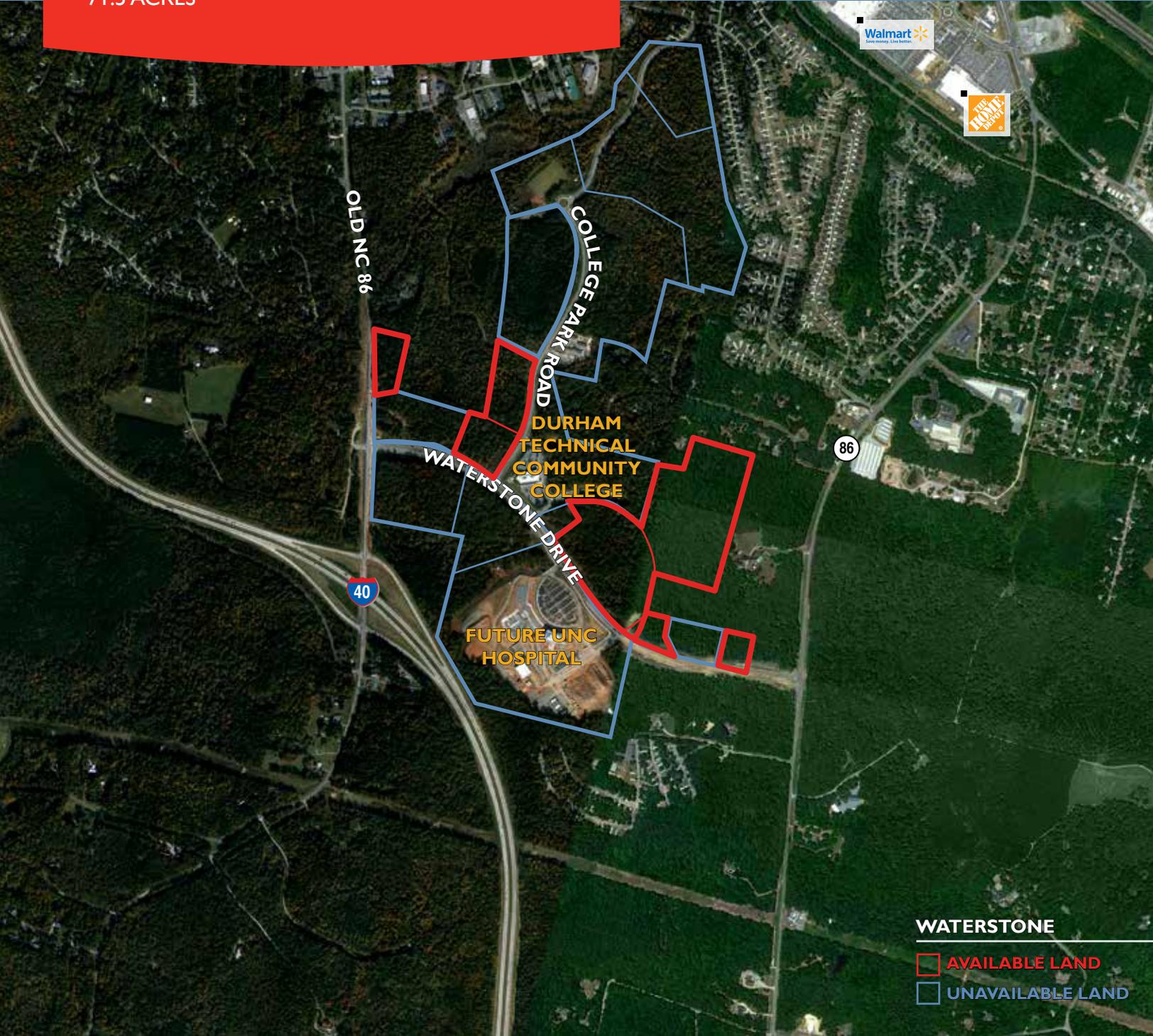


# WATERSTONE HILLSBOROUGH, NC



LAND TRACTS FOR SALE  
71.5 ACRES



## WATERSTONE

-  AVAILABLE LAND
-  UNAVAILABLE LAND

For more information, please contact:

