

Tract C Chicken Bridge Road, Pittsboro

\$ 4,500,000

126.02+/- acres



For Sale

Prime development opportunity! This gently rolling, quiet acreage comes with a new survey and recent soils evaluation for planning lot layouts. Adequate paved public road frontage and just minutes to Chapel Hill, Carrboro, Chatham Park, and the new Disney development in Pittsboro. Canoe/Kayak access to Haw River is very close and not far from Jordan Lake. Directly across the street, an additional large tract is available— perfect for creating communities or one impressive subdivision. Sellers will consider entitlement contingencies. (Subdivision approval) Also ideal for future investment or large acreage estate.



Eric Andrews, ALC

(919) 542-0523

eric@ericandrewsrealtor.com

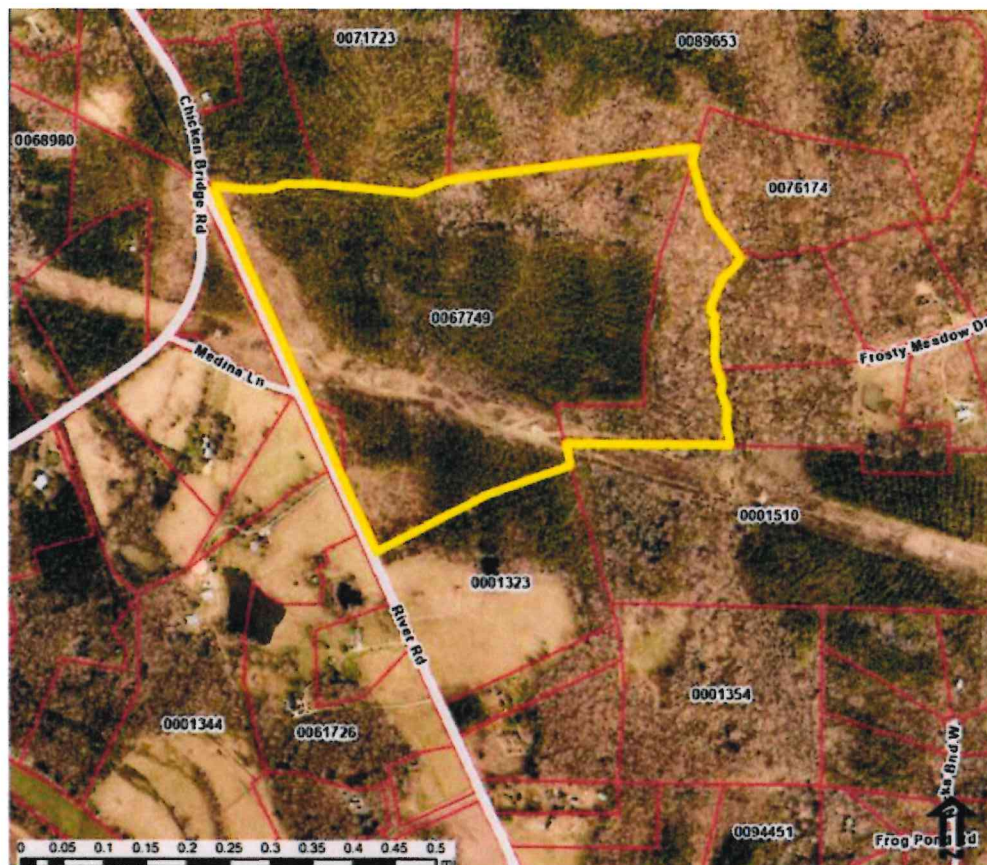
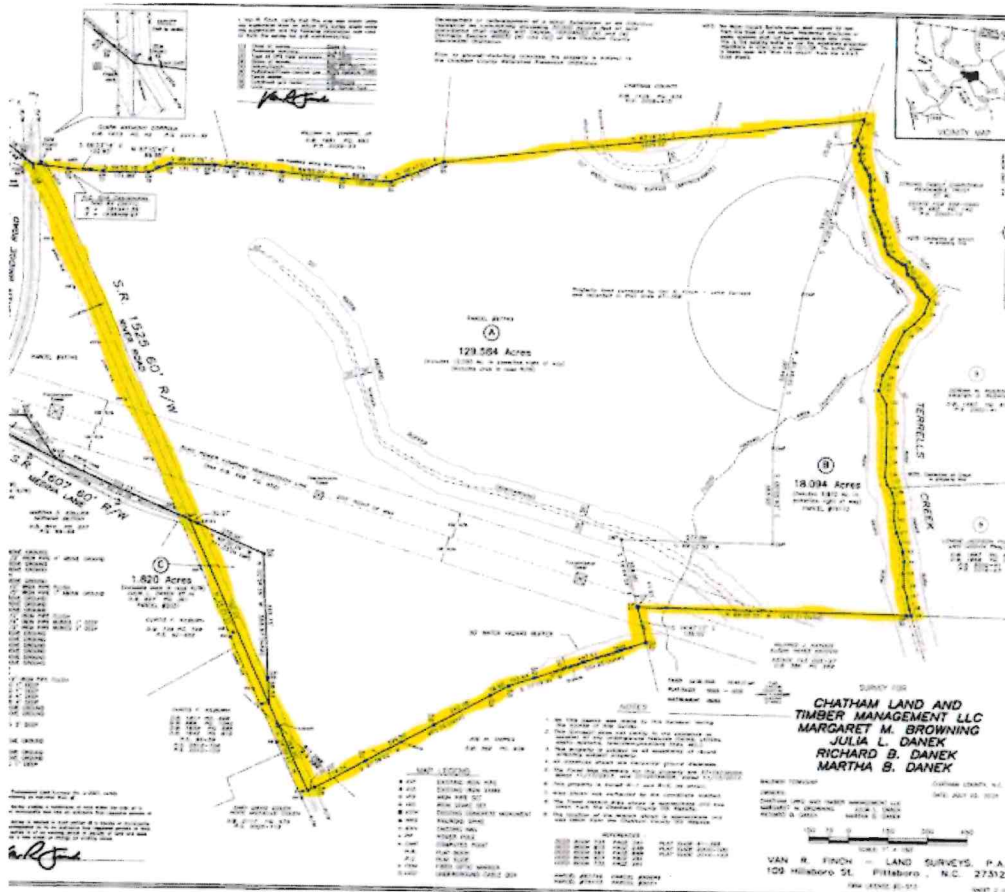
73 Hillsboro Street (P.O. Box 1400)

