



FOR SALE

POWELL PLACE HOTEL SITE

Spectacular site in Chatham
County approved for a 120 room
hotel located at the intersection
of US HWY 64 & 15-501

\$1.2 MM

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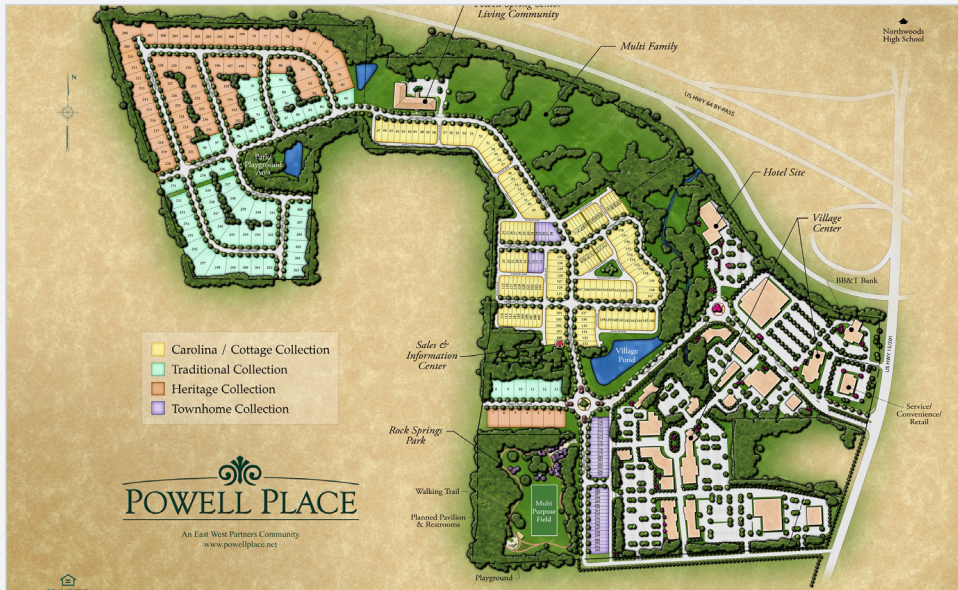
SITE SPECIFICATIONS

Acreage	± 6.1 Acres
Approved	120 Room Hotel 5 Stories 122 Parking Spaces
Zoning	MUPD (Multi Use Planned Development)
County	Chatham



LOCATION

Pittsboro is ideally situated only 16 miles from Chapel Hill, 25 miles to North Carolina's Research Triangle Park and 32 miles to Downtown Raleigh. Pittsboro is the Seat of Chatham County and one of the fastest growing regions in the state. Located in a serene setting with mature, lush landscaping, the Powell Place hotel site is just minutes from Jordan Lake is adjacent to the State's newest designated natural area along the Haw River providing families and young professionals multiple recreational activities



Source: Powell Place, www.mosaicatchatham.com

AREA DEVELOPMENT

Chatham Park is a Planned Development District located in Chatham County. The five village planned development features more than 2,000 acres of open space. Residential homes will be priced between \$250,000 and \$400,000. In addition, the planned district will be developing office buildings, schools and a green-way in the area.

The Mosaic is a 350-acre community and the gateway into Chatham Park. The community will include a \$800 million mixed-use development. The proposed plan will provide 335 apartment homes, 88,000 SF of office space, recreational and civic facilities as well as an educational setting for children and adults.

Chatham Park is expected to deliver 99,000 jobs to the triangle over the next 40 years and 61,000 locally in Chatham County. With Research Triangle Park's high demand and low inventory, the developers of this district plan to focus on promoting tech/bio-tech firms to compliment and anchor the business growth throughout the Triangle.



Source: Fearrington Village, Pittsboronc.gov

TOWN OF PITTSBORO

Situated in the heart of Chatham County is Pittsboro, NC. The town is the county seat for Chatham County and home to the county government, one of the top employers of the area. While the town has seen an increase in its population due to the residential growth in the eastern part of the county it has managed to keep its small town values and strong sense of community, attracting more to move to the area.

The town of Pittsboro is made up of a diverse group of residents including artists, farmers, merchants and students. Its centralized location allows easy access to residents who commute around the triad area. It is 16 miles to Chapel Hill, 25 miles to Research Triangle Park, and 32 miles to Raleigh. Recreationally, it's situated a short drive to Jordan Lake State park and adjacent to one of North Carolina's picturesque Haw River.

Pittsboro is the home to many popular North Carolina sights including Carolina Tiger Rescue, Fair Game Beverage Company, Chatham County Historical Museum, Farm Boy Farms, Fearrington Village, SilkHope Winery and Small Museum of Folk Art.

Chatham County

HISTORY



Originally part of Orange County, Chatham County, was established in the late 1700's in the state of North Carolina. Haywood was Chatham's second town. Moncure was recognized in 1871, thirteen years later, the opening of the Cape Fear and Yadkin Valley Railroad through western Chatham resulted in the development of the towns of Goldston, Bear Creek, Bonlee, and Siler City establishing Chatham County's geographical presence.

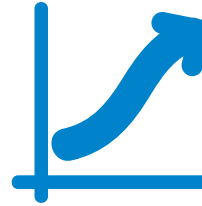
RESIDENTS



Residents of Chatham County are devoted to the area. The affordable land as well as assortment of residential landscapes, from historically preserved homes and farms to townhomes and planned communities attract residents and keep veterans in the area. About 36% of the population have their bachelors' degree or higher, which is higher than the state and national average. With a unique history in manufacturing and small town culture, its residents find it difficult to locate elsewhere.

Source: Fearrington Village

GROWTH



Chatham County is located between Research Triangle Park and the Piedmont Triad area, allowing businesses to prosper and reach across all urban areas within an hour drive. The county has four-lane highways and easy access to a rail systems as well as two international airports. Through the years the county has become more and more business friendly by offering lower costs of doing business and providing a highly trained and educated workforce. The county supports its top employers and revenue drivers which include software developers, bio fuel research and production, antique shops and art galleries.



Demographics

POPULATION: 2017	1 MILE	3 MILES	5 MILES
Total Population	824	6,614	11,904
Female Population	380	3,181	5,790
Male Population	444	3,433	6,115
Population Median Age	46.3	46.1	46.1
Bachelor's Degree	22.9%	21.7%	22.1%
Employed Civilian Population 16+	86.1%	91.0%	93.3%
% White Collar	60.1%	62.2%	62.9%
% Blue Collar	11.8%	18.5%	19.5%
INCOME: 2017	1 MILE	3 MILES	5 MILES
Average Household Income	\$62,337	\$68,469	\$73,494
Median Household Income	\$53,743	\$55,240	\$57,550
Per Capita Income	\$29,404	\$29,626	\$30,950
Avg Income Growth 2017-2022	1.01%	1.64%	1.99%
HOUSEHOLDS: 2017	1 MILE	3 MILES	5 MILES
Households	382	2,734	4,909
Average Household Size	2.08	2.33	2.36
Household Growth 2017-2022	2.77%	1.06%	0.79%
HOUSING UNITS: 2017	1 MILE	3 MILES	5 MILES
Occupied Units	720	2,943	5,306
% Owner Occupied Units	59.0%	67.8%	70.5%
% Renter Occupied Units	31.9%	25.1%	22.0%
% Vacant Housing Units	9.0%	7.1%	7.5%

Source: ESRI.com

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