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# WATERSTONE

## Land Tracts for Sale

71.5 ACRES  
AVAILABLE

### PROPERTY FEATURES

- Mixed-use, office, retail, multi-family, and business park zonings
- Majority of infrastructure in place includes water, sewer, and spine roads
- The spine road and connection to Highway 86 that runs east to west from the traffic circle on the northern portion of the property is still outstanding

### LOCATION OVERVIEW

Waterstone is a 318-acre, mixed-use master-planned development located just east of the I-40 and I-85 intersection in Hillsborough, NC with frontage on I-40 and Highway 86. Adjacent to the future UNC Hospital and Durham Technical Community College, this property is situated on the western side of the Triangle market along the I-40 corridor which provides easy accessibility to the Triangle or the Triad region. Waterstone is located in Orange County which includes municipalities such as Chapel Hill, Hillsborough, and part of Mebane. Waterstone is well positioned along the I-40 corridor in Orange County and with the recent development activity taking place should be poised to absorb additional office, retail, multi-family, and independent living opportunities if widely marketed correctly.

### SITE FEATURES

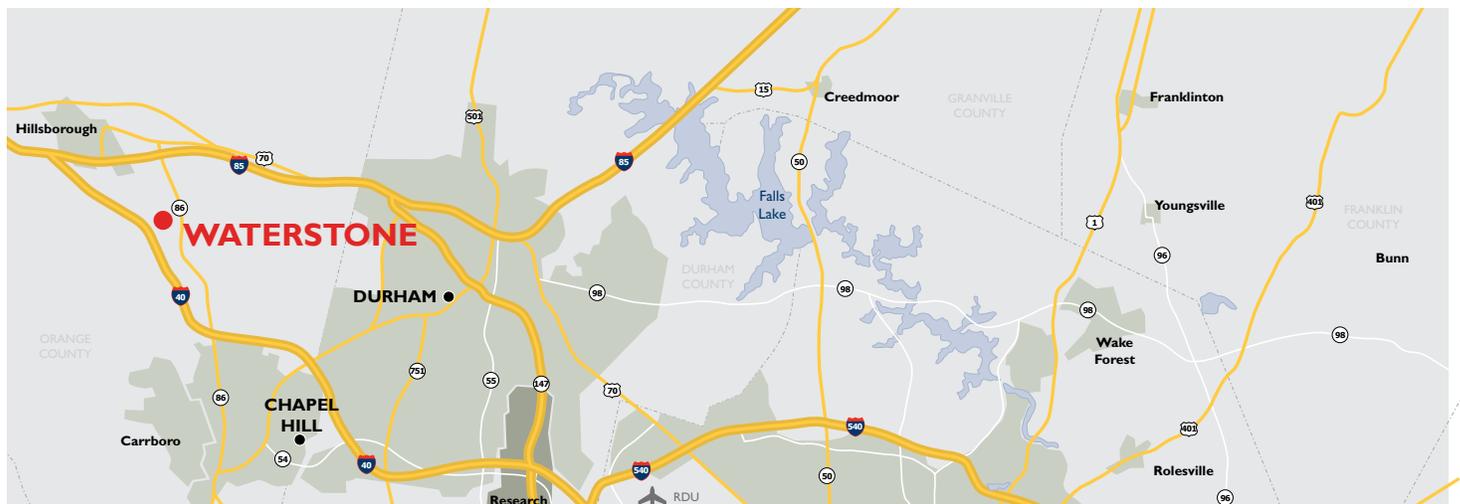
AVAILABLE LAND	71.5 Acres
LIST PRICE	Call for details
TIMING	Available immediately
UTILITIES	Municipal water & sewer available
PIN NUMBERS	9873251980, 9873240292, 9873142180, 9873336269

