



FOR LEASE | LAND

# BUILD-TO-SUIT OR LAND LEASE OPPORTUNITY

880 Thompson St | Pittsboro, NC 27312



## PROPERTY HIGHLIGHTS

- Prime location in the 2nd fastest growing county in NC
- Build to Suit up to 8,000 SF
- Only 1/4 mile from main entrance to Chatham Park
- Reserve your spot to see Chatham Co. grow to 60,000!

## PRESENTED BY:

**Johnny Wehmann**

Advisor  
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NC #243062





# Property Description



## SITE DESCRIPTION

This wooded lot 1.22 acre lot can be developed to meet your needs up to 8,000 SF. The adjacent 5,000 SF vacant Medical/Office property can be utilized to create a site with 13,000 SF of total space.

Owner may also consider a long-term land lease for any users looking to build themselves.

Lease Rate negotiable.

## LOCATION DESCRIPTION

Located near the heart of downtown Pittsboro, the property is located directly off highly travelled Hwy Bus 64. Only 1/4 mile from the new Chatham Park 7,000+ acre Live-Work-Play community. Easy access to Hwy 64. Only 15 miles to Chapel Hill, 20 miles to Durham and RDU Airport, and 25 miles to Raleigh.



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## About Chatham Park & Pittsboro

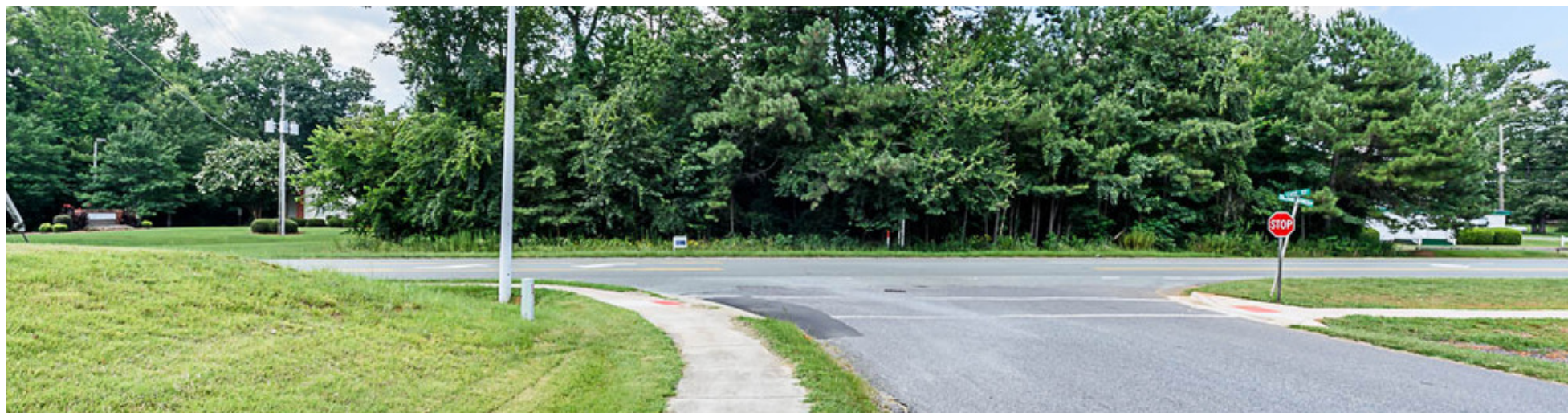
### PROPERTY HIGHLIGHTS

- Land is located only 1/4 mile from Chatham Park main entrance
- Chatham Park is a 7,000+ acre planned Live-Work-Play development
- Chatham Park to help vault Pittsboro's population to 60,000
- Located only 15 miles to Chapel Hill, 20 miles to RDU and Durham, and only 25 miles to Raleigh
- Nearby Jordan Lake attracts over 1,000,000 visits per year
- Chatham County has a wealthier population and lower poverty rate than other non-core counties in the State
- Chatham County is the 2nd fastest growing county in NC
- Chatham Park Technology Corridor will be a new hub for high growth industries in the Triangle
- Limitless Opportunity for recruiting top talent given the 10 large universities within an hours drive of Pittsboro
- Visit [www.ChathamPark.com](http://www.ChathamPark.com) for more info



