



COMMERCIAL DEVELOPMENT OPPORTUNITIES

SALE/LEASE/BUILD-TO-SUIT
US HIGHWAY 15/501 | CHAPEL HILL, NC

BRIAR CHAPEL®





PROPERTY FEATURES

- » Master-planned approved commercial development opportunity with entitlements up to 510,000 square feet
- » Up to 37 acres available at the northwest corner of US Hwy. 15/501 and Taylor Road permitting a grocery-anchored retail development up to 252,000 square feet
- » Up to 27 acres available at the southeast corner of US Hwy. 15/501 and Taylor Road, permitting a maximum of 270,000 square feet of commercial development
- » Convenient on and off access with excellent visibility and signage opportunities along US Highway 15/501
- » Chatham Grove Elementary School is anticipated to open Fall 2020 with an additional 750 new students adjacent to Briar Chapel
- » Possible tenant mix could include grocer, brewery, chef-driven farm-to-table restaurant, high-end day care and additional service-oriented restaurants and retail shops
- » Zoned Compact Community Conditional Use District (CUD-CC)
- » Proposed uses include freestanding retail, grocery-anchored retail, restaurants, office/medical office, financial services, day cares and other professional uses
- » Municipal water and private sewer service available
- » Sites are currently rough graded with all infrastructure being put in place by 3Q2018
- » Sale, lease, or build-to-suit opportunities available



SOUTHEAST CORNER



NORTHWEST CORNER

FUTURE MULTIFAMILY
UNDER CONTRACT

CENTRAL CAROLINA
COMMUNITY COLLEGE
UNDER CONSTRUCTION

RETAIL CENTER & OUTPARCELS
+/- 12.406 ACRES AVAILABLE

GREENWAY TRAIL
FUTURE CONNECTION



ABOUT CENTRAL CAROLINA COMMUNITY COLLEGE

- » 5,000 students enrolled annually
- » A public two-year college, accredited by the Southern Association of Colleges and Schools
- » Programs offered include Associate in Arts, Associate in Engineering, Associate in Science and Associate in Applied Science
- » Other non-college offerings include Adult Basic Education, English as a Second Language, Technical/Vocational/Enrichment continuing education and other general interest courses