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	2,179	11,668	21,088
HOUSHOLDS	922	4,820	8,731
EST. HOUSEHOLD INCOME	\$73,178	\$69,381	\$70,141

### TRAFFIC COUNTS

I-40	50,000 VPD
I-85	47,000 VPD



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71.5 ACRES  
AVAILABLE



TRACT	ACREAGE
8	5.1
9	7.4
11	4.4
15	22
17	25
19	3
21	4.6
<b>TOTAL</b>	<b>71.5</b>

- SOLD**
- UNDER CONTRACT**
- AVAILABLE**

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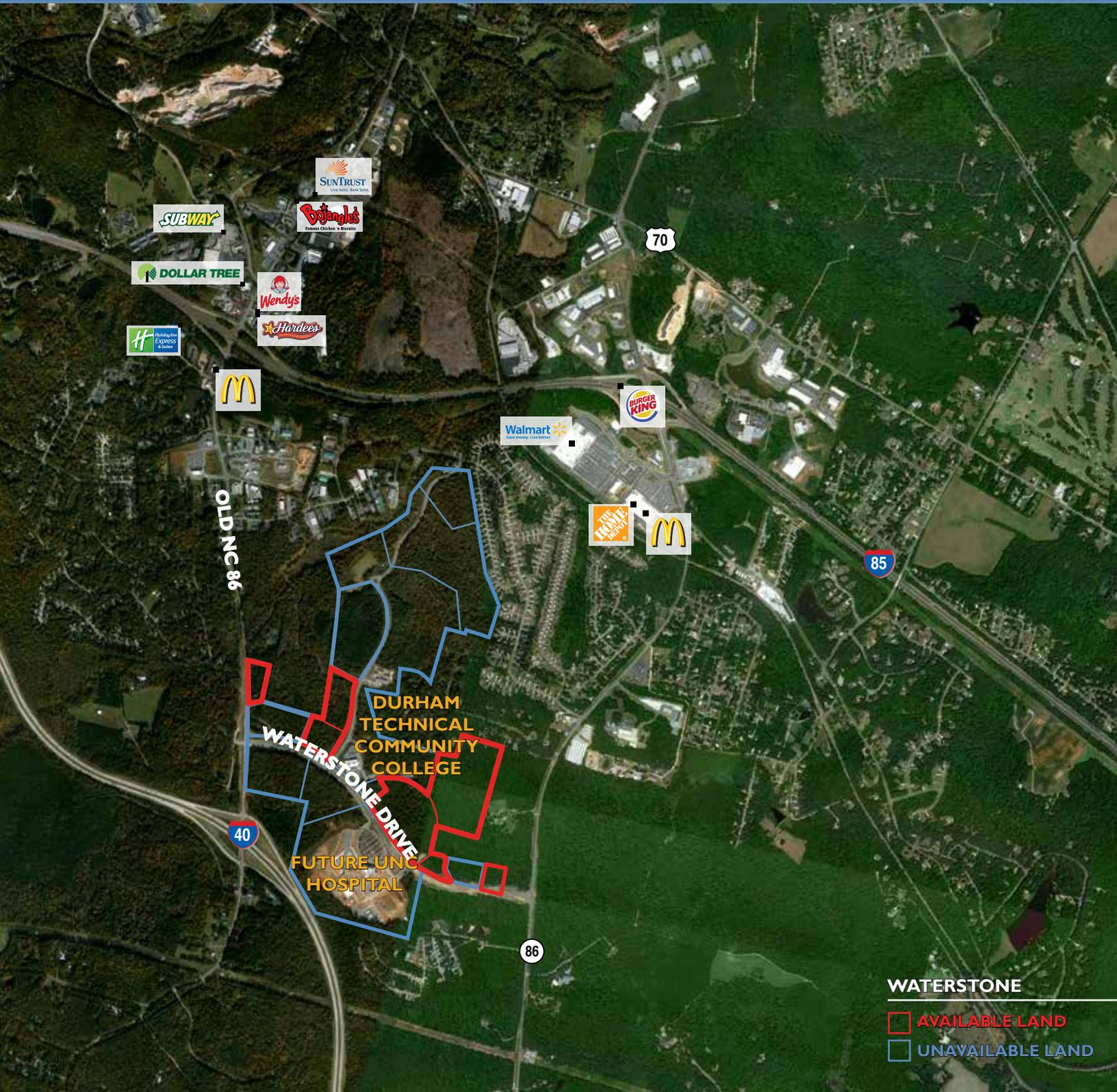
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- UNAVAILABLE LAND