Pittsboro, NC 27312

Txt (919) 548-1014



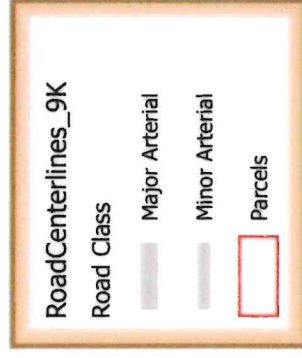
**CAROLINA
PROPERTIES**



Additional Acreage Available:

Sellers have listed three groupings, the land to the east, the land to the west and the triangular piece in the middle (see diagram). Both large tracts can be purchased separately, or one can be sold and the triangular acreage sold with it. The triangular piece is not available by itself. Any contract with more than one parcel and or groupings must be a simultaneous closing contingency. Sellers will consider an entitlement contingency contract, preferably site plan approval.

Chatham County Web Map

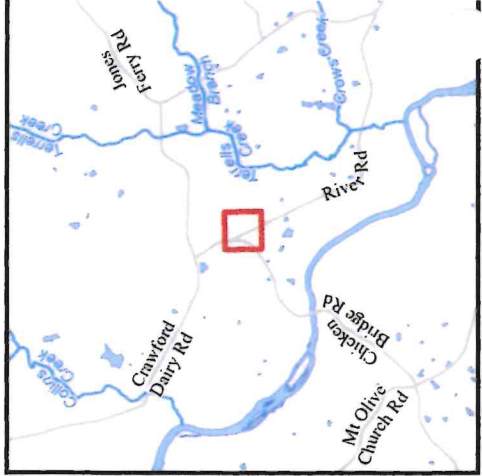


Service Layer
Credits: General
Purpose: Chatham
County, Chatham
County GIS
Parcels Pop-Up:
Road Labels:
Esri., Inc., City of
Naperville, Illinois
Land Reference:



