

±12.95 ACRES OF LAND | PRIME RETAIL CORRIDOR



goodwill

Walmart

HAMPTON POINTE

Advance Auto Parts

BURGER KING

SHEETZ

HILLSBOROUGH

Hwy 55

MAVIS TIRE

ALDI

DOLLAR TREE

THE HOME DEPOT

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: \$4,850,000

HAMPTON POINTE AREA STATS

3.8M
VISITS/YR

49.7%
BACHELOR'S
DEGREE OR HIGHER

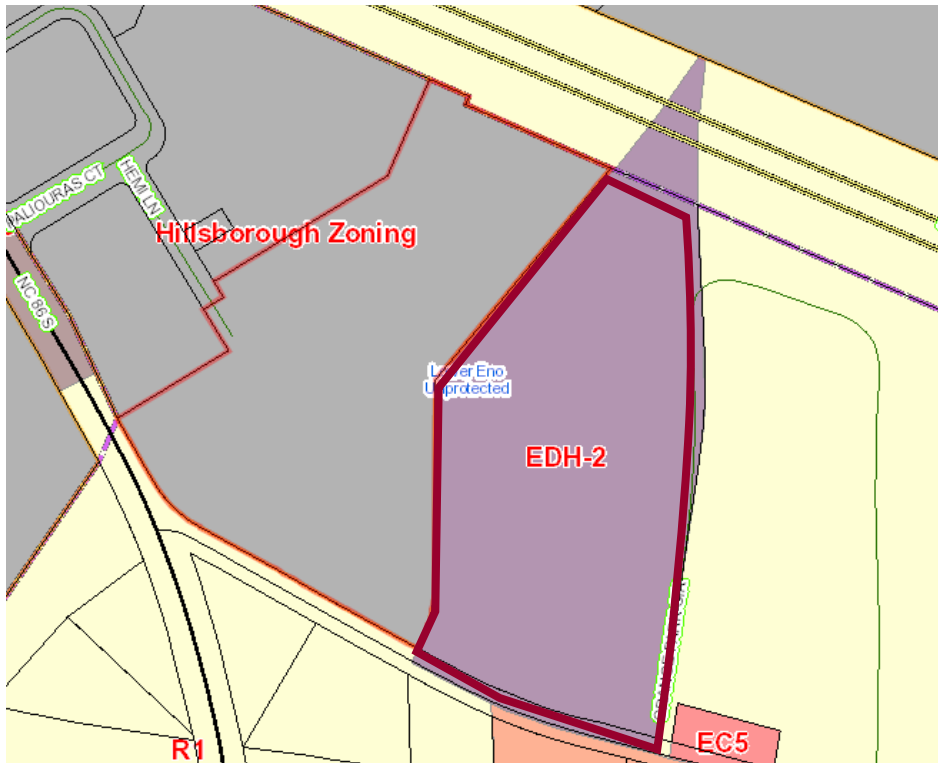
\$81.4K
MEDIAN HH
INCOME

(PLACER.AI)