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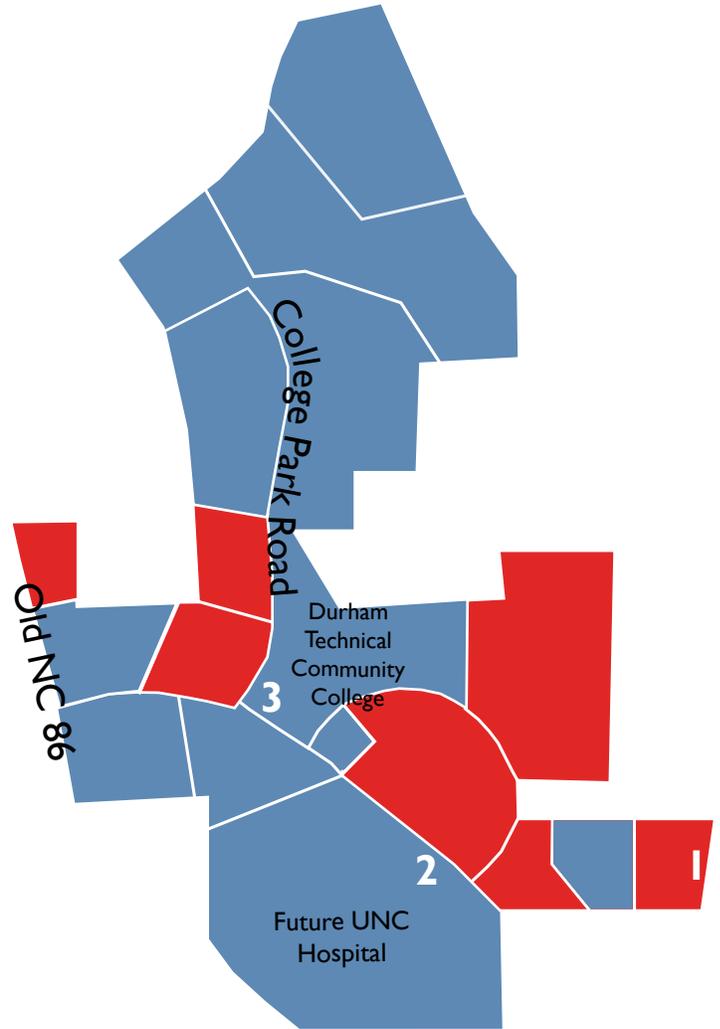
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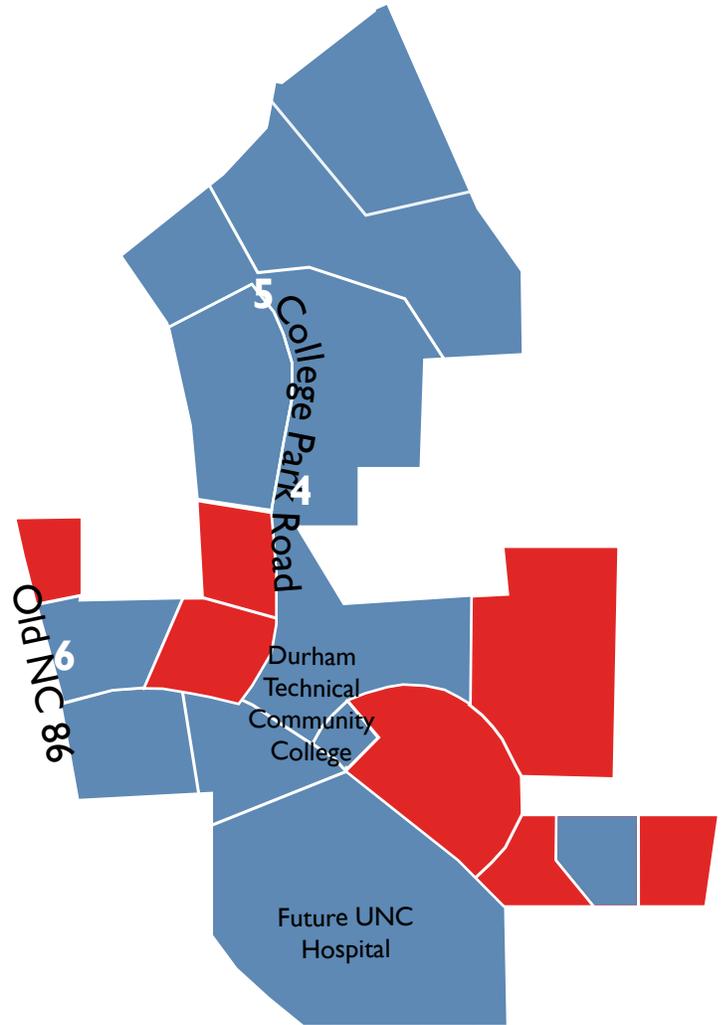
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## Land Tracts for Sale

