

Tract A Chicken Bridge Road, Pittsboro

\$ 2,250,000

69+/- 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.



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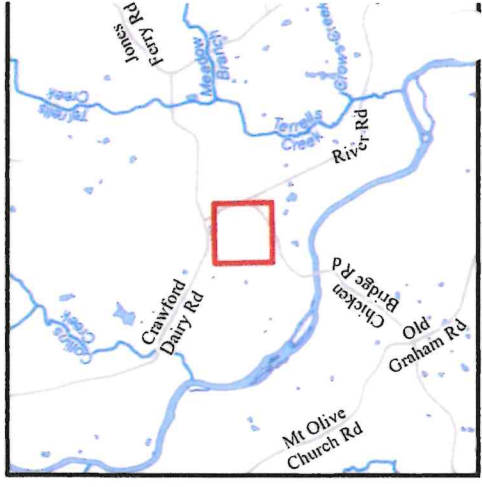
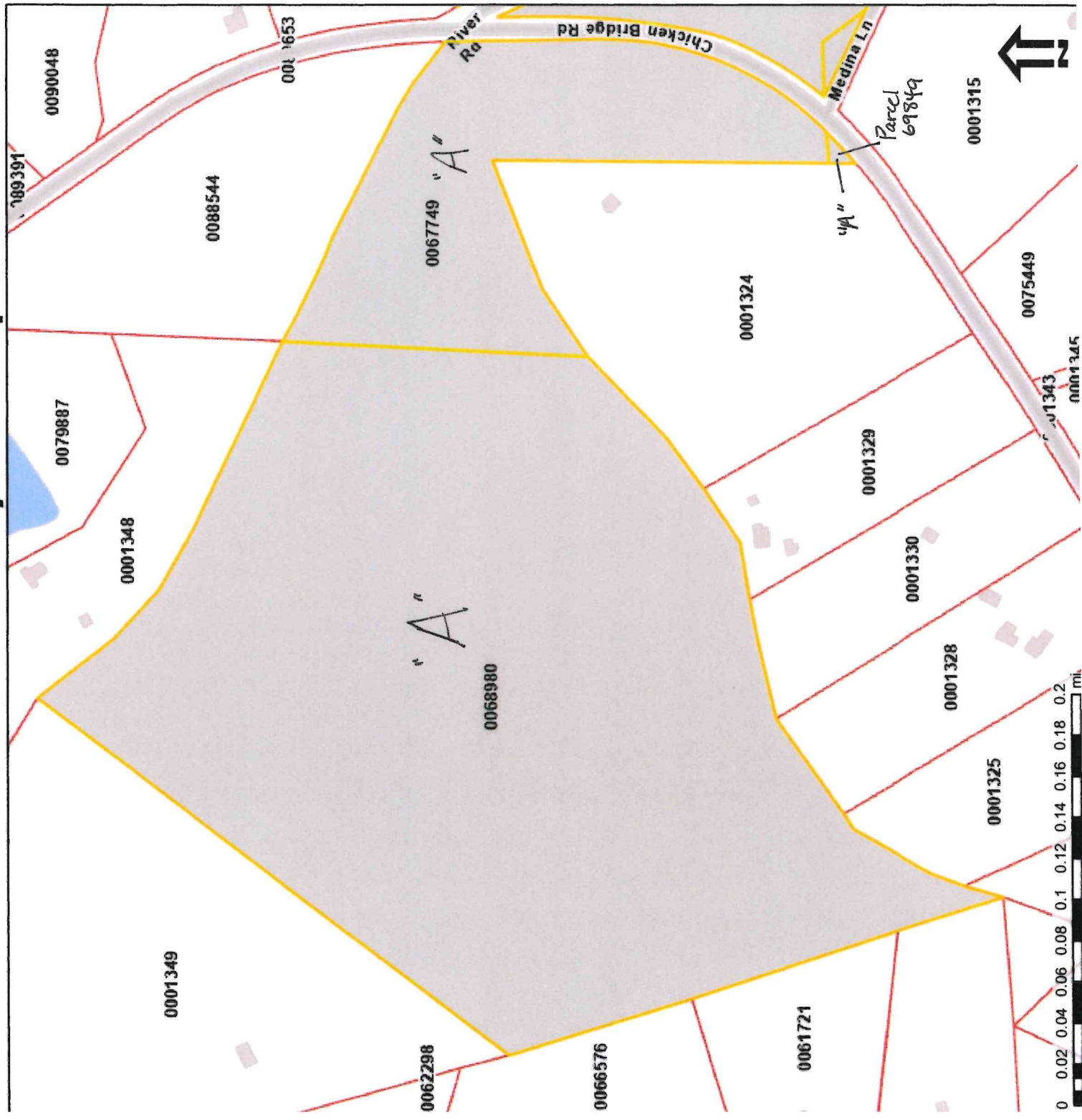


Additional Acreage Available:

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.

Exhibit B

Chatham County web map



RoadCenterlines_9K

Road Class	Major Arterial	Minor Arterial	Parcels

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



Chatham County web map *Exhibit C*



RoadCenterlines_4K

Address Points

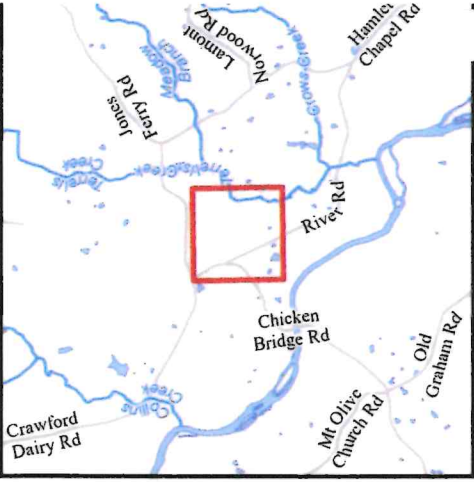
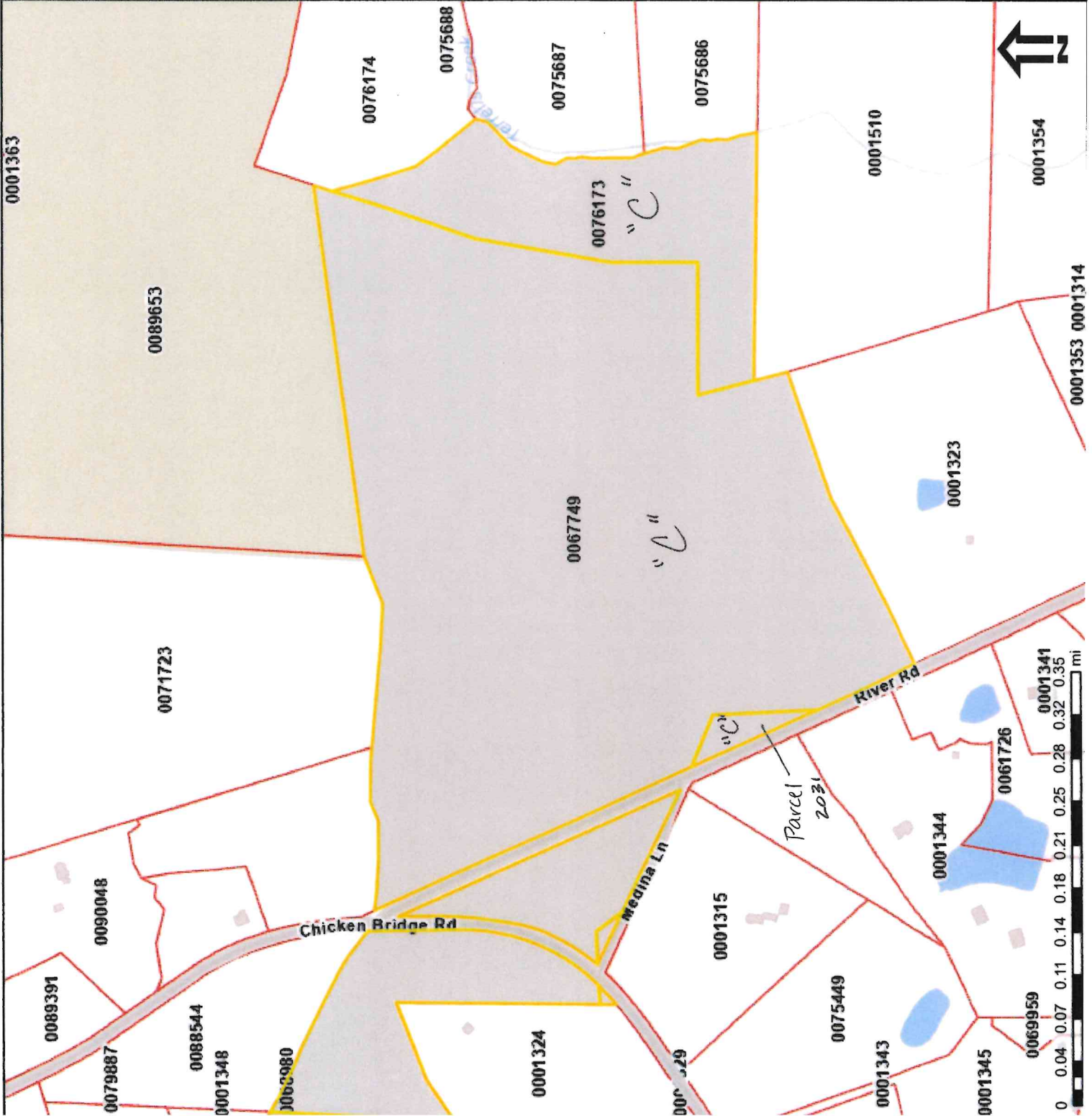
Parcels

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	
Major Arterial	
Minor Arterial	
Parcels	

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