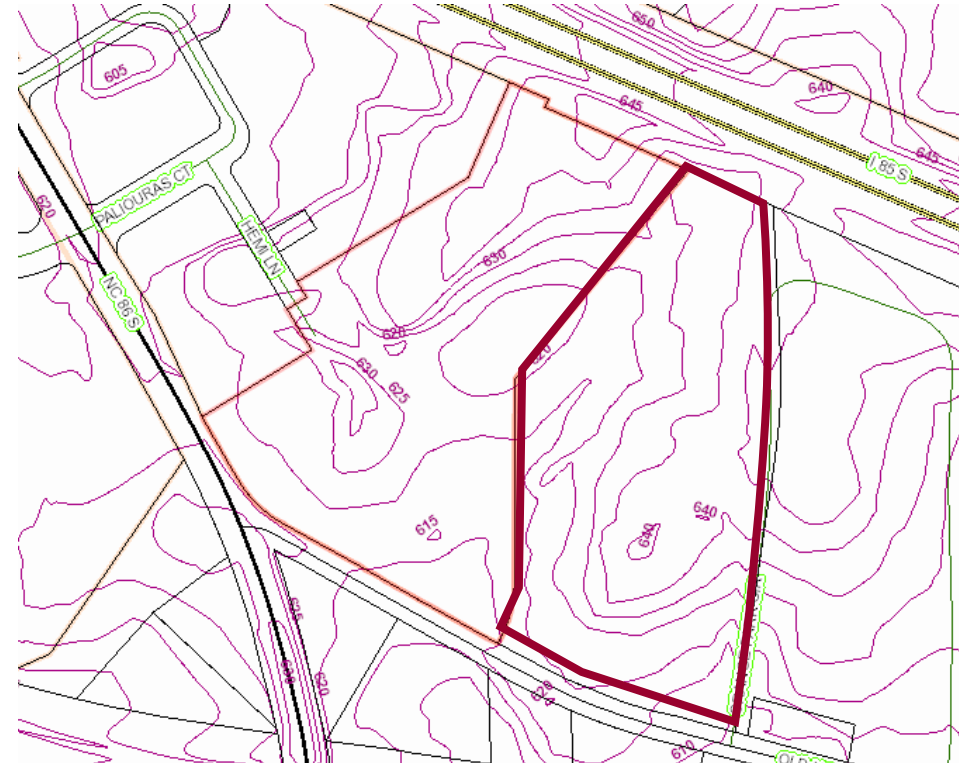


Property includes an approximately 1,152 SF storage building constructed circa 1988 featuring electrical service, overhead door access, concrete slab construction, and adjacent fenced storage area.

ZONING MAP



TOPO MAP



ZONING INFORMATION

[Orange County - EDH-2 Uses & Permitted Uses](#)

[Town of Hillsborough - HIC-2 Zoning](#)

High Intensity Commercial District

The purpose of the High Intensity Commercial district is to accommodate larger scale commercial, service and light industrial uses and smaller supporting commercial and service uses in areas with good vehicular and/or transit access, located away from areas used or designated for residential or other sensitive land uses. HIC districts should be located along major transportation corridors to provide adequate access and mobility to both local and regional customers. Performance standards shall be used to limit adverse impacts beyond the zoning district and on the natural environment.