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AVAILABLE

### TRACT 1 & 2 - SINGLE-FAMILY RESIDENTIAL TRACT

PIN# 9873371133

#### SITE FEATURES

TRACT SIZE	Tract 1	15.4
	Tract 2	36.3
APPROVED USES	Tract 1	SF Detached Residential
	Tract 2	SF Detached Residential
AMENDED USE AND INTENSITY	Tract 1	The developer shall be entitled to build to a maximum of 2.5 dwelling units per acre (39 dwelling units) on this parcel.
	Tract 2	The developer shall be entitled to build to a maximum of 2.5 dwelling units per acre (95 dwelling units) on this parcel.



**SOLD**

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## Land Tracts for Sale

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### TRACT 3 - TOWNHOME/PATIO HOME TRACT

PIN# 9873360026

#### SITE FEATURES

TRACT SIZE	Tract 3	24.4
APPROVED USES	Tract 3	Townhomes / Patio Homes
AMENDED USE AND INTENSITY	Tract 3	The developer shall be entitled to build to a maximum of 6.2 dwelling units per acre (128 dwelling units) on this parcel.



**SOLD**

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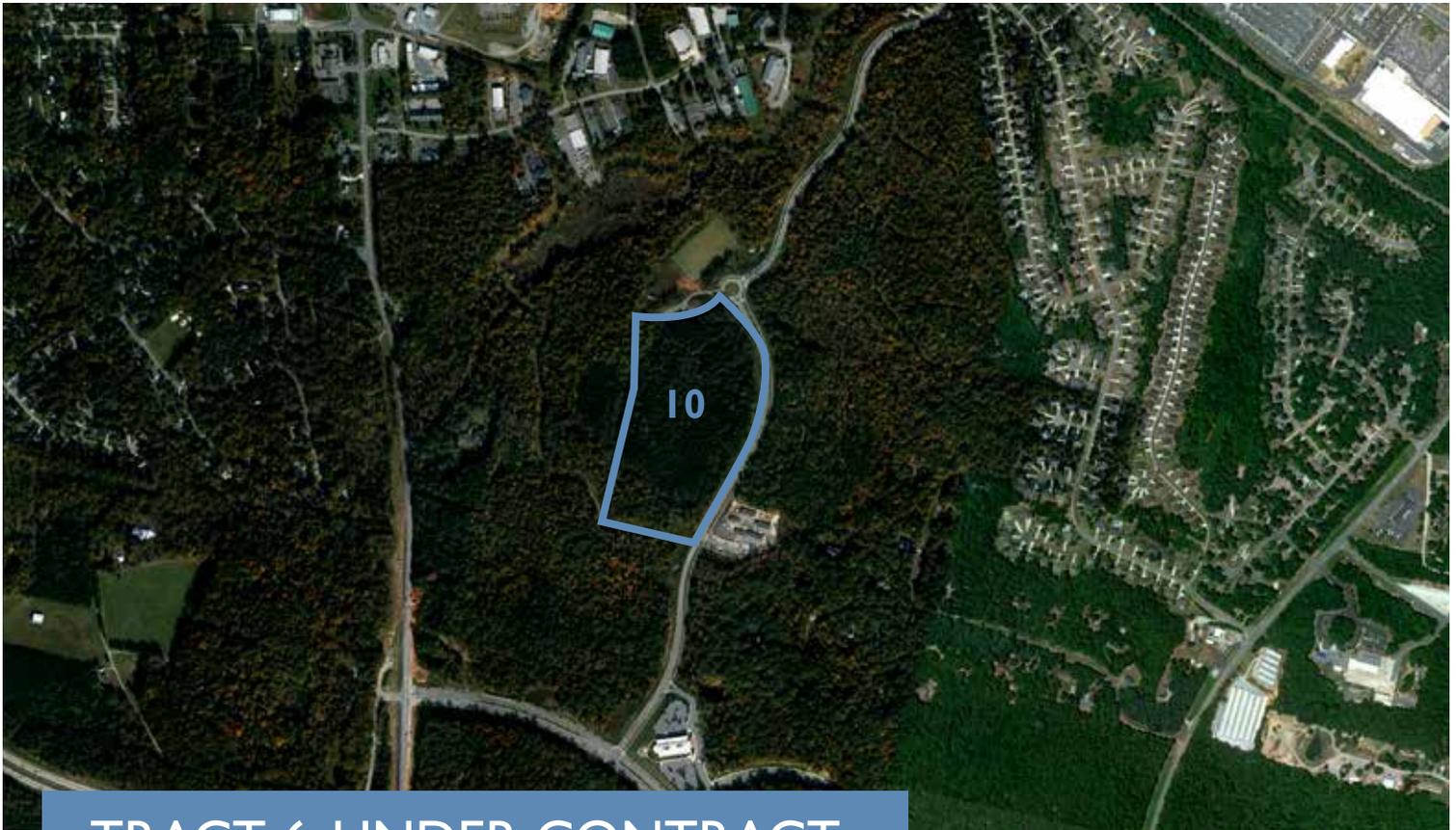
71.5 ACRES  
AVAILABLE

### TRACT 6 - MULTI-FAMILY TRACT

PIN# 9873251980

#### SITE FEATURES

TRACT SIZE	Tract 6	21.3
APPROVED USES	Tract 6	Multi-family
AMENDED USE AND INTENSITY	Tract 6	Developer shall be entitled to build to a density of 12.0 dwelling units per acre (271 dwelling units) on this Parcel



