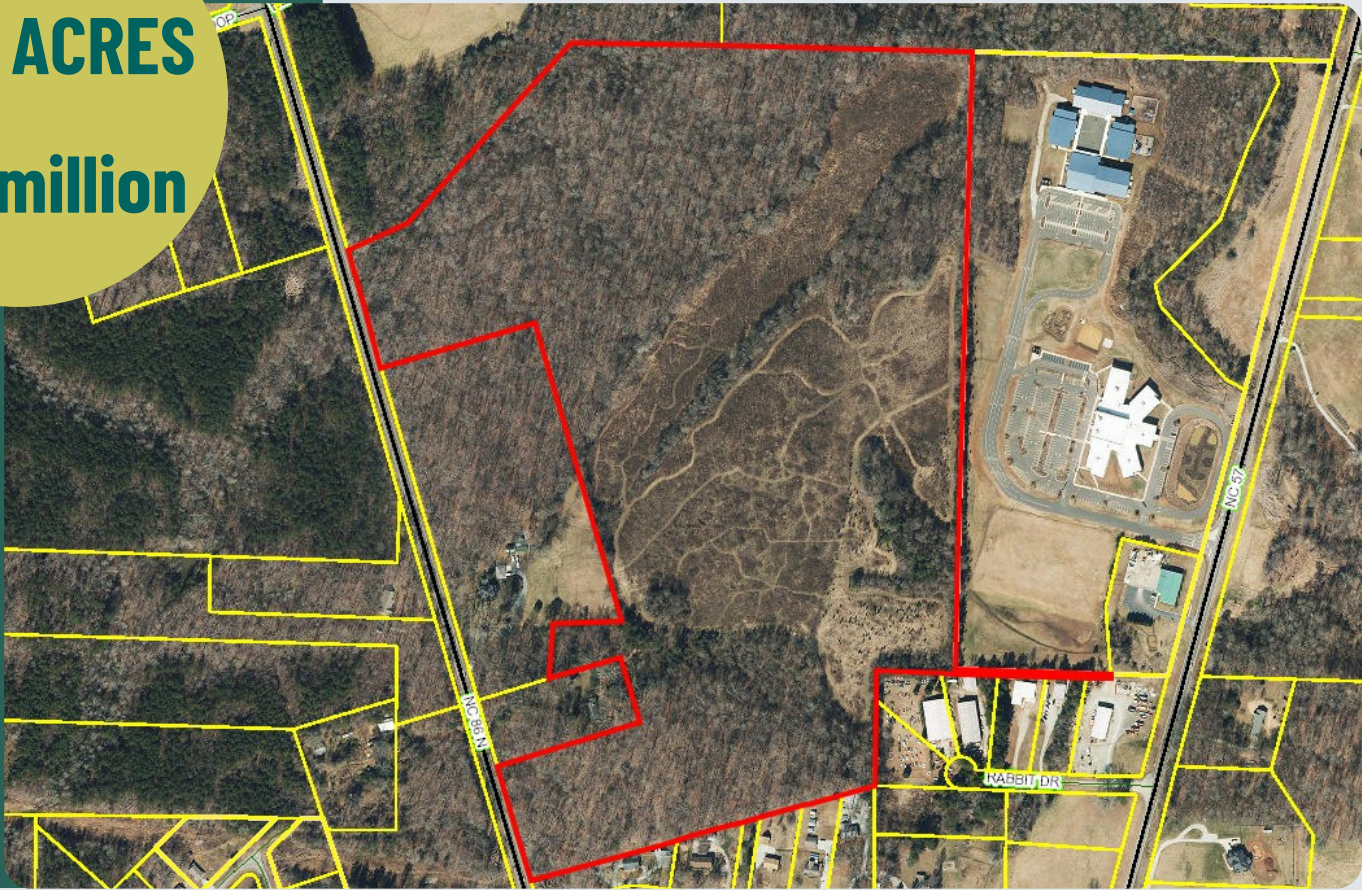


+/-78 ACRES
\$3.4 million



RESIDENTIAL LAND FOR SALE

- **Frontage on NC Highway 86**
- **Minutes from Downtown Hillsborough**
- **Zoned Agricultural Residential (AR)**
- **Prime for single-family development**
- **Strong Triangle growth corridor**

Positioned just north of downtown Hillsborough, this +/-78-acre property presents an exceptional opportunity for residential development. Its strategic location, highway frontage, and proximity to the growing Triangle market make it well suited for a thoughtfully planned single-family community.

