

9.65 Acres For Sale in Hillsborough, NC

\$900,000

*Lot 6 Cardinal Drive,
Hillsborough, NC 27278*

INTERSTATE 85

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



Right Where Hillsborough is Expanding

Located in Hillsborough just outside of downtown, Lot 6 Cardinal Drive offers exceptional visibility and accessibility.

Positioned near established neighborhoods, schools, and local amenities, the site benefits from steady traffic and a growing residential base.

With convenient access to I-85 and I-40, this location provides strong connectivity throughout the Triangle region—making it an ideal development opportunity.



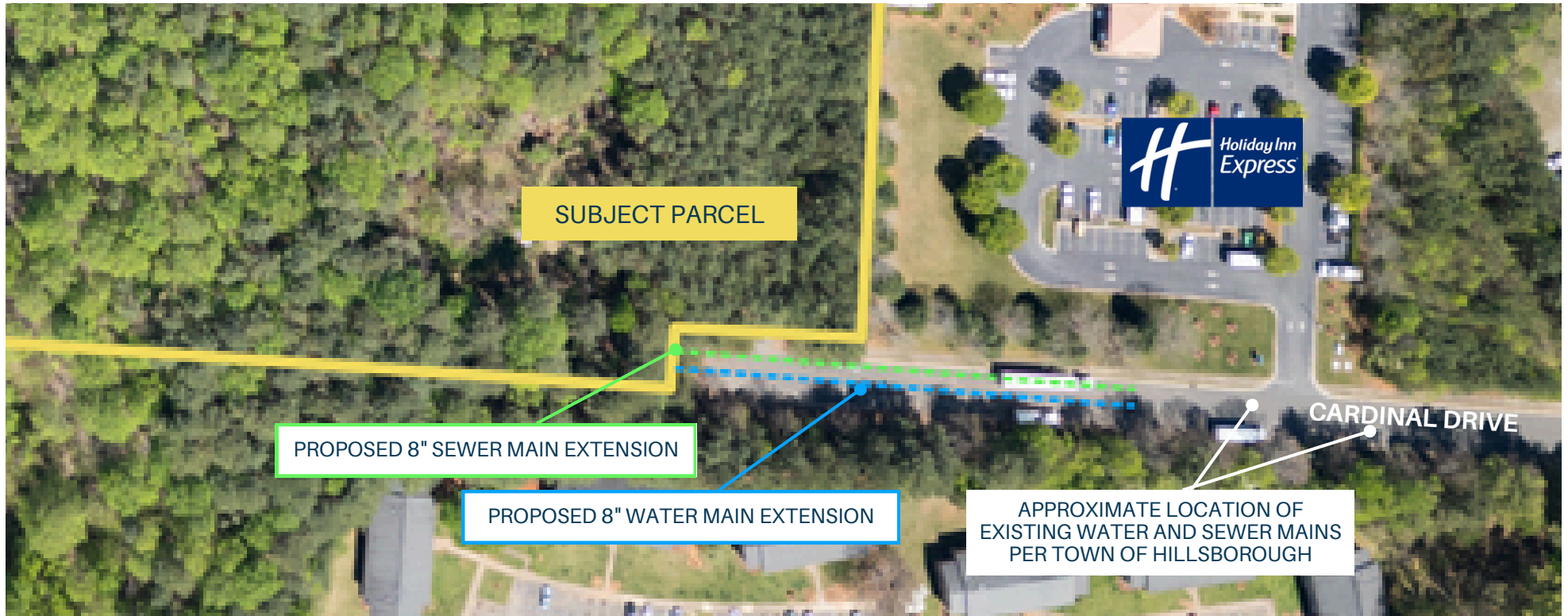
I-85
45K CARS PER DAY

S SCHURTON ST
21.3K CARS PER DAY

OLD NC 86
19K CARS PER DAY

Emilee Collins, CCIM
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ADDRESS	Lot 6 Cardinal Drive, Hillsborough, NC 27278
LAND AREA	Approx. 9.65 Acres
ROAD FRONTAGE	Cardinal Drive, I-85
ZONING	High Intensity Commercial (HIC)
TAX & LEGAL	Orange County GIS Parcel 9863796711; Lot 6 Plat / Book 74 / 119
UTILITIES & SERVICES	Water and sewer access available east on Cardinal Drive (see image above)
BEST USE	Self storage, small-bay industrial, laydown yard, flex space
PRICE	\$900,000

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TOPOGRAPHIC MAP

LOT 6 CARDINAL DRIVE, HILLSBOROUGH



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S1 Enters Culvert at I-85

S1 Origin at Old Road Bed

I-85 Drainage Ditched to S1

Spoil Pile (High Ground)

Overland stormwater Flow Towards W1

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Occoneechee Mountain State Natural Area



