmel Church Rd	0.05 E	2018	91	MPSI	.43
3	Old Lystra Road	Zapata Ln	0.08 SE	2025	1,717	MPSI	.48
4	Old Lystra Rd	Zapata Ln	0.08 SE	2022	1,698	MPSI	.48
5	Old Lystra Rd	Zapata Ln	0.08 SE	2024	1,767	MPSI	.48
6	Mount Carmel Church Road	Old Lystra Rd	0.14 NW	2025	9,391	MPSI	.49
7	Mount Carmel Church Rd	Old Lystra Rd	0.14 NW	2023	9,296	MPSI	.49
8	US Hwy 15-501 S	US Hwy 15	0.12 S	2018	20,140	MPSI	.54
9	US Hwy 15-501 S	Hwy 15	0.12 S	2024	24,931	MPSI	.54
10	Mount Carmel Church Rd	Old Lystra Rd	0.14 NW	2018	8,493	MPSI	.55

# THRIVING REGION BOOMING CORRIDOR

In the heart of one of the fastest-growing regions in the country, this Chapel Hill property offers a rare chance to create a transformative project in the Triangle’s thriving economic corridor. With proximity to world-class universities and healthcare systems—UNC-Chapel Hill and Duke University—this site is perfectly positioned to tap into one of the nation’s most educated and dynamic workforces. The Triangle’s diverse industry base, from tech and life sciences to finance and creative sectors, continues to attract top companies seeking talent and innovation. People are moving here in record numbers for the unmatched quality of life, robust employment market, and vibrant cultural scene. With utilities available, arterial road frontage, and adjacency to high-value mixed-use districts, this is a strategic location for residential, commercial, or mixed-use development. Opportunities like this in Chapel Hill are exceptionally limited—position your project at the center of the Triangle’s next wave of growth.

## 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	 Wolfspeed 1,801 Jobs	 Catalent 201 Jobs	 Apple 3,000 Jobs	 FUJIFILM 725 Jobs	 Science 37 725 Jobs
 INVITAE 374 Jobs	 AMGEN 355 Jobs	 PENNYMAC 322 Jobs	 GILEAD 275 Jobs	 BioAgilytix 878 Jobs	 Lilly 462 Jobs
 amazon 500 Jobs	 SMART WIRES 250 Jobs	 bandwidth 1,165 Jobs	 ups 592 Jobs	 TOP State For Business CNBC	

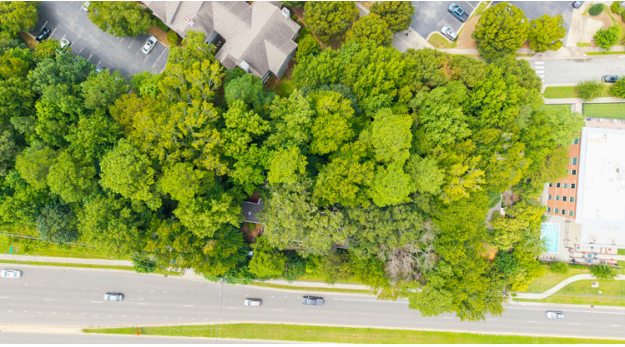
# DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	4,108	49,541	92,678
2024 Estimate	4,489	51,564	95,084
2020 Census	4,786	51,179	93,995
Growth 2024 - 2029	-8.49%	-3.92%	-2.53%
Growth 2020 - 2024	-6.21%	0.75%	1.16%
<b>Households</b>			
2029 Projection	1,605	17,998	36,248
2024 Estimate	1,759	18,828	37,224
2020 Census	1,878	18,315	36,443
Growth 2024 - 2029	-8.75%	-4.41%	-2.62%
Growth 2020 - 2024	-6.34%	2.80%	2.14%
Owner Occupied	1,134 64.47%	6,824 36.24%	18,772 50.43%
Renter Occupied	625 35.53%	12,003 63.75%	18,452 49.57%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	236 13.42%	4,377 23.25%	7,315 19.65%
Income: \$25,000 - \$50,000	186 10.57%	3,418 18.15%	5,939 15.95%
Income: \$50,000 - \$75,000	142 8.07%	1,923 10.21%	3,716 9.98%
Income: \$75,000 - \$100,000	137 7.79%	2,155 11.45%	3,845 10.33%
Income: \$100,000 - \$125,000	108 6.14%	1,492 7.92%	3,128 8.40%
Income: \$125,000 - \$150,000	41 2.33%	708 3.76%	1,867 5.02%
Income: \$150,000 - \$200,000	281 15.97%	1,447 7.69%	3,508 9.42%
Income: \$200,000+	628 35.70%	3,307 17.57%	7,907 21.24%
<b>2024 Avg Household Income</b>	\$166,262	\$107,841	\$122,168
<b>2024 Med Household Income</b>	\$155,249	\$70,561	\$85,679

# TRENDS (1 MI)

Description	2020	2024	2029
<b>Population</b>	<b>4,786</b>	<b>4,489</b>	<b>4,108</b>
<b>Age 15+</b>	<b>3,851 80.46%</b>	<b>3,758 83.72%</b>	<b>3,469 84.44%</b>
<b>Age 20+</b>	<b>3,481 72.73%</b>	<b>3,301 73.54%</b>	<b>3,162 76.97%</b>
<b>Age 65+</b>	<b>696 14.54%</b>	<b>761 16.95%</b>	<b>778 18.94%</b>
<b>Median Age</b>	<b>40</b>	<b>40</b>	<b>39</b>
<b>Average Age</b>	<b>38.40</b>	<b>39.50</b>	<b>40.30</b>
<b>Household by Household Income</b>			
<\$25,000	264 14.06%	236 13.42%	235 14.66%
\$25,000 - \$50,000	292 15.55%	186 10.57%	156 9.73%
\$50,000 - \$75,000	269 14.32%	142 8.07%	112 6.99%
\$75,000 - \$100,000	121 6.44%	137 7.79%	125 7.80%
\$100,000 - \$125,000	84 4.47%	108 6.14%	103 6.43%
\$125,000 - \$150,000	42 2.24%	41 2.33%	38 2.37%
\$150,000 - \$200,000	233 12.41%	281 15.97%	263 16.41%
\$200,000+	573 30.51%	628 35.70%	571 35.62%
<b>Average Household Income</b>	<b>\$146,454</b>	<b>\$166,262</b>	<b>\$166,430</b>
<b>Median Household Income</b>	<b>\$98,553</b>	<b>\$155,249</b>	<b>\$156,179</b>

# PHOTOS





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