

ERWIN RD RESIDENTIAL DEVELOPMENT

±2.64-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

271 ERWIN RD CHAPEL HILL NC 27514



Coremark
PROPERTIES



EXECUTIVE SUMMARY