## TRACT 6: UNDER CONTRACT

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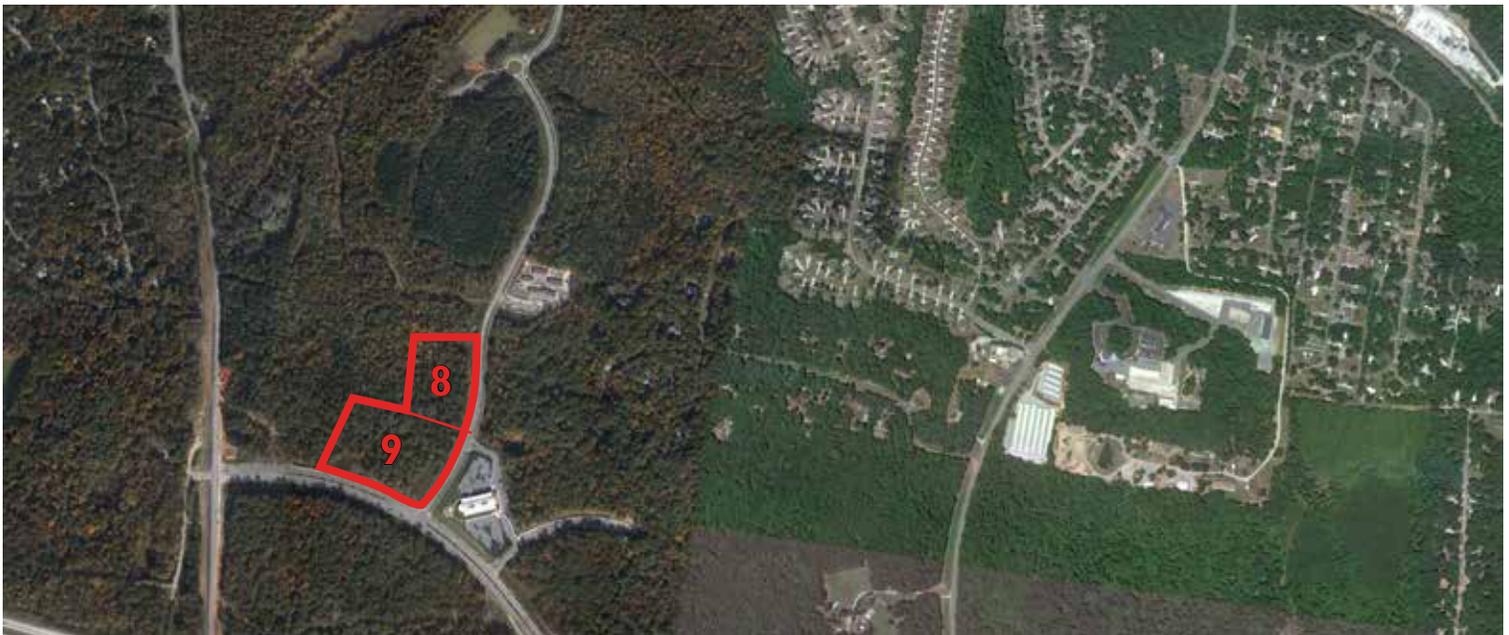
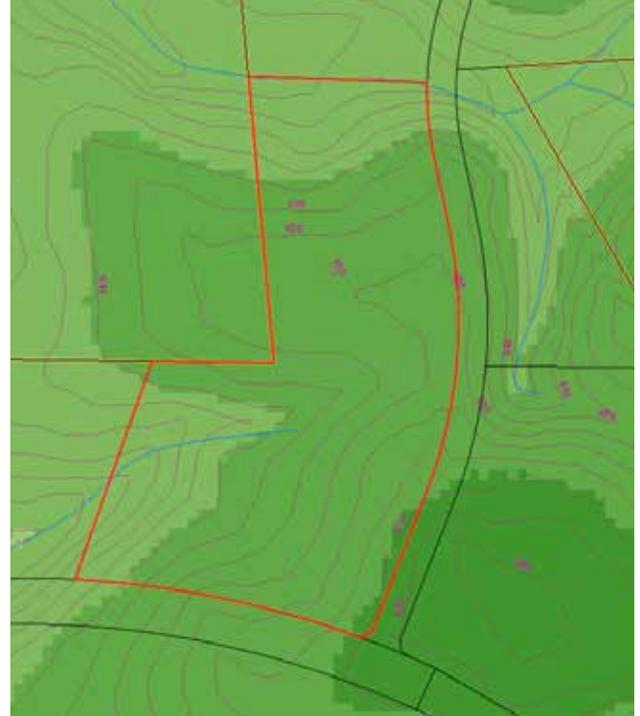
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### TRACT 8 & 9 - MIXED-USE & HOTEL/RETAIL TRACT