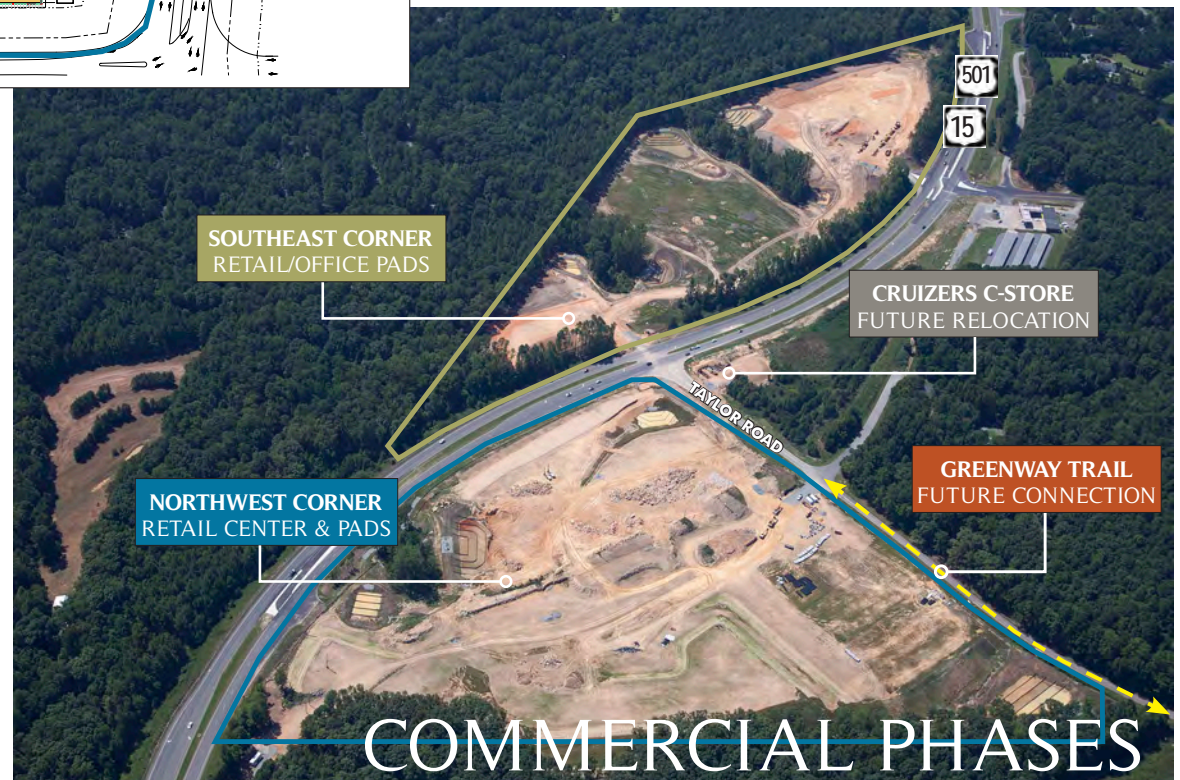
SOUTHEAST CORNER
RETAIL/OFFICE PADS

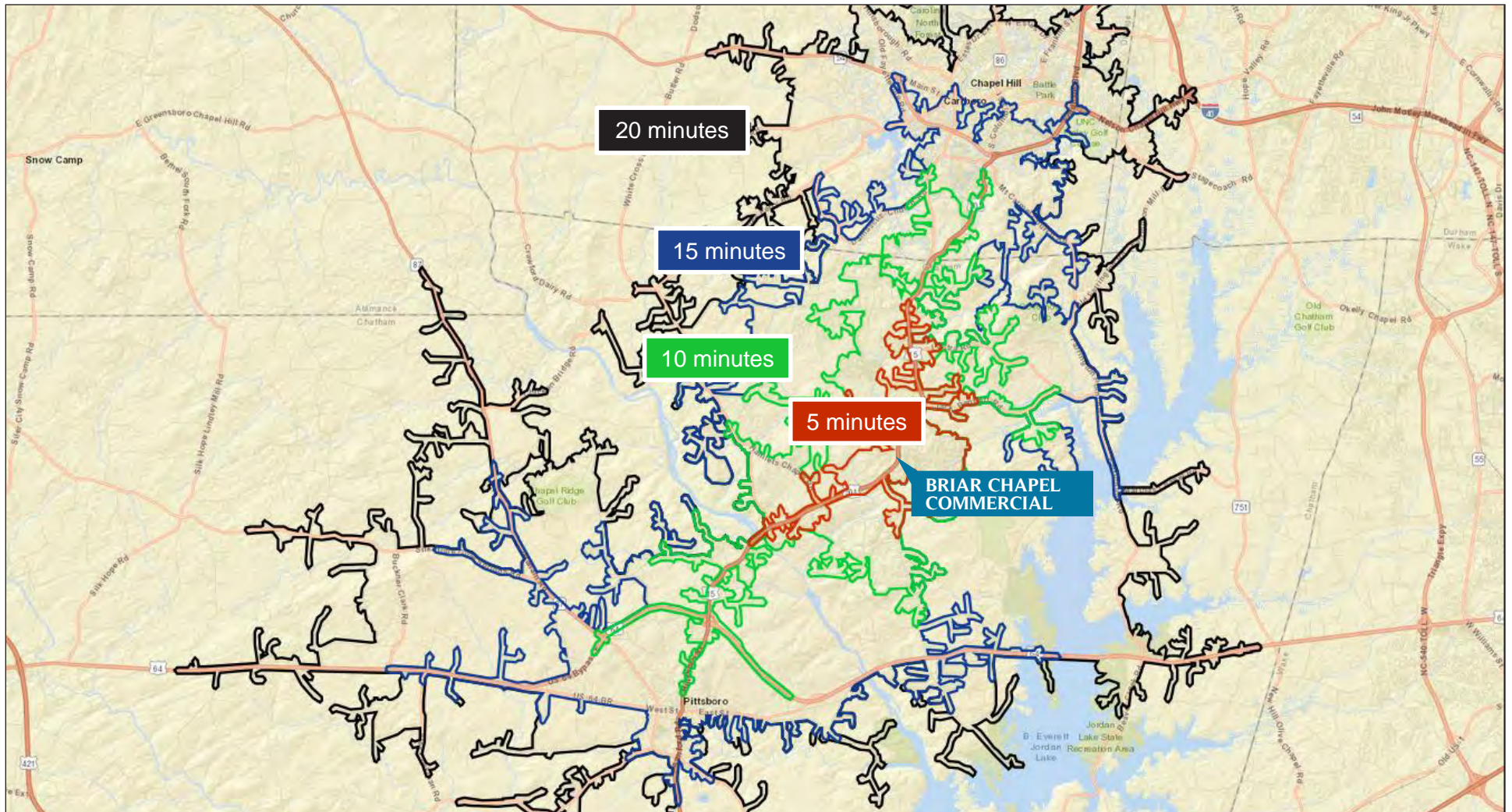
CRUIZERS C-STORE
FUTURE RELOCATION

NORTHWEST CORNER
RETAIL CENTER & PADS

GREENWAY TRAIL
FUTURE CONNECTION

COMMERCIAL PHASES





2018 Demographics

Drive Times	5 Min.	10 Min.	15 Min.	20 Min.
Population	5,939	27,178	72,765	125,072
Households	2,958	11,778	28,160	49,649
Average HH Income	\$101,135	\$104,193	\$91,936	\$98,262
Median Age	55	43	33	35

Traffic Counts

	VPD
US Hwy. 15/501 @ Taylor Road	22,856
US Hwy. 15/501 @ Barefoot Drive	24,000

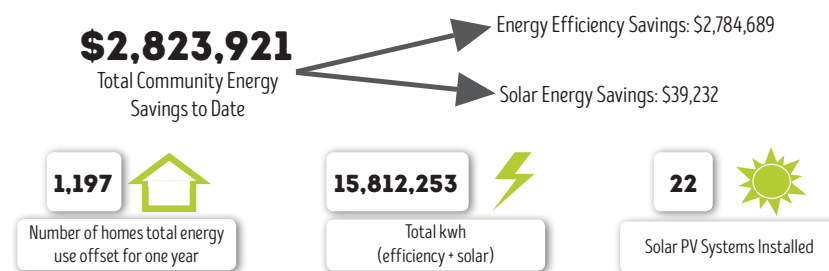


BRIAR CHAPEL

Briar Chapel is a joint development between Newland Communities, the largest private residential developer in the country, with 140 diverse real estate developments - including 42 active projects in 14 states and North America Sekisui House, LLC (NASH) with over 30 active suburban master-planned communities and 20 urban-infill and transit-oriented developments. Residential units will include single family homes, starting in the low \$230,000s and reaching over the \$800,000s, as well as a number of multifamily residential offerings including traditional for-rent apartments, an age-restricted facility and a senior care facility.

As one of the largest green communities in the nation, Briar Chapel offers a healthier way of life through 900 acres of preserved space, 24 miles of hiking and biking trails, two community gardens and more than 20 parks. With award-winning schools on-site and easy access to hotspots in the Triangle, Briar Chapel offers a vibrant lifestyle for every age.