RETAILER AERIAL

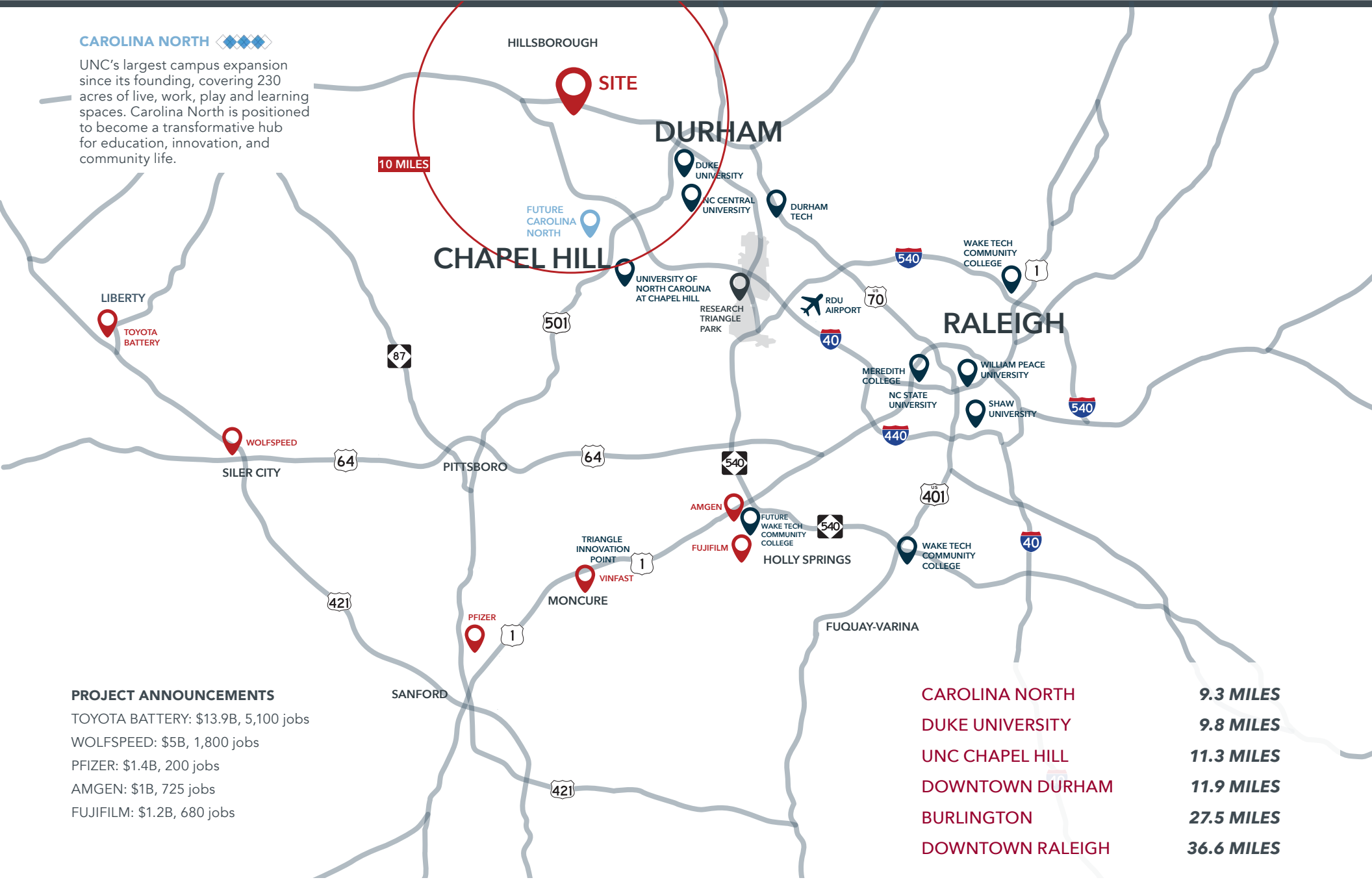


±13.32 ACRES FOR SALE | 0 HIGHWAY 86 | HILLSBOROUGH, NC 27278

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.



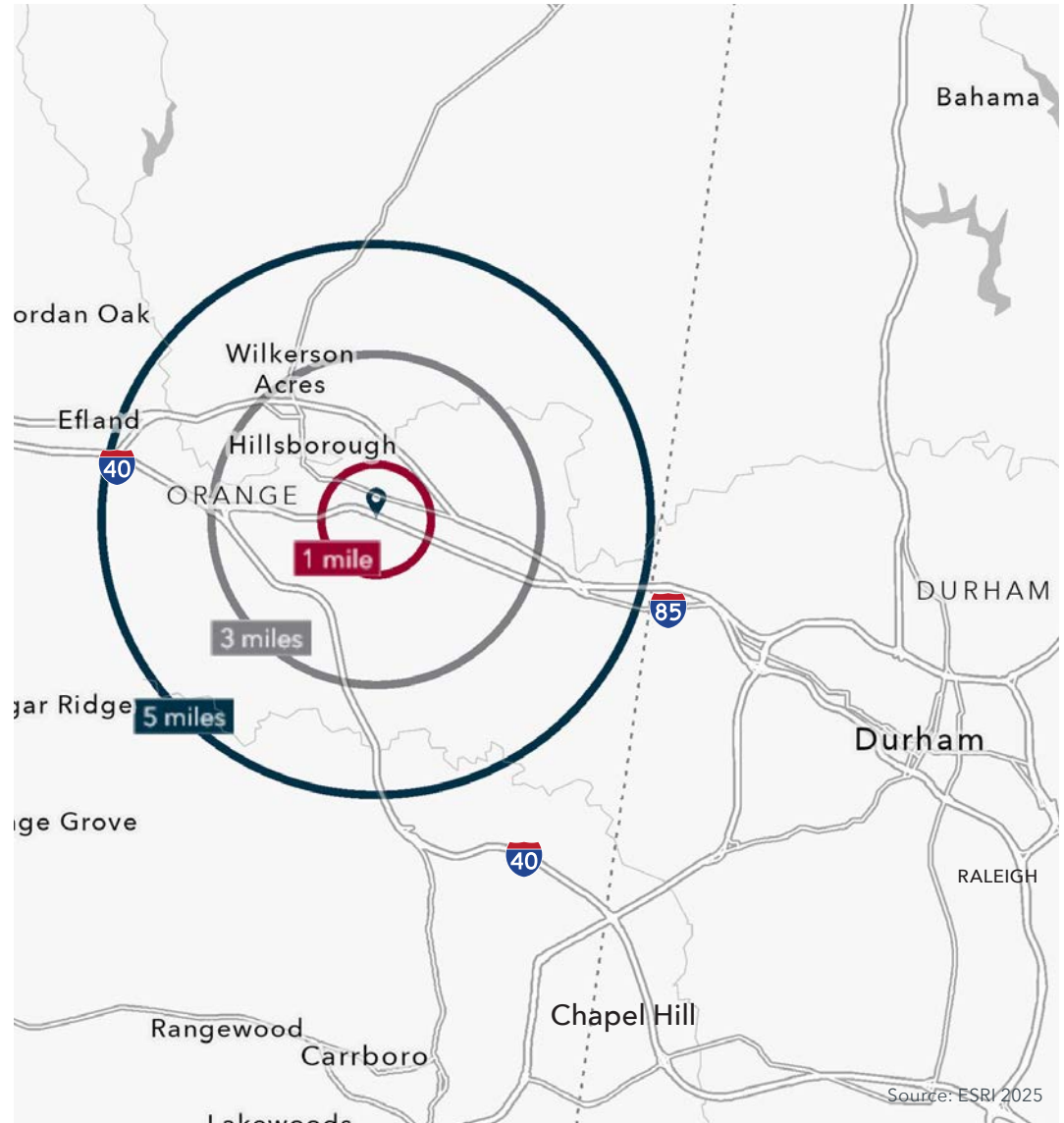
PROJECT ANNOUNCEMENTS

- TOYOTA BATTERY: \$13.9B, 5,100 jobs
- WOLFSPPEED: \$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

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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