PIN# 9873240292

SITE FEATURES		
TRACT SIZE	Tract 8	5.1
	Tract 9	7.4
APPROVED USES	Tract 8	Mixed-use
	Tract 9	Hotel/Retail
APPROVED SF	Tract 8	60,000 SF of which 20,000 SF may be retail plus 2nd or 3rd story dwellings
	Tract 9	Developer shall be entitled to build up to 93,000 SF of non-residential floor area on this Parcel
AMENDED USE AND INTENSITY	Tract 8	Allow 60,000 SF of any uses allowed with "mixed-use"; Allow for 1.5 acres of this parcel to be used as Civic in lieu of Parcel 20; No residential
	Tract 9	Developer may use up to 85,000 SF of the floor area permitted on this parcel for a hotel and up to 8,000 SF for a restaurant; Impervious surface on this Parcel shall not exceed 65% of the total SF of this Parcel



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### TRACT 10 & 11- RETAIL/OFFICE TRACT

PIN# 9873142180

#### SITE FEATURES

TRACT SIZE	Tract 10	5.9
	Tract 11	4.4
APPROVED USES	Tract 10	Office
	Tract 11	Office
APPROVED SF	Tract 10	40,000 SF office/clinical space
	Tract 11	40,000 SF office/clinical space
AMENDED USE AND INTENSITY	Tract 10	Becomes retail/office; Increase square footage allowed to 60,000 SF
	Tract 11	Becomes retail/office; Increase square footage allowed to 50,000 SF



## TRACT 10: UNDER CONTRACT

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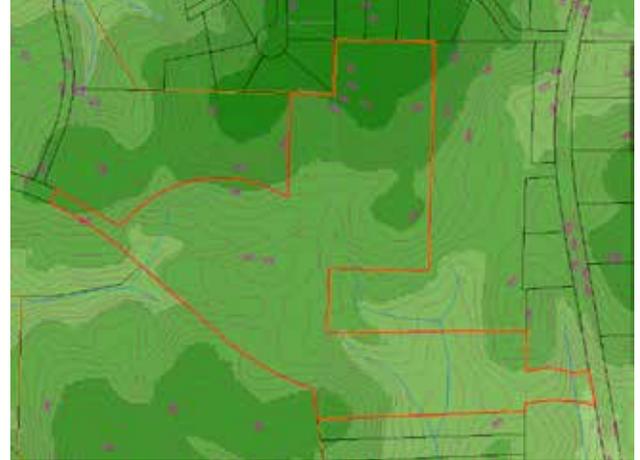
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### TRACT 15, 17, 19, 20, 21

PIN# 9873336269

#### SITE FEATURES

TRACT SIZE	Tract 15	22
	Tract 17	25
	Tract 19	3
	Tract 20	3.6
	Tract 21	4.6
	APPROVED USES	Tract 15
Tract 17		CCRC
Tract 19		Office
Tract 20		Civic
Tract 21		Office
APPROVED SF		Tract 15
	Tract 17	200 independent living units and 80 skilled nursing or assisted living units
	Tract 19	37,000 SF of office/clinical
	Tract 20	Reserved for public safety building
	Tract 21	Office/clinical uses
	AMENDED USE AND INTENSITY	Tract 15
Tract 17		Reduce size by 2.5 acres; Remove CCRC designation; Allow Business Park or Multi-family or a mix of the two; Multi-family would be allowed at 12 units per acre; Business Park would be allowed 0.25 SF of building for each square foot of land; Establish a 65% impervious surface limit; Require paved landscaped pedestrian access from this parcel to Parcel 15.
Tract 19		Becomes retail/office
Tract 20		Allow conversion to Retail/Office if eight is used for Civic; Allow 50,000 SF of retail/office if converted; Establish 65% impervious surface limit is developed as Retail Office
Tract 21		Becomes Retail/Office



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