

# SOUTH CREEK

Dogwood Acres Dr & Hwy 15/501  
Chapel Hill, NC 27516

Rare Outparcel Opportunities on Hwy 15/501 in  
Rapidly Growing Area of Chapel Hill

## PROPERTY HIGHLIGHTS

- » Outparcels ranging from 0.92 to 1.94 acres
- » Prime opportunity for bank, QSR, coffee, and medical office users
- » Positioned at a signalized intersection adjacent to South Creek, a mixed-use development currently under construction that will include 650 residential units
- » Dense residential communities surrounding the site including Southern Village with over 1,100 existing units
- » Opportunity to serve a broad trade area along heavily traveled Hwy 15/501, the connecting corridor between downtown Chapel Hill and Pittsboro
- » Ability to tap into a high-income demographic with an average household income exceeding \$217,000 within a 1-mile radius
- » Pads to be delivered rough graded with utilities stubbed to premises and stormwater in place

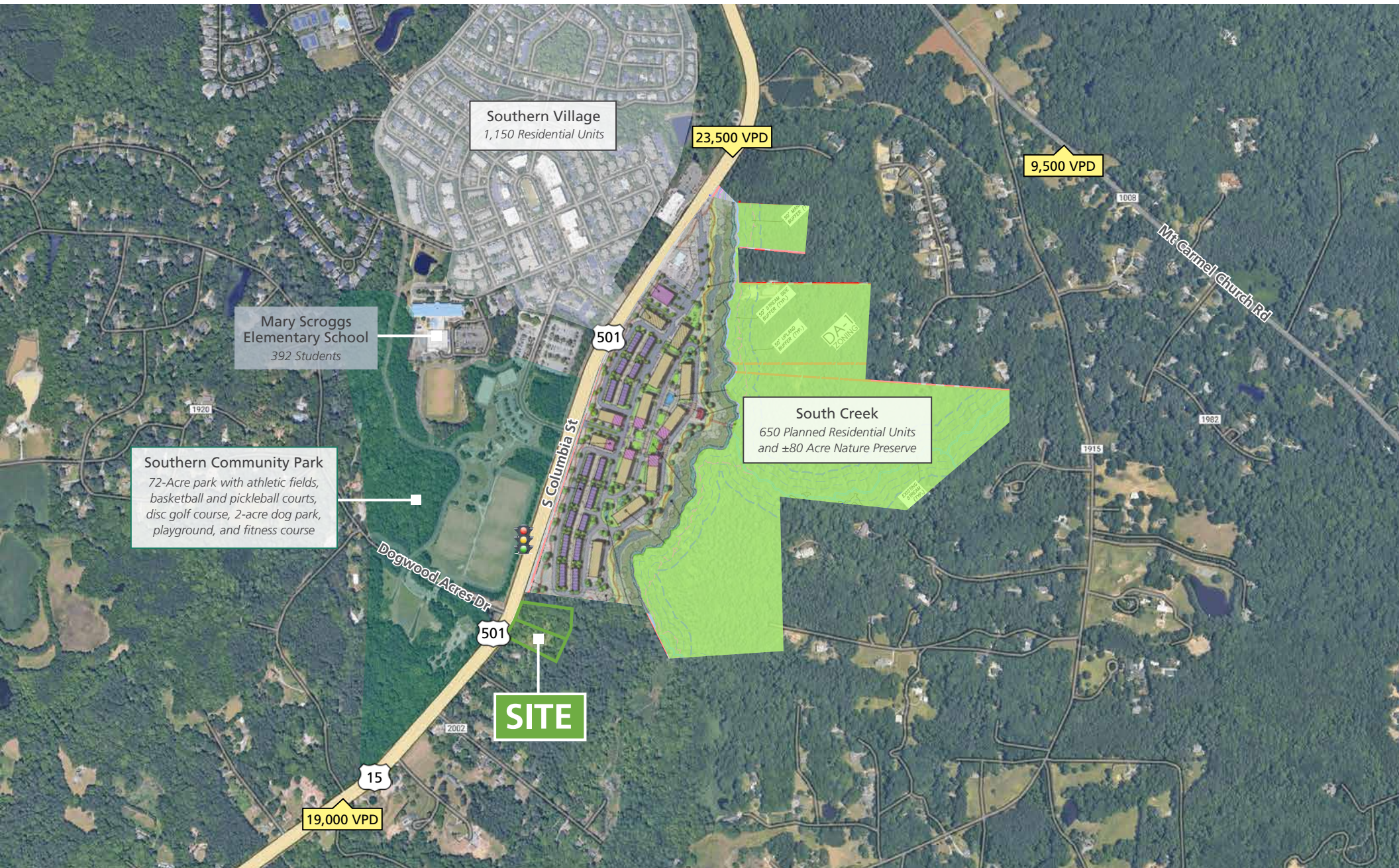


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RETAIL ADVISORS



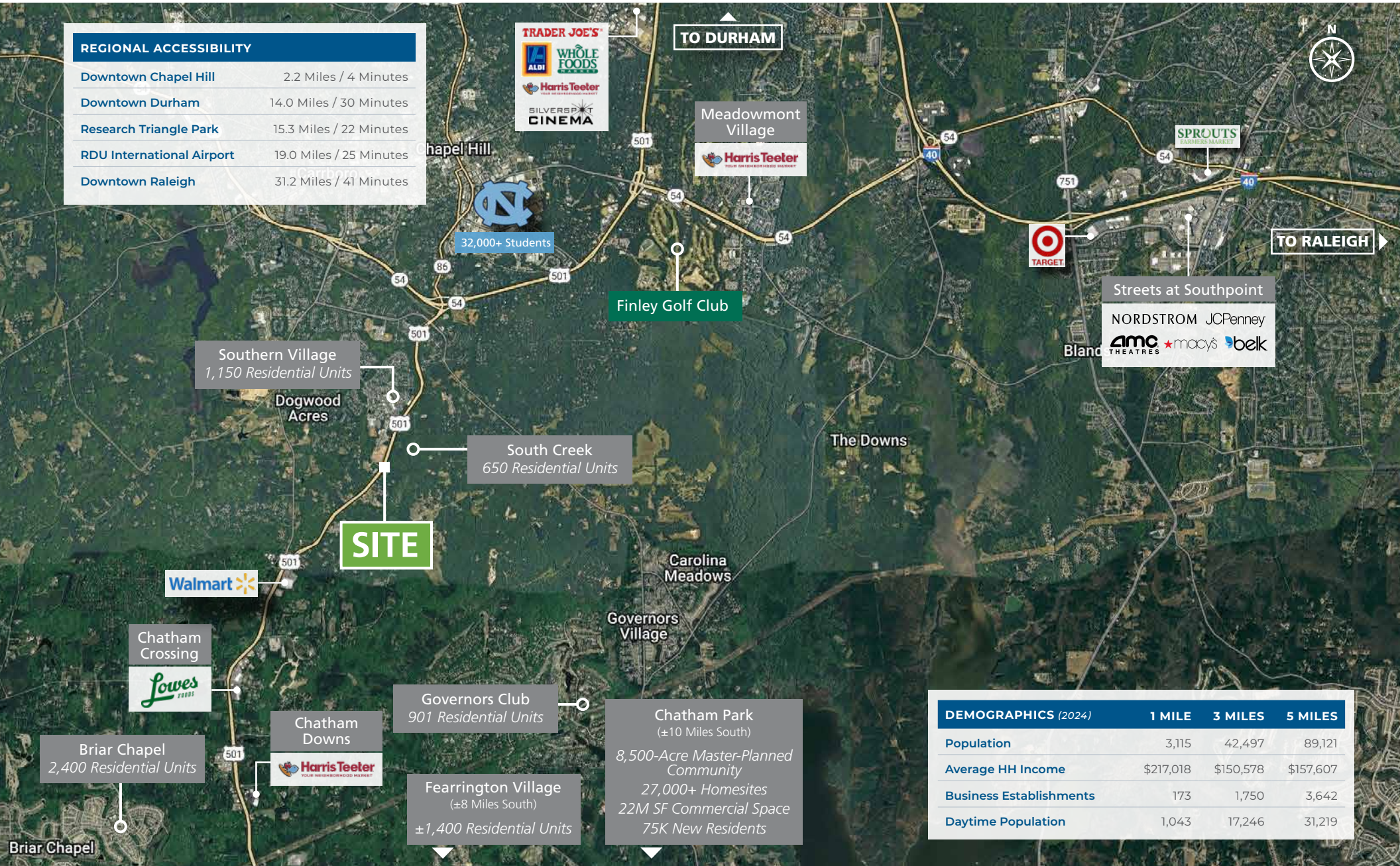
# SURROUNDING AREA Growing Residential Corridor