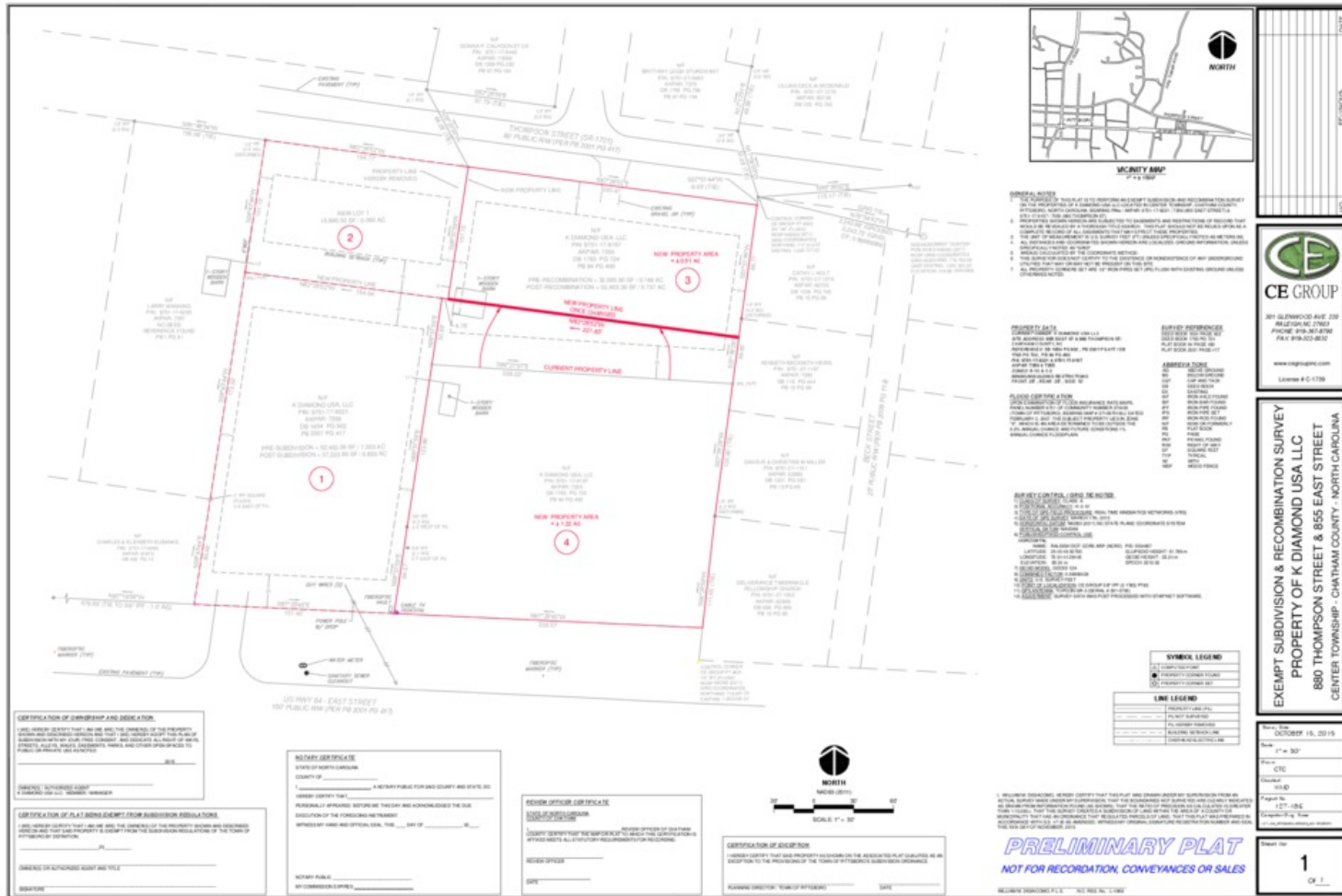


## Additional Photos



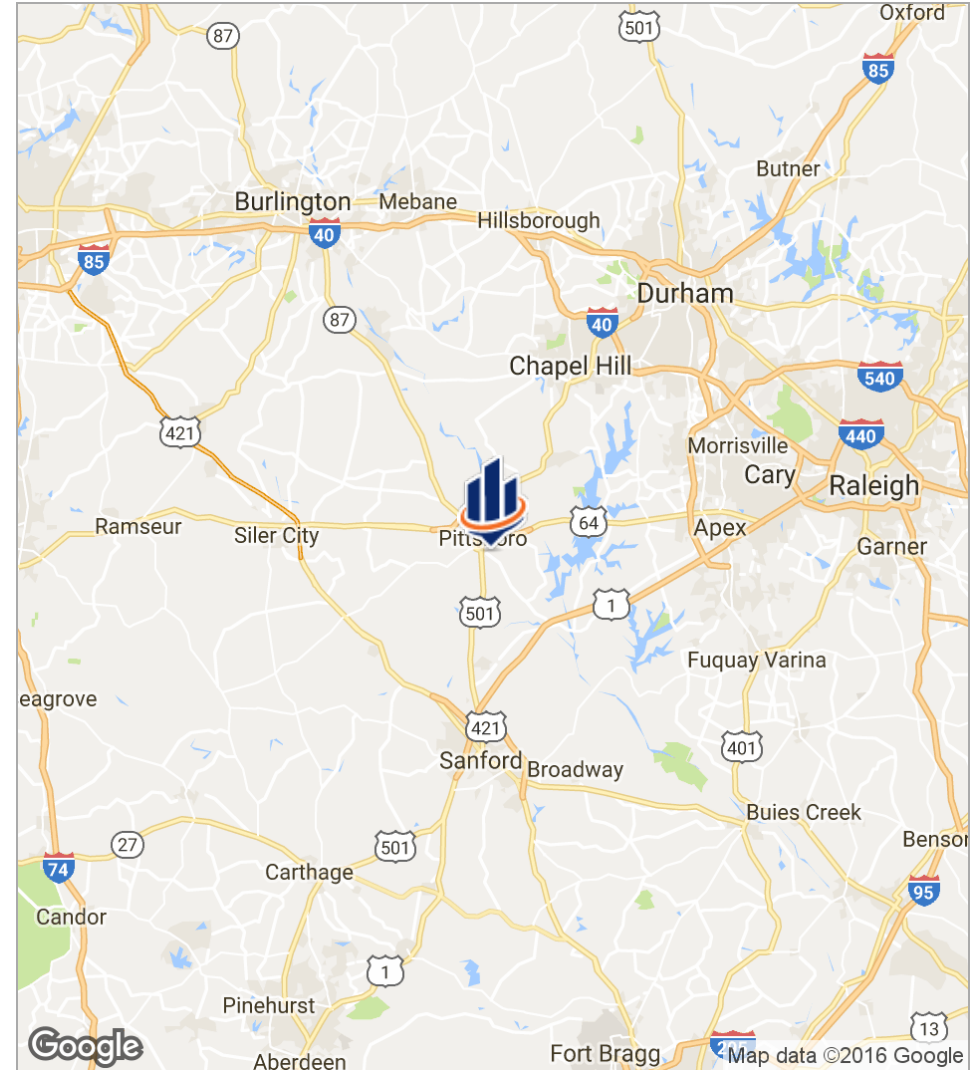
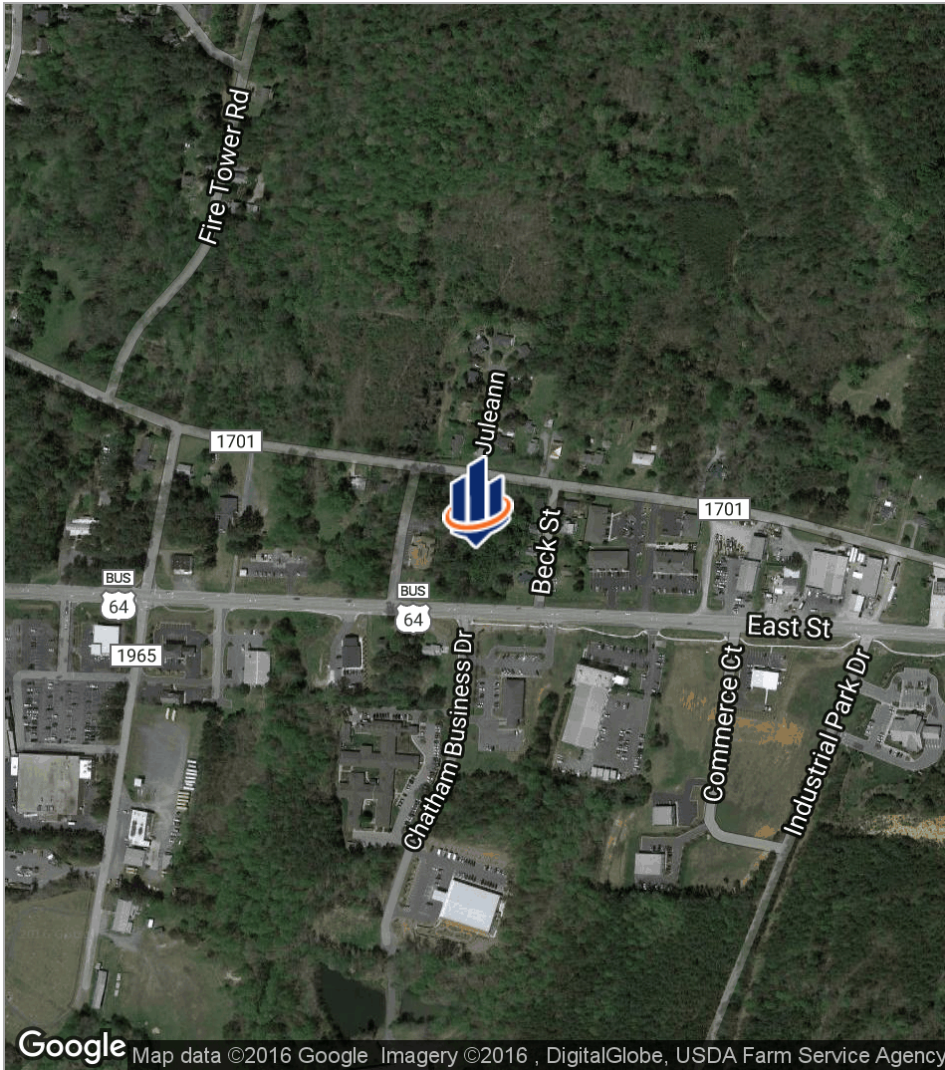


# Site Plan





# Location Maps



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 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



## Advisor Bio



### Johnny Wehmann

Advisor

SVN | HPW COMMERCIAL

Johnny Wehmann is a Triangle native that joined SVN - HPW Commercial with a 10-year background of real estate experience. Most recently at Meridian Realty, Johnny worked in commercial property management with a focus on retail and office properties; his clients ranging from local landlords to private equity fund managers. Johnny also maintained a business development role while at Meridian Realty, marketing to local and national tenants and property owners. Prior to that position, Johnny served as a Property Manager/Broker-in-Charge with a focus on Multi-Family housing with developer/owner, Ticon Properties. Johnny graduated from East Carolina University in 2004 with a B.S. in Economics. Outside of his career in real estate, Johnny is an avid runner, loves the outdoors and spending time with friends and family.

#### Memberships & Affiliations

Triangle Commercial Association of Realtors  
Chapel Hill Association of Realtors  
North Carolina Association of Realtors  
Bull City Business Leaders

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# DISCLAIMER

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