SUBJECT PARCEL



Collins Ridge by D.R. Horton
Single-Family & Townhomes



Department of Transportation



Beckett's Ridge
Single-Family Homes

Cates Creek Manor
(Planned Residential)

Cornwallis Hills
Single-Family Homes

Cadence at Cates Creek
Multifamily

Mebane

Future Site

STIHL

Chick-fil-e SUPPLY

Tanger MEBANE

ABB

SANDVIK

MORINAGA

ups

Lotus Since 1932

MEDLINE

ThermoFisher SCIENTIFIC

Hillsborough

Subject

UNC HEALTH

DukeHealth

Durham

D

Research Triangle Park

IQVIA

Biogen

FUJIFILM Diagnostics

ADU

DukeHealth

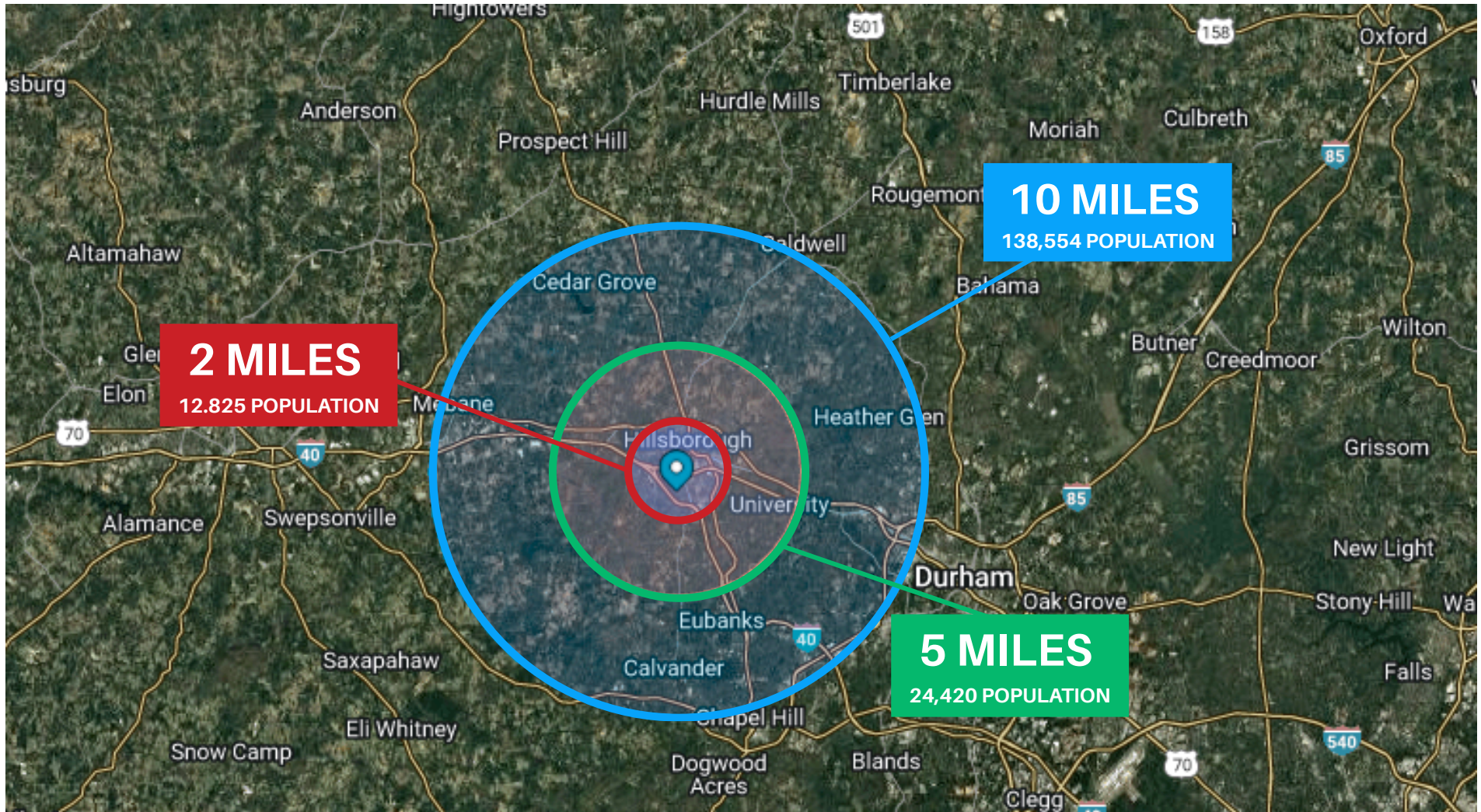
Red Hat

Chapel Hill

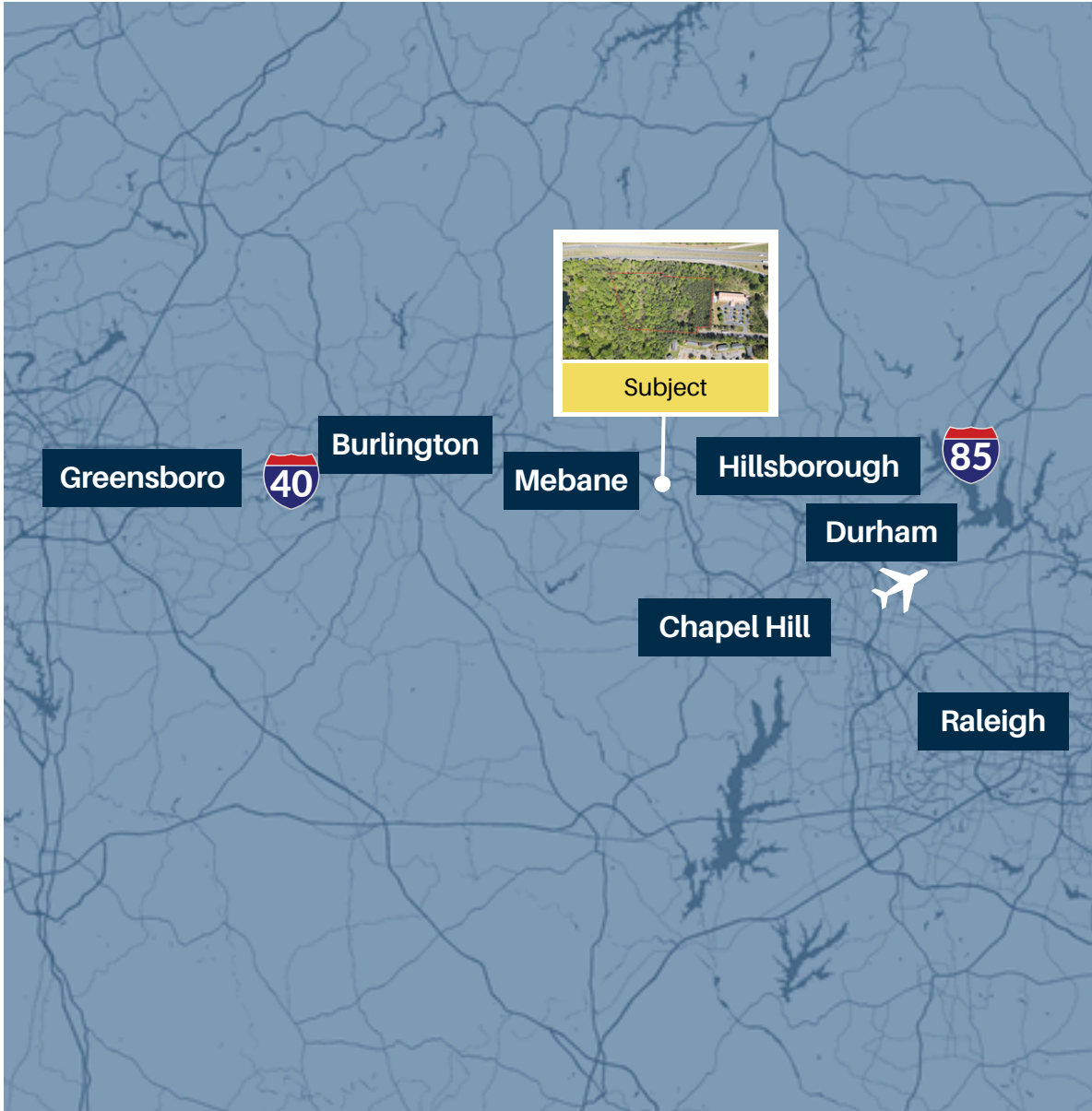
UNC HEALTH

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	2 MILE	5 MILE	10 MILE
Household Avg Income	\$105,874	\$111,532	\$109,466
Household Median Income	\$84,878	\$87,390	\$82,270



Drive Times

The subject's proximity to I-85 and I-40 provides direct connectivity to major cities across the Triangle and Triad, including Durham, Raleigh, Greensboro, and Chapel Hill.

14 min.
Chapel Hill

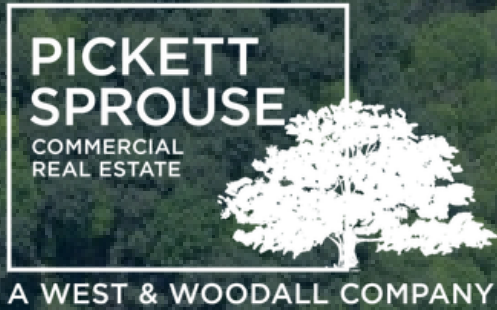
25 min.
Burlington

17 min.
Durham

37 min.
Raleigh

14 min.
Mebane

41 min.
Greensboro



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