# TRADE AREA Chapel Hill Snapshot

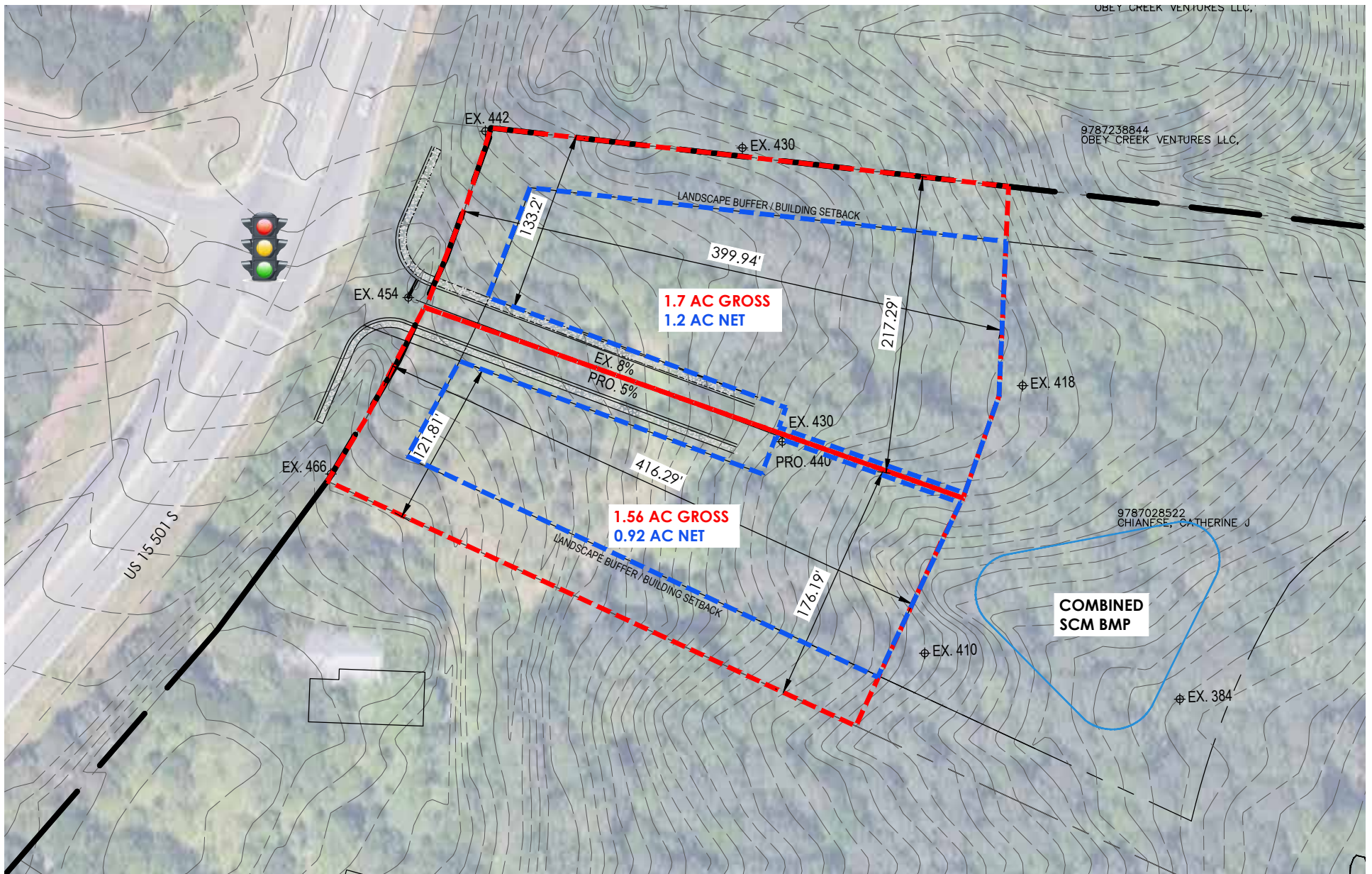
REGIONAL ACCESSIBILITY	
Downtown Chapel Hill	2.2 Miles / 4 Minutes
Downtown Durham	14.0 Miles / 30 Minutes
Research Triangle Park	15.3 Miles / 22 Minutes
RDU International Airport	19.0 Miles / 25 Minutes
Downtown Raleigh	31.2 Miles / 41 Minutes



DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
Population	3,115	42,497	89,121
Average HH Income	\$217,018	\$150,578	\$157,607
Business Establishments	173	1,750	3,642
Daytime Population	1,043	17,246	31,219



# SITE PLAN Preliminary Pad Boundaries





# SOUTH CREEK PAD OPPORTUNITIES

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