Site Address:

0 NC Hwy 86 N
Hillsborough, NC 27278

Acreage:

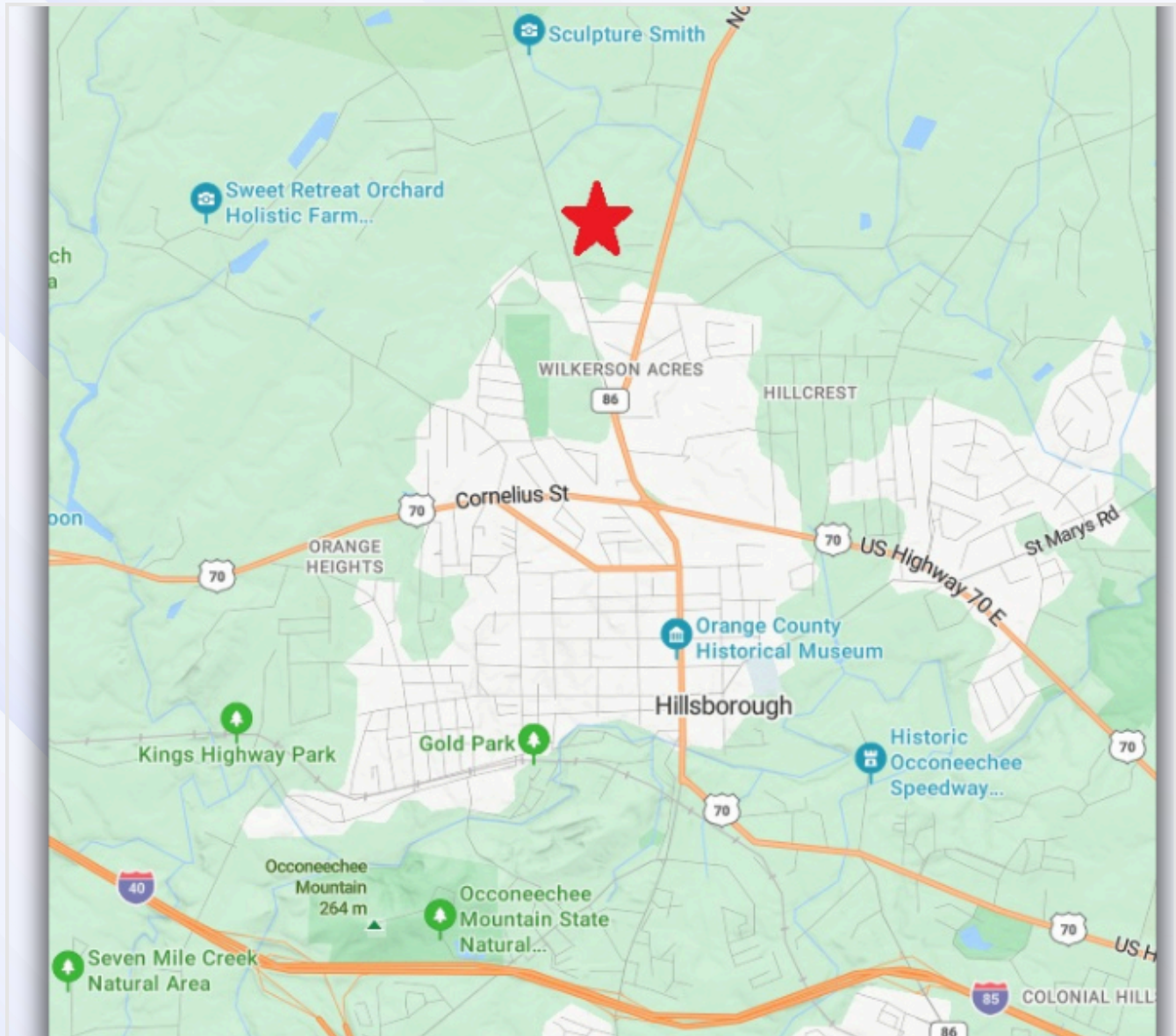
Approximately 78 Acres

Parcel ID:

9865878090

0 NC Hwy 86 North
Hillsborough, NC 27278

RESIDENTIAL LAND FOR SALE
+/-78 Acres



- ✓ **ETJ** - Orange County
- ✓ **ZONING** - Agricultural-Residential (AR)
- ✓ **HIGHEST AND BEST USE** - Single-family residential development
- ✓ **POTENTIAL DENSITY** - between 40 and 49 units
- ✓ **UTILITIES** - Public electric, community well and septic required