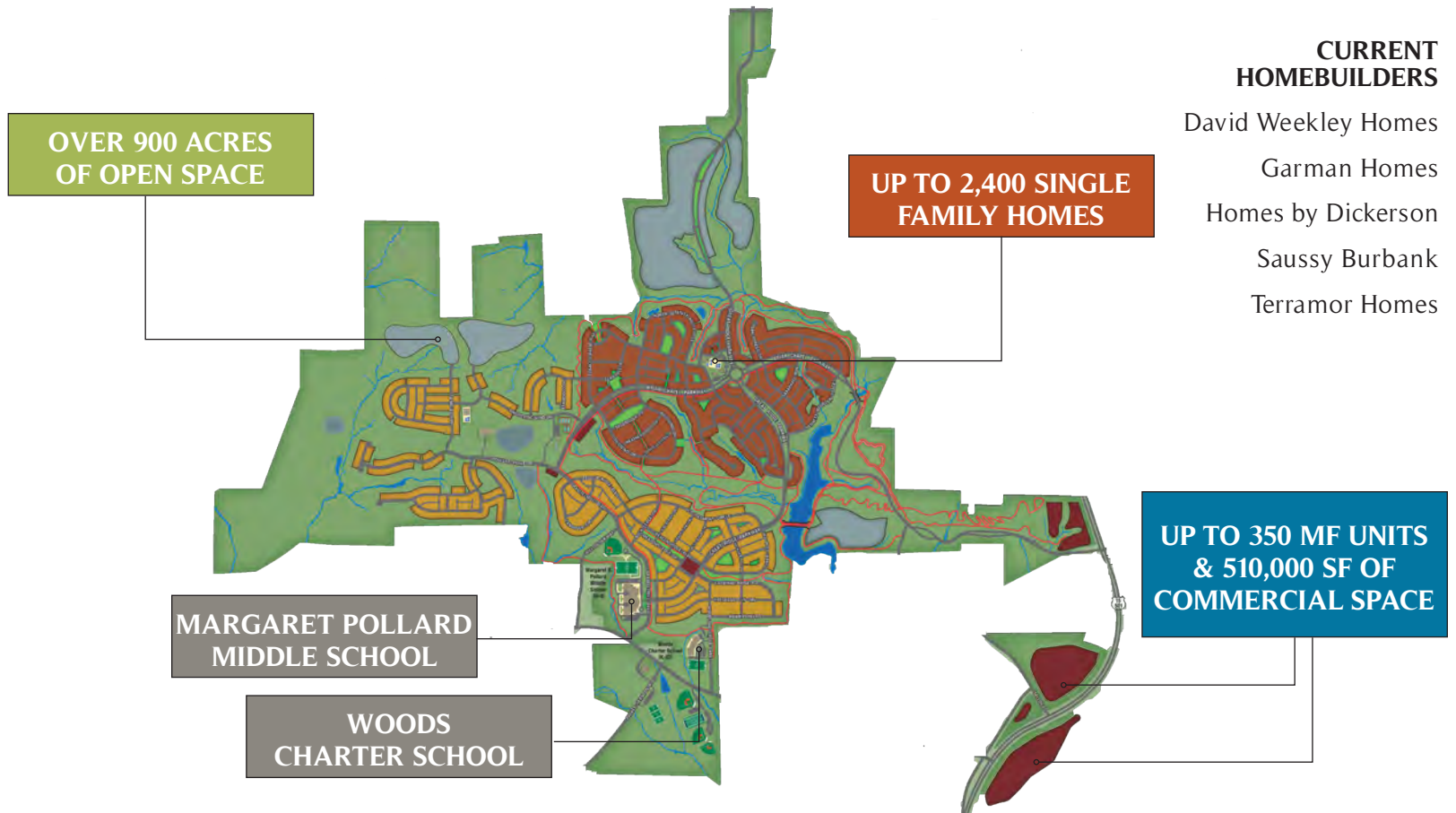
COMMUNITY ENERGY SAVINGS



BRIAR CHAPEL ACCOUNTS FOR 39% OF GREEN CERTIFIED HOMES IN NORTH CAROLINA AND 11% IN THE U.S.

BRIAR CHAPEL HAS BEEN THE #1 SELLING MARKET RATE COMMUNITY IN THE TRIANGLE FOR THE PAST 2 YEARS

MASTER PLAN



TRIANGLE





BRIAR CHAPEL®

by
Newland COMMUNITIES

FOR MORE INFORMATION, CONTACT US:

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