Exhibit C

Chatham County web map



RoadCenterlines_4K

Address Points

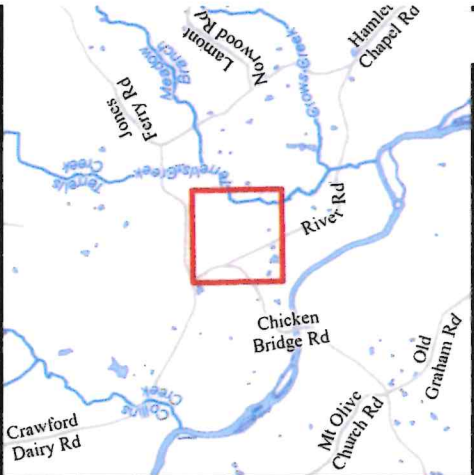
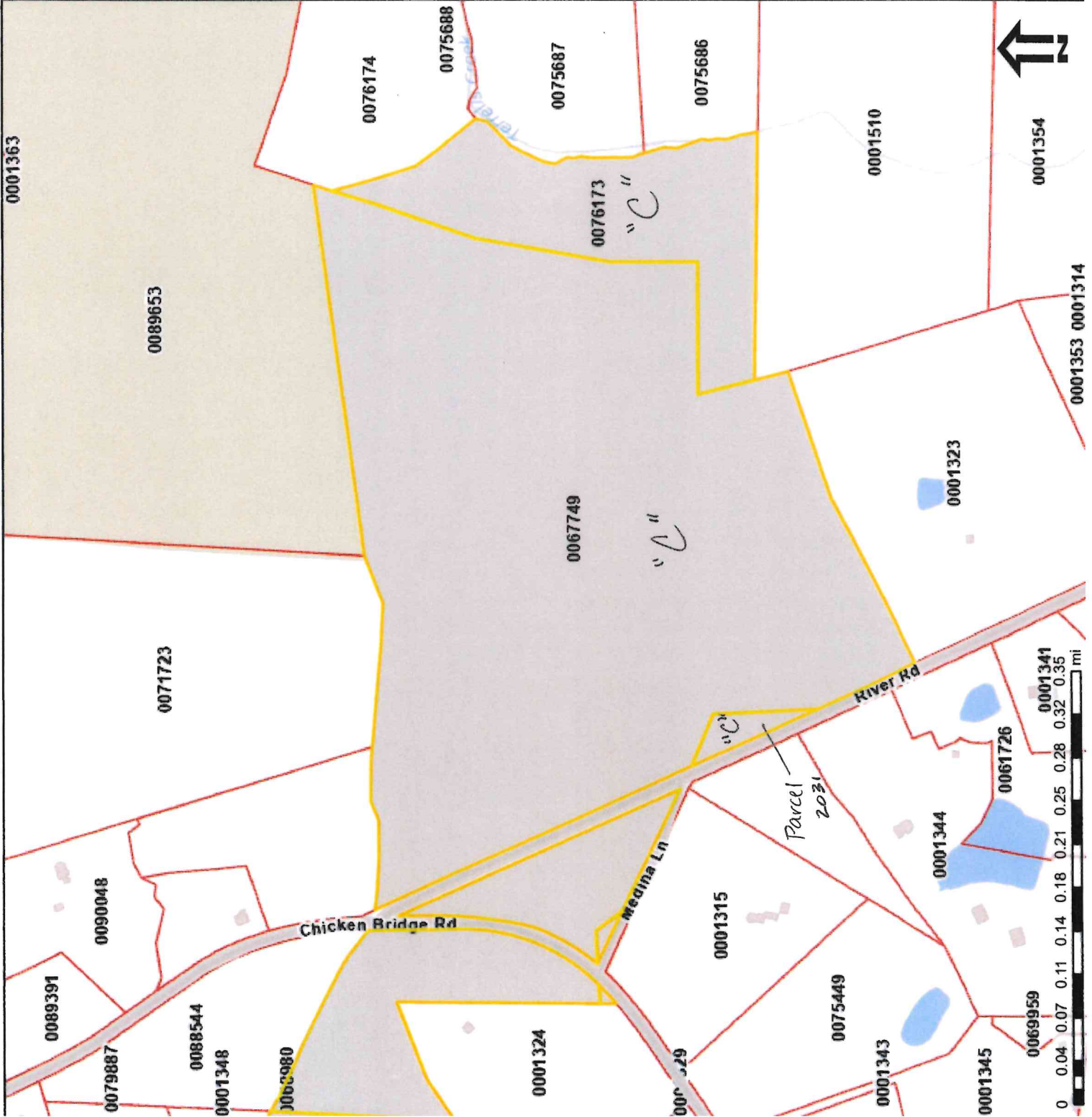
Parcels

Service Layer
Credits: General
Purpose: Chatham
County, Chatham
County GIS
Parcels Pop-Up:
Road Labels:
Esri., Inc., City of
Naperville, Illinois
Land Reference:



Exhibit D

Chatham County web map



RoadCenterlines_9K

Road Class	Symbol
Major Arterial	Thick grey line
Minor Arterial	Thin grey line
Parcels	Red outline

Service Layer
Credits: General
Purpose: Chatham
County, Chatham
County GIS
Parcels Pop-Up:
Road Labels:
Esri, Inc., City of
Naperville, Illinois
Land Reference:

