



FOUNDRY
COMMERCIAL

BURKES FARM DRIVE

15 501

US 15 501 NORTH

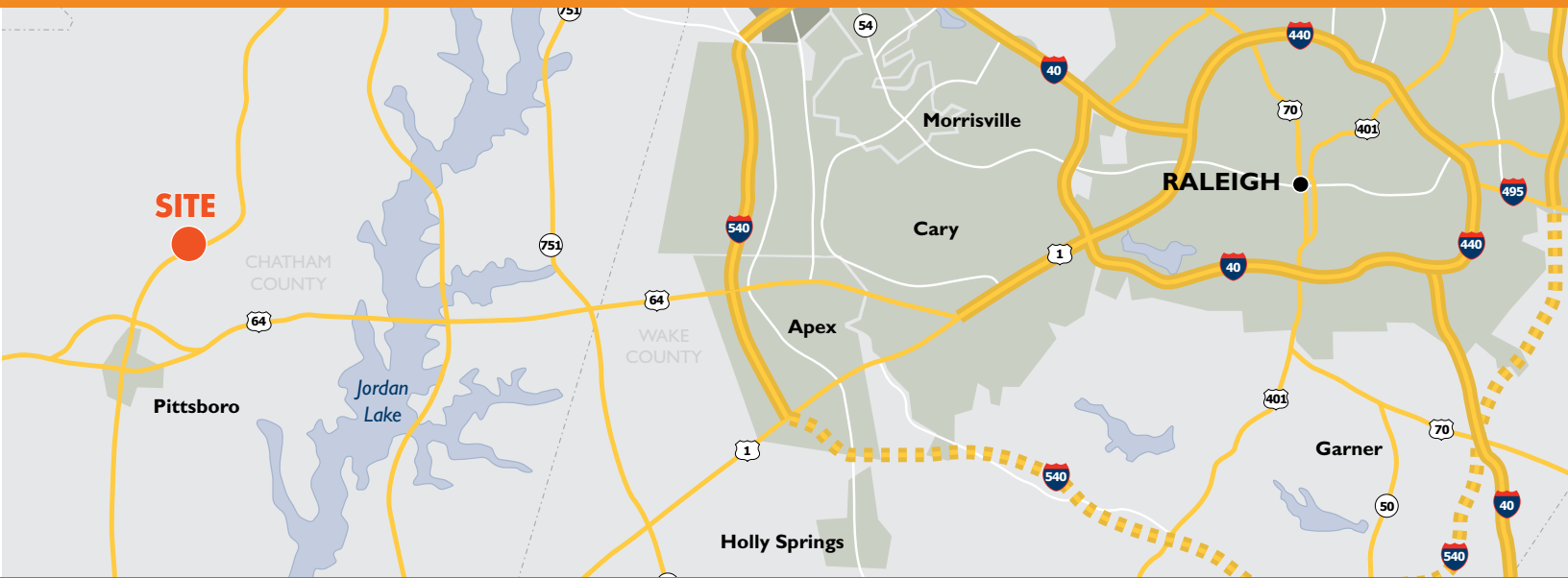
PITTSBORO, NC 27312

RESIDENTIAL LAND FOR SALE

± 8.16 ACRES

US 15 501 NORTH

RESIDENTIAL LAND FOR SALE



Foundry Commercial is pleased to present approximately 8.16 acres of land located along US 15-501 North in the rapidly growing town of Pittsboro, NC in Chatham County. The Property features over 900 feet of frontage on US 15 501 North and is conveniently located approximately 2 miles south of Fearington Village, 8.5 miles north of downtown Pittsboro and 6 miles to US Hwy 64.

The area features highly rated schools and is experiencing an influx of residents due to its close proximity to the UNC campus, Duke University, and Research Triangle Park which are just a few of the area's many employment centers.

Zoning wise, the Property is currently located within the Residential District 1 zoning district within Chatham County which allows for low to moderate density residential development with a required lot minimum of 40,000 square feet. For more information on the R-1 zoning district please refer to the Chatham County Zoning Ordinance which can be found at <http://www.chathamnc.org/Home/ShowDocument?id=28329>.

PROPERTY FEATURES	
LAND SIZE	±8.16 Acres
PARCEL ID	0002951
2018 TAXES	\$1,614.47
ZONING	Residential District 1 (R-1)
UTILITIES	Municipal water and individual septic
LIST PRICE	\$367,200 (\$45,000/acre)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 ESTIMATED POPULATION	289	8,587	19,499
2023 PROJECTED POPULATION	311	9,254	21,015
EST. HOUSEHOLD INCOME	\$83,672	\$100,167	\$107,409
EST. HOUSEHOLDS	116	3,956	8,567

TRAFFIC COUNTS	
US 15 501	15,000 VPD

For more information, please contact:

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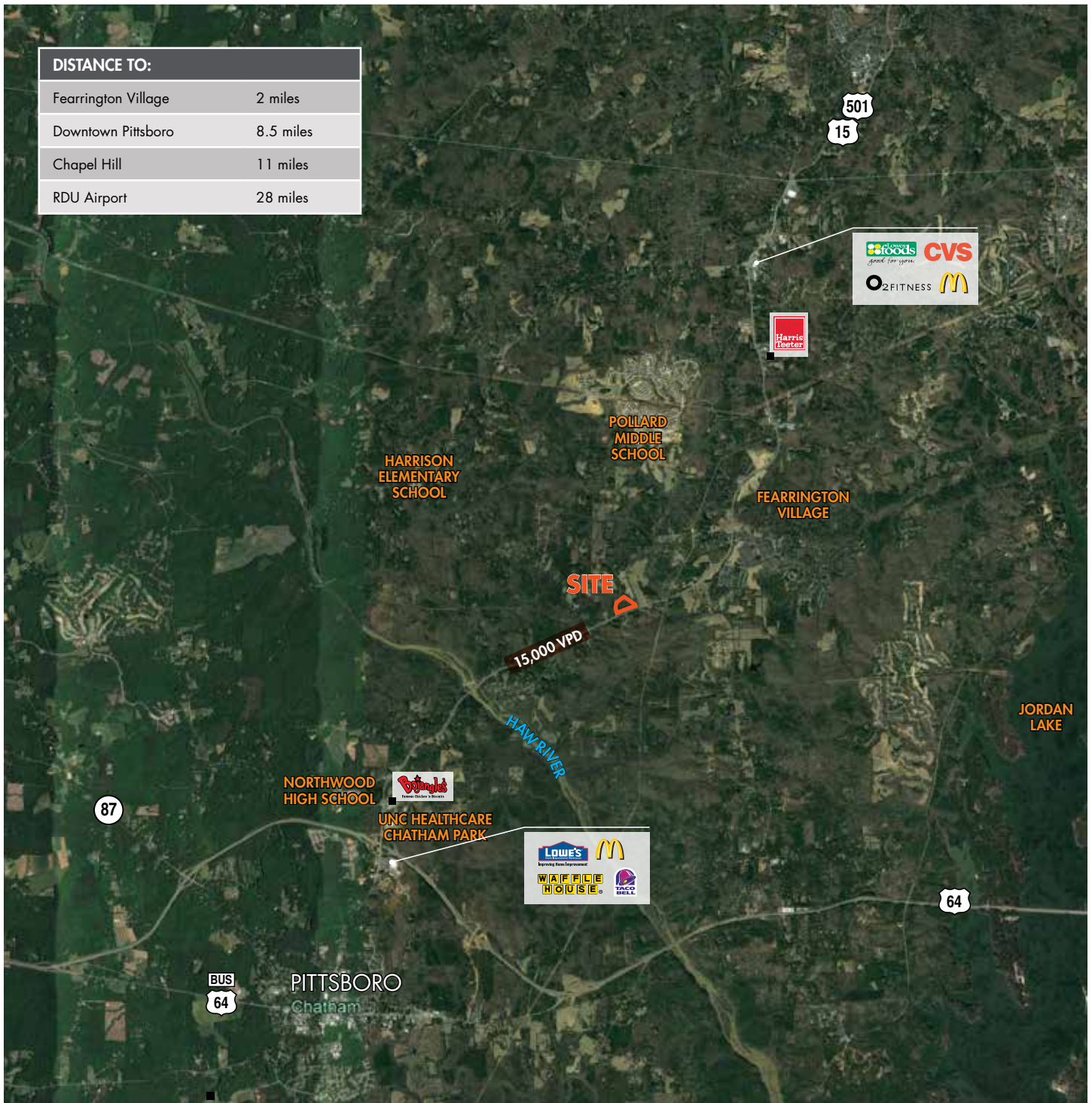
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US 15 501 NORTH

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LOCATION AERIAL



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US 15 501 NORTH RESIDENTIAL LAND FOR SALE

TOPOGRAPHICAL MAP



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