



1751 Dobbins Drive, Chapel Hill, NC 27514



PROPERTY OVERVIEW

This is a re-development property with no value given to the house on the property. Dobbins Drive is the service road on the north side of Fordham Blvd./US 15-501 Highway.

PROPERTY HIGHLIGHTS

- Re-zoning to CC needed.
- In High Traffic Area of Chapel Hill
- Within .5 Miles of Proposed New Wegmans Store
- Great Visibility From Fordham Blvd./US 15-501 Hwy.

Sale Price: \$450,000

Lot Size: 0.46 Acres

Building Size: 1,325 SF

Year Built: 1960

Zoning: R-4

Cross Streets:

KW COMMERCIAL
101 Cosgrove Ave.,
Suite 200
Chapel Hill, NC 27514

DAVID MORGAN
Director/REALTOR
919.951.1943
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LESLEY MCADAMS
Broker
919.748.9780
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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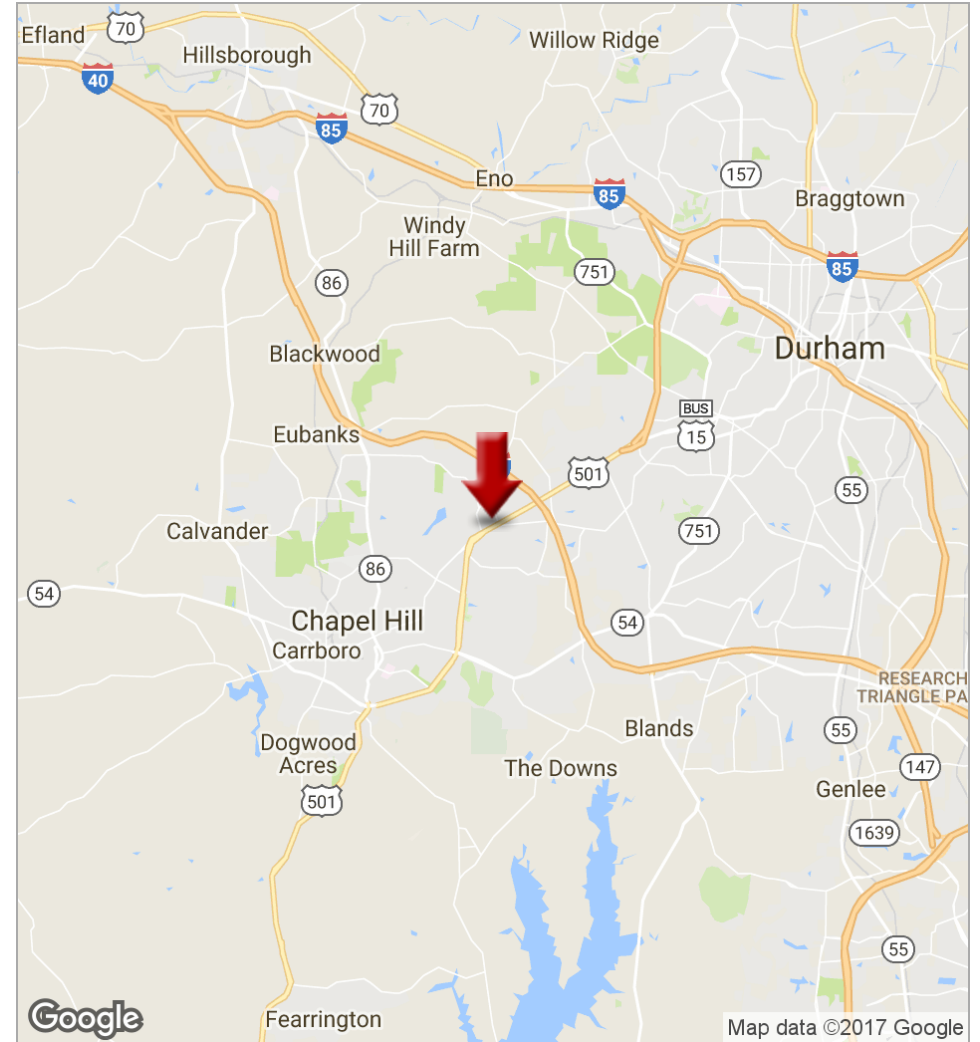
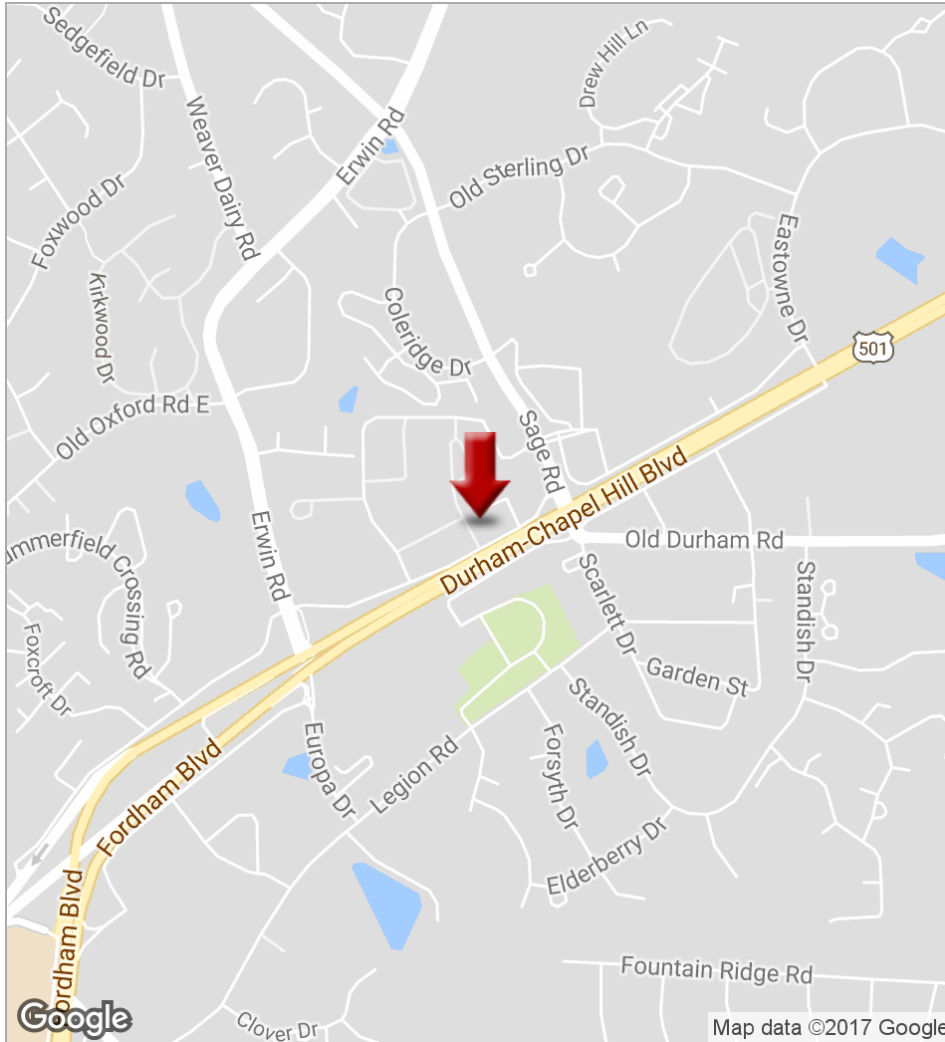
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RETAIL FOR SALE



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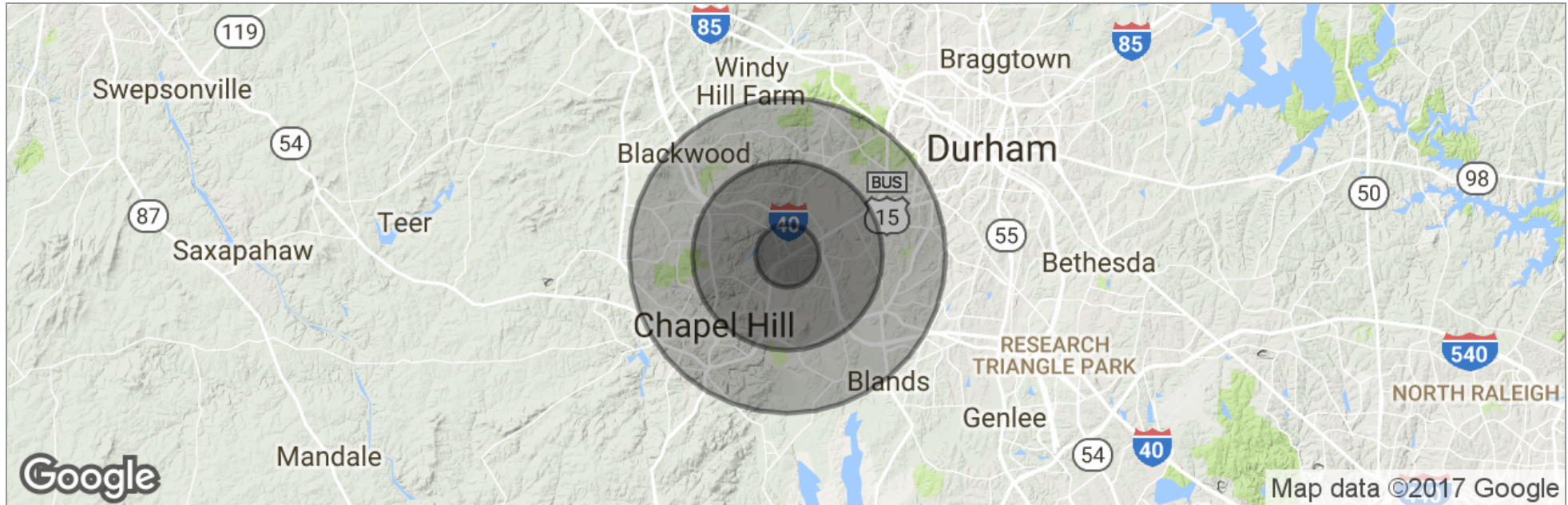
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	1 Mile	3 Miles	5 Miles
Total Population	6,852	42,246	109,611
Population Density	2,181	1,494	1,396
Median Age	37.0	35.9	33.2
Median Age (Male)	34.0	33.4	31.9
Median Age (Female)	39.0	37.8	34.4
Total Households	2,995	18,543	43,938
# of Persons Per HH	2.3	2.3	2.5
Average HH Income	\$108,730	\$102,448	\$88,402
Average House Value	\$401,076	\$404,885	\$396,989

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