403 E. Six Forks Road
Raleigh, NC 27609
(919) 832-6800

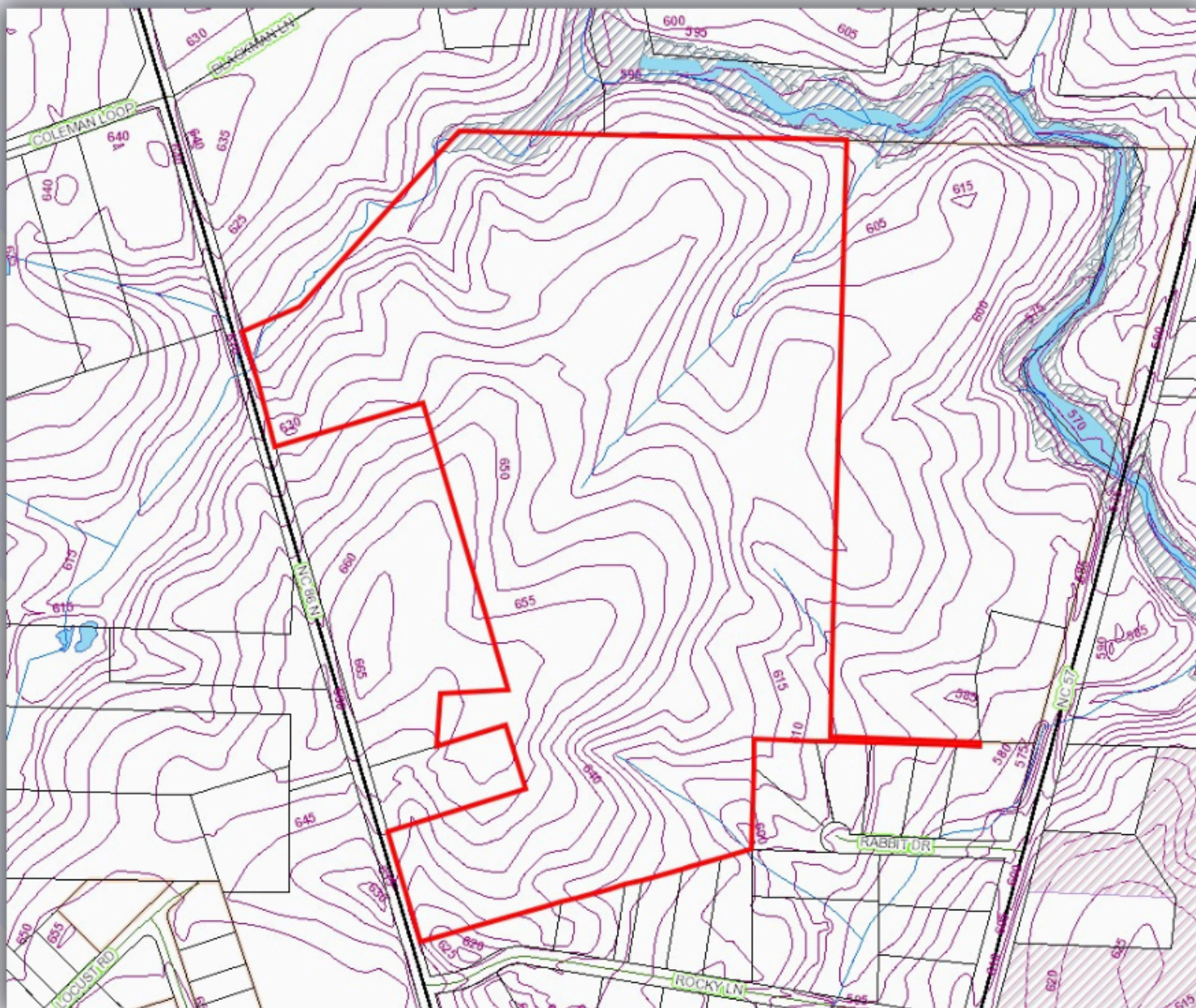
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wwhite@whiteoakcommercial.com

