

**AVISON  
YOUNG**



# Settler's Point

Orange County, NC

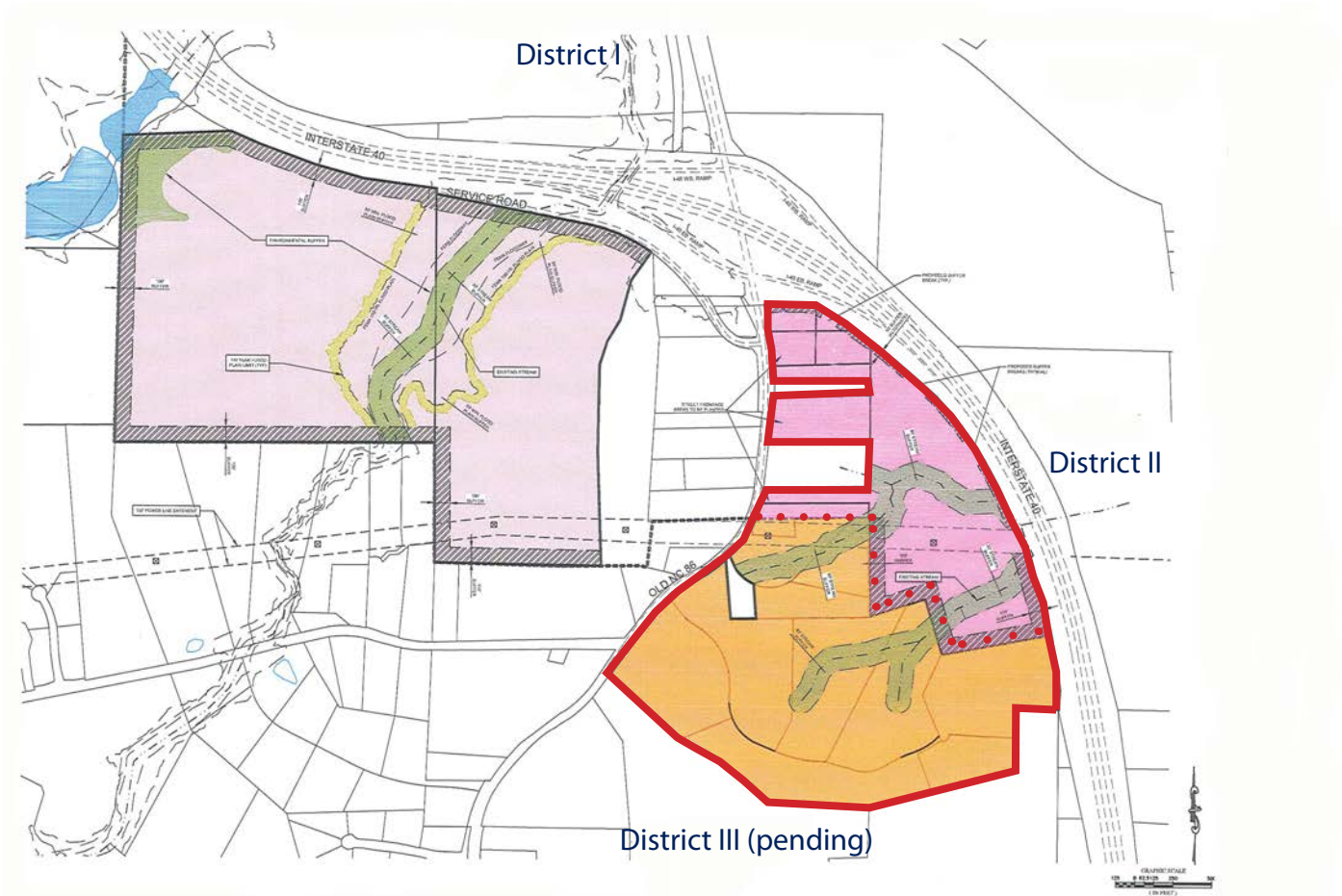
Master Plan Approved



Approximately 47 acres Approved for Mixed - Use



# Orange County Master Plan | Approved 1.23.2018



## Site Specifications

- Zoned:** Commercial
- Size:** ±47 acres (will subdivide)
- Location:** East of Old NC Hwy. 86
- Topography:** Gently rolling with adequate drainage
- Utilities:** Service road access
  - Water- Town of Hillsborough
  - Sewer (available 1Q2019) - Orange County
  - Gas - PSNC
  - Electric - Duke Energy

## Drive Times

- To Durham** 15 minutes
- To RTP** 18 minutes
- To Burlington** 20 minutes
- To Raleigh** 30 minutes
- To Greensboro** 30 minutes

## Traffic Counts (2015)

<b>I-40</b>	59,000
<b>Old NC Hwy 86</b>	12,000

## Area Demographics

Per Esri	1 mile	3 miles	5 miles
<b>Population (2017)</b>	1,451	12,028	24,066
<b>Households</b>	533	4,692	9,308
<b>Average Household Income</b>	\$82,532	\$80,633	\$87,041

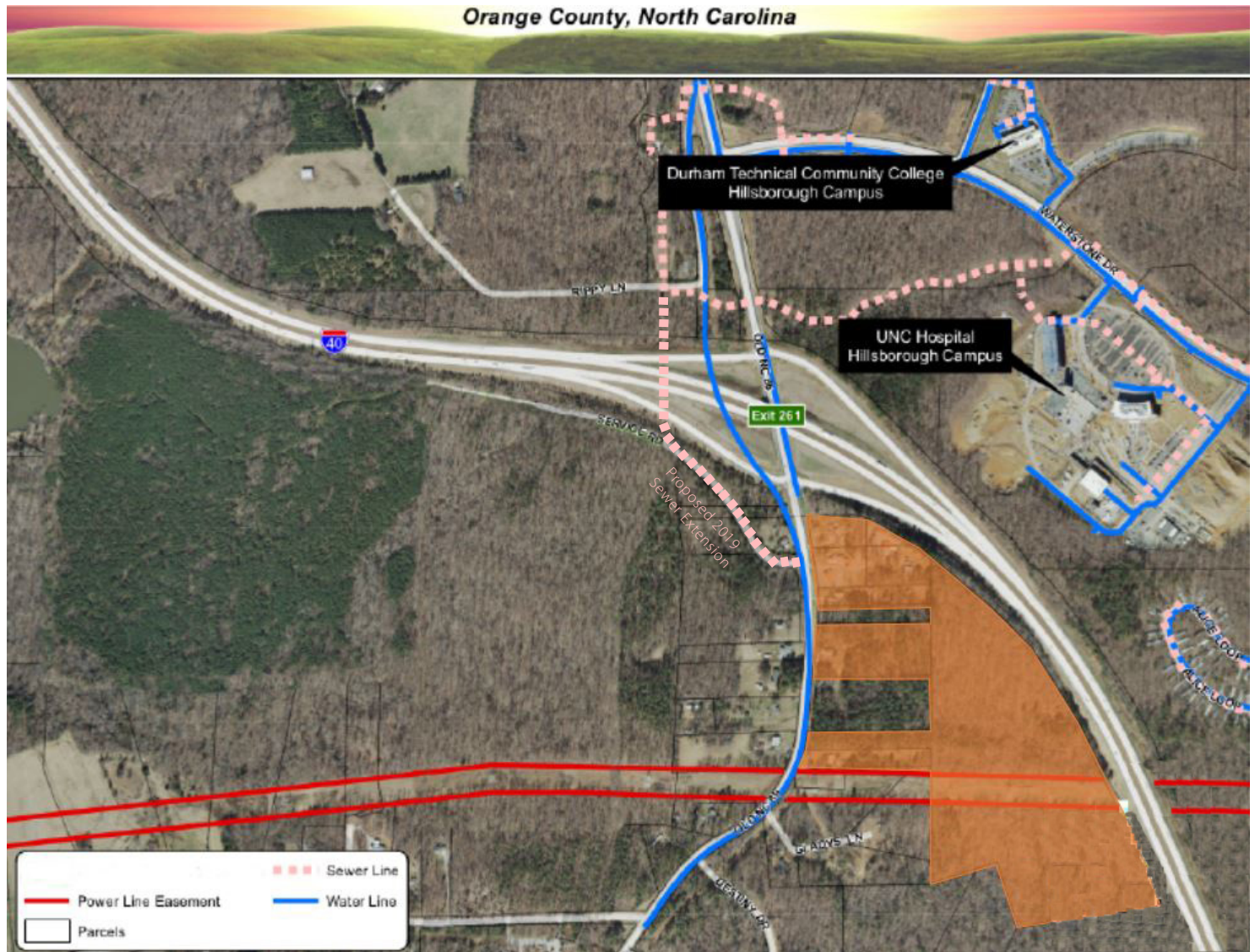
## District II Sample Site Plan | Approximately 260,000 sf



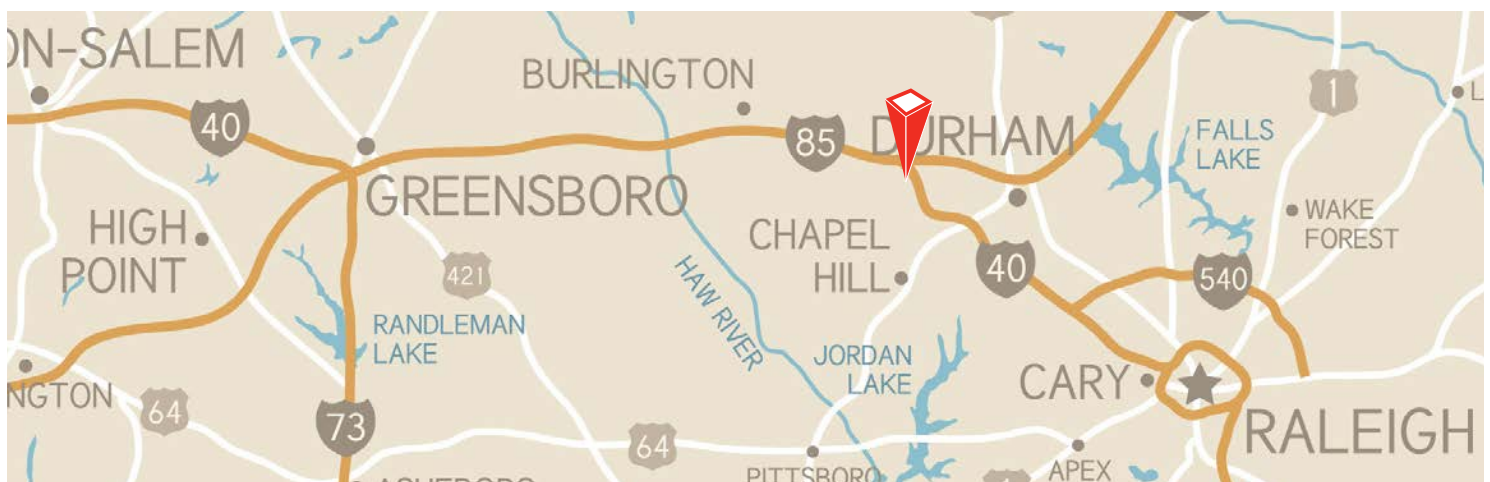
### Orange County has identified the following as approved uses:

- Religious facility
- Social club as lodge
- Movie theatre
- Bank or financial institution
- Bank automated teller
- Child care facility
- Library
- School - vocational
- School - dance, art, music, physical fitness, etc.
- Hotel, motel, convention center
- Health services - licensed practitioners, specialists, outpatient surgery, medical and diagnostic laboratories
- Professional offices and services
- Retail (not to exceed 78,000 sf of total cumulative floor area)
- Restaurant
- Indoor gym or fitness center
- Arcade
- Indoor or outdoor swimming pool

## Utilities Map



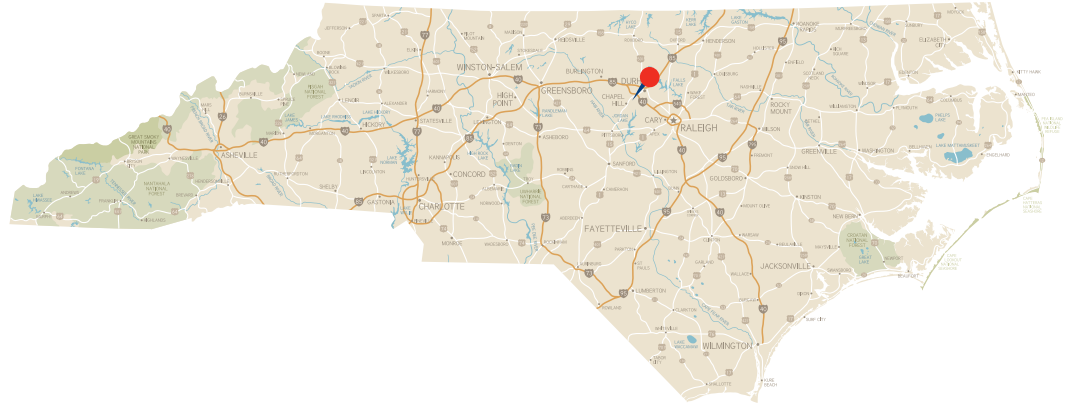
## Location Map



# About the Area

Settler's Point is located in Orange County, North Carolina just off the intersection of Old NC Highway 86 and Interstate 40 between Chapel Hill, NC and Hillsborough, NC.

Nestled in the hills of the North Carolina Piedmont, Orange County is located between the Research Triangle Park and the Triad cities of Greensboro, Winston-Salem and High Point. With more than 130,000 residents, Orange County includes historic Hillsborough, the county seat; Chapel Hill, home of the University of North Carolina; and Carrboro and Mebane, former railroad and mill towns. Orange County is included in the Durham-Chapel Hill, NC MSA, which is also included in the Raleigh-Durham-Chapel Hill, NC Combined Statistical Area with a 2015 population of 2,117,103.



The County encompasses 400 square miles of rolling farms and forest, vital urban centers and small towns. Orange County combines the best of cosmopolitan and rural values with an abundance of historical, social and cultural resources.

## Area Accolades

#1 Public University (UNC-Chapel Hill) in the U.S., Business First, February 2016

#2 State (North Carolina) for Business, Forbes, November 2016

#3 Among Best Online MBA Programs (UNC Kenan-Flagler), U.S. News & World Report, January 2016

#5 State (North Carolina) in America for Business, CNBC, July 2016

#7 Best Place (Raleigh-Durham) among the 100 Most Populous Metros in the U.S., U.S. News and World Report, February 2017

#38 University (UNC-Chapel Hill) in the World, Center for World Rankings, July 2016



The immediate area near Settler's Point is known for Durham Tech Community College and UNC Health Care Hillsborough Campus.

## UNC | Hillsborough Campus

UNC Health Care Hillsborough Campus is a brand new community hospital which is an extension of UNC Medical Center. The 68-bed facility includes the Medical Office Building, Emergency Department, Outpatient Surgery, and Inpatient Services such as Geriatric Medicine, as well as support services. In May 2016, UNC petitioned to expand the facility and add more beds. The Hillsborough project, which is slated to cost about \$77 million, is scheduled to begin Summer 2017 and end in 2020. It would add 29 acute care beds and relocate 30 rehabilitation beds from the Chapel Hill campus.



Read more here: <http://www.newsobserver.com/news/business/article76052797.html#storylink=cpy>

## Durham Tech

Durham Technical Community College (Durham Tech) is a public, two year accredited institution of higher education and technical training. Durham Tech's main campus is near downtown Durham, Research Triangle Park, and Raleigh-Durham International Airport. With four campuses in the region, Durham Tech serves college students in Durham and in Orange Counties. In 2008, Durham Tech opened the Orange County Campus on a 20-acre parcel of land located in Hillsborough, North Carolina.



- 20,000 students in curriculum and continuing education courses
- 3,900 enrolled students
- 500 faculty members
- 100 degree, certificate, and diploma programs



**Bill Aucoin**  
**Vice President, Brokerage**  
919.913.1101  
[bill.aucoin@avisonyoung.com](mailto:bill.aucoin@avisonyoung.com)

**Jack Graham**  
**Principal**  
919.913.1100  
[jack.graham@avisonyoung.com](mailto:jack.graham@avisonyoung.com)

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.