

**AVISON
YOUNG**



Sagefield Business Park

Master Plan Approved

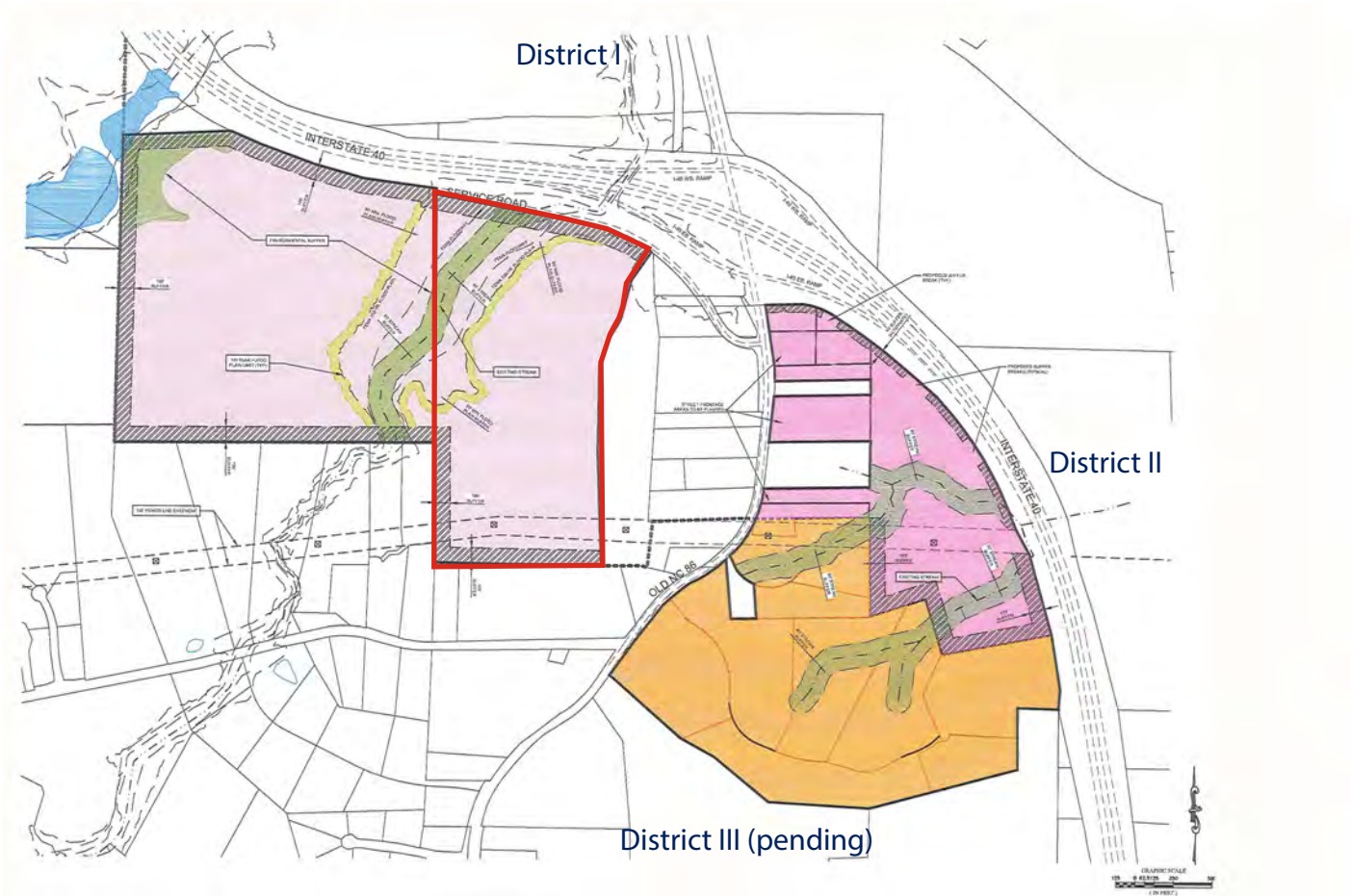
Orange County, NC



Available : 58.56 Acre Industrial Land



Orange County Master Plan | Approved 1.23.2018



Site Specifications

- Zoned:** Commercial
- Size:** ±58.56 acres (will subdivide)
- Location:** West of Old NC Hwy. 86
- Topography:** Gently rolling with adequate drainage
- Utilities:** Service road access
 - Water- Town of Hillsborough
 - Sewer (available 1Q2020) - 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

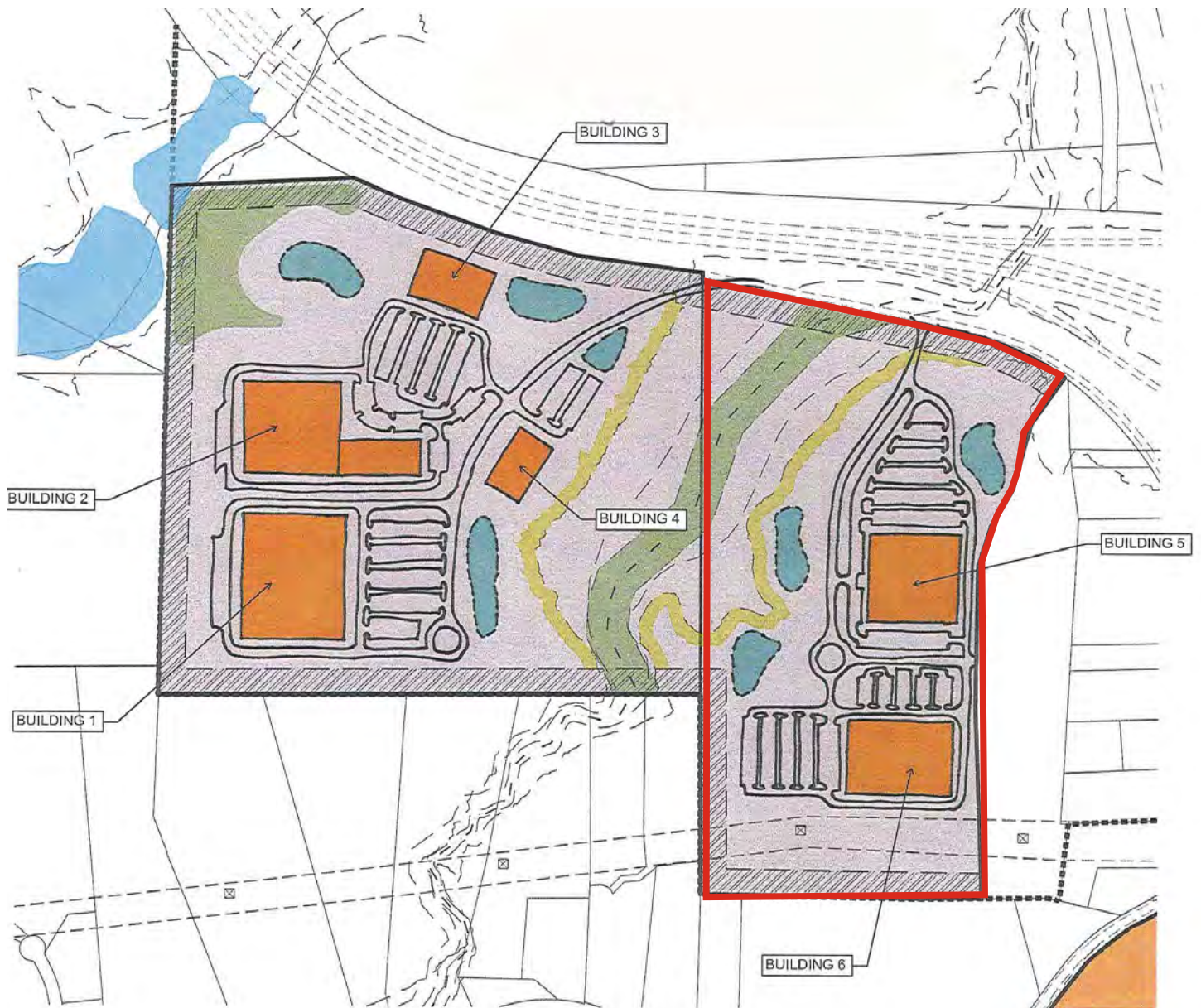
Traffic Counts (2017)

I-40	66,000
Old Chapel Hill Road	12,000

Area Demographics

Per STDB	1 mile	3 miles	5 miles
Population (2018)	4,325	15,952	24,066
Households	1,678	6,250	9,358
Average Household Income	\$76,950	\$84,060	\$87,822

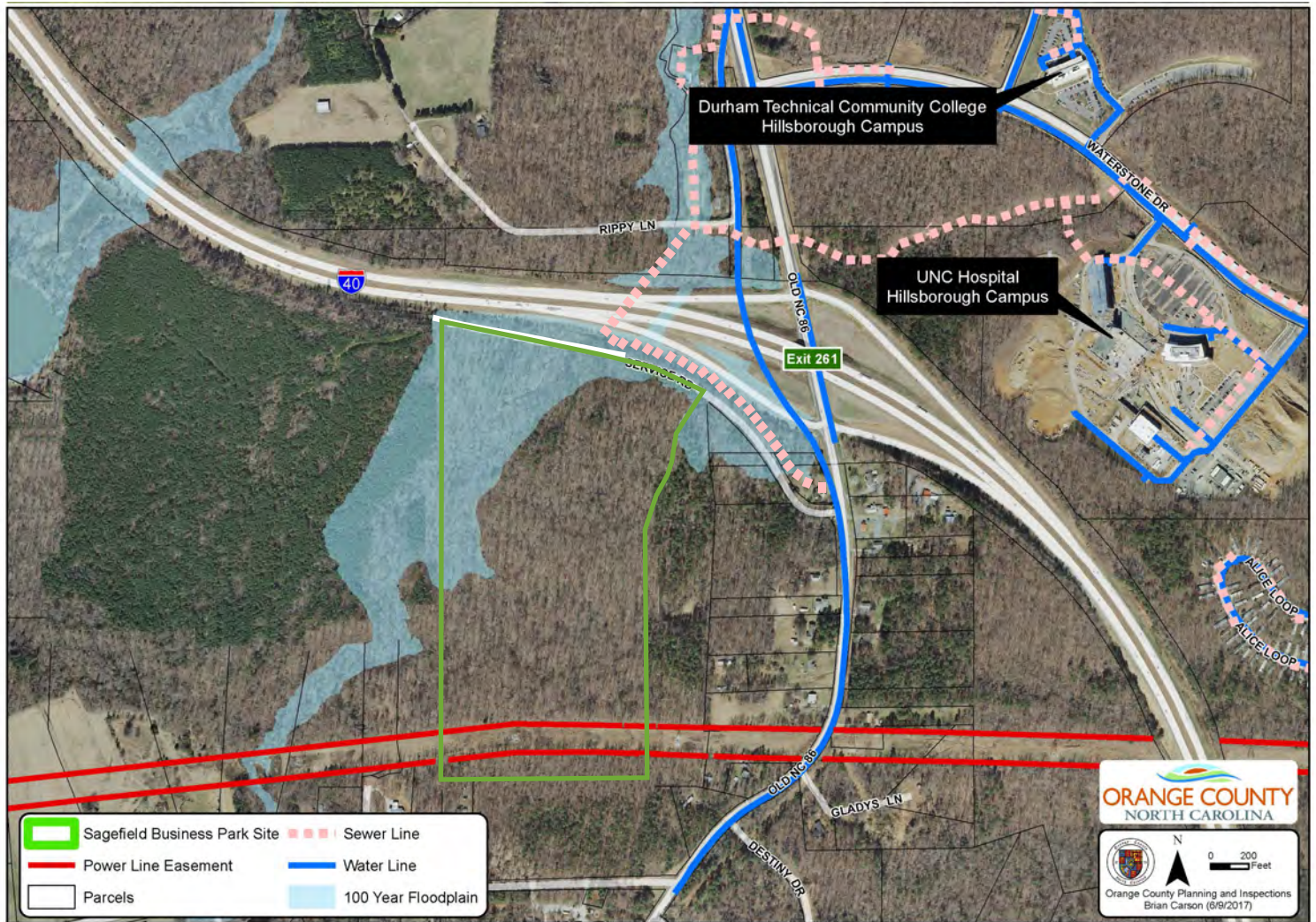
District I Sample Site Plan



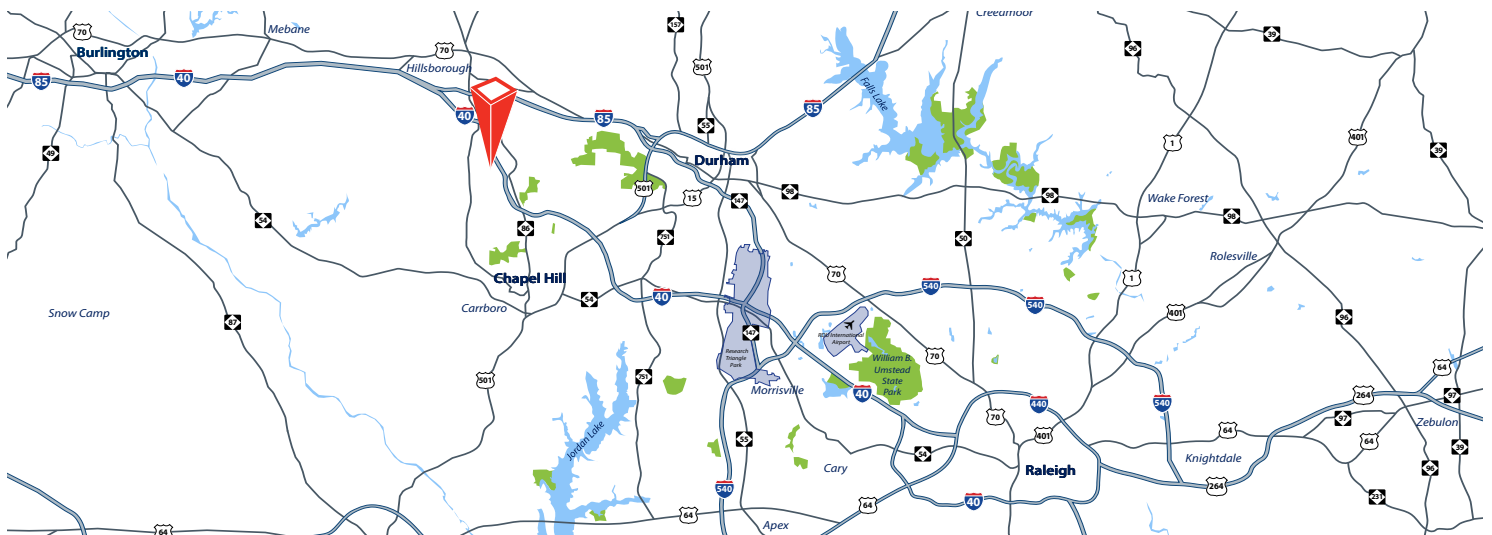
Orange County has identified the following as approved uses:

- Manufacturing for numerous products including apparel, computer and electronics, metal products, food and beverages, furniture, glass products, machinery, pharmaceutical and medical products, textiles, plastics and printing
- Research and development of all kinds, mail order and call centers
- Warehousing, light assembly and storage/distribution facilities
- Financial (ATM), restaurants, schools, health services, hotels, vehicle repair and service stations, telecommunication towers (75 feet)

Utilities Map



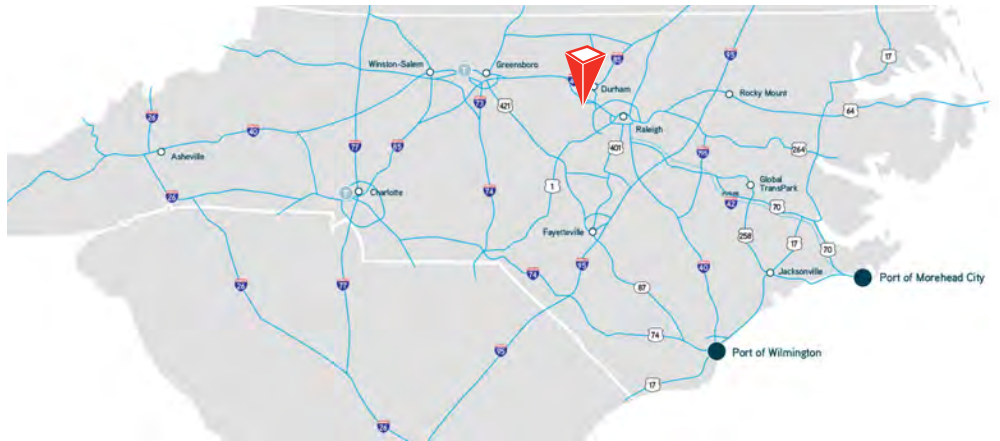
Location Map



About the Area

Sagefield Business Park 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 140,000 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 2018 population of 2,199,459.



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

#9 Top Public College (UNC-Chapel Hill) in the U.S., Forbes, August 2018

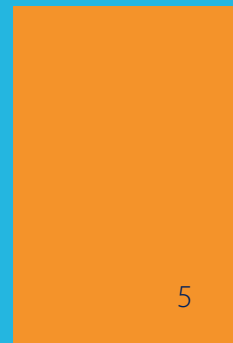
#6 State (North Carolina) for Doing Business, Area Development, September 2018

#4 Among Best Online MBA Programs (UNC Kenan-Flagler), U.S. News & World Report, September 2018

#5 Best City (Durham) in America for New Businesses, WalletHub, May 2018

#13 Best Place to Live (Raleigh-Durham) in the U.S., U.S. News & World Report, April 2018

#34 University (UNC-Chapel Hill) in the World, U.S. News & World Report, 2018



The immediate area near Sagefield Business Park 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



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