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Hillsborough, NC 27278

RESIDENTIAL LAND FOR SALE
+/-78 Acres



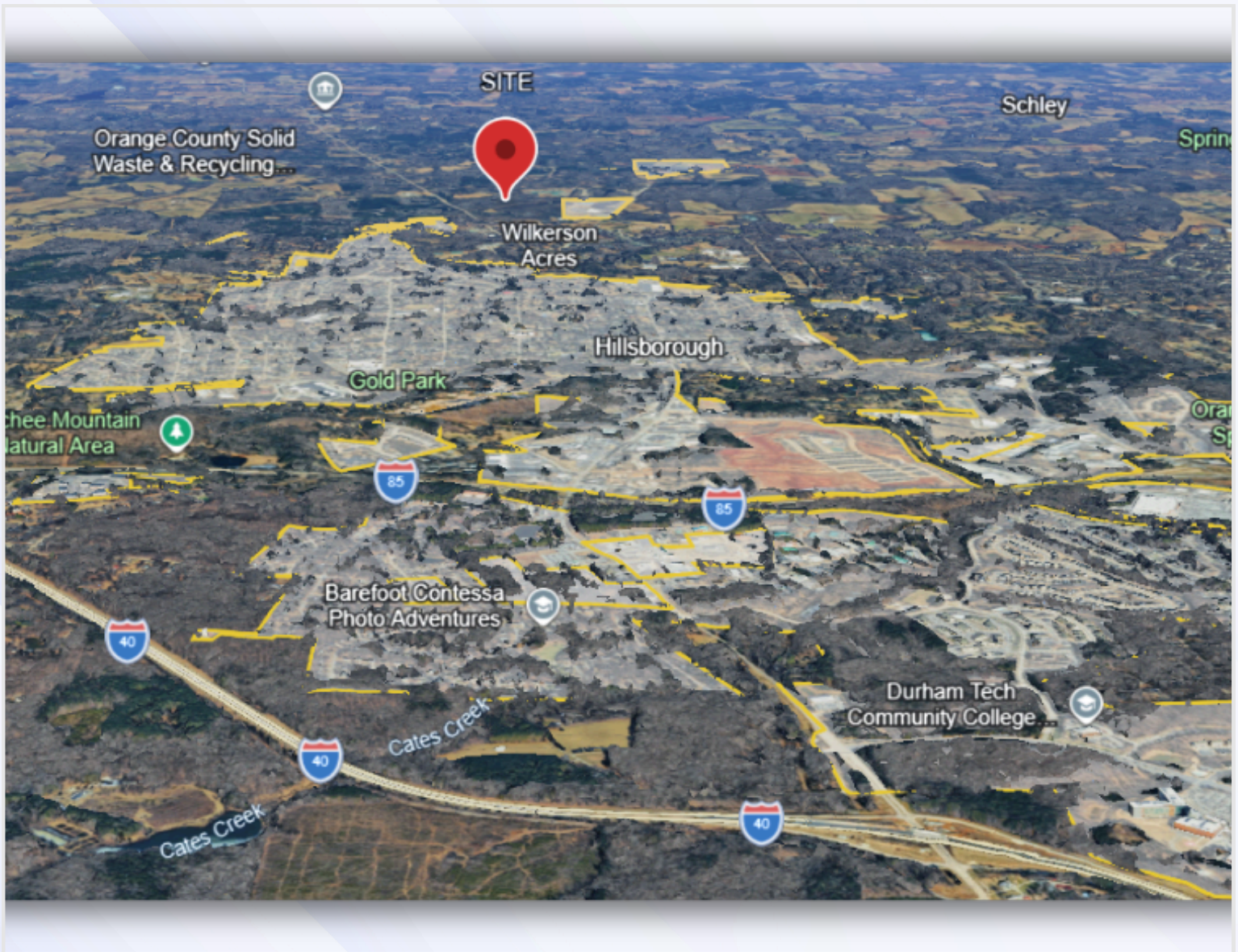
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**0 NC Hwy 86 North
Hillsborough, NC 27278**

**RESIDENTIAL LAND FOR SALE
+/-78 Acres**



- **3 miles: Historic Downtown Hillsborough**
- **5 miles: UNC Hospital Hillsborough**
- **6 miles: Walmart + Home Depot Retail Corridor**
- **10 miles: I-85 / I-40 Interchange**
- **18 miles: Downtown Durham**
- **22 miles: UNC Chapel Hill**



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RESIDENTIAL LAND FOR SALE
+/-78 Acres



Why Homebuyers Choose Hillsborough:



Historic small-town character



Highly regarded public schools



Convenient Triangle access



Outdoor recreation and greenways



Expanding retail and healthcare options



Strong long-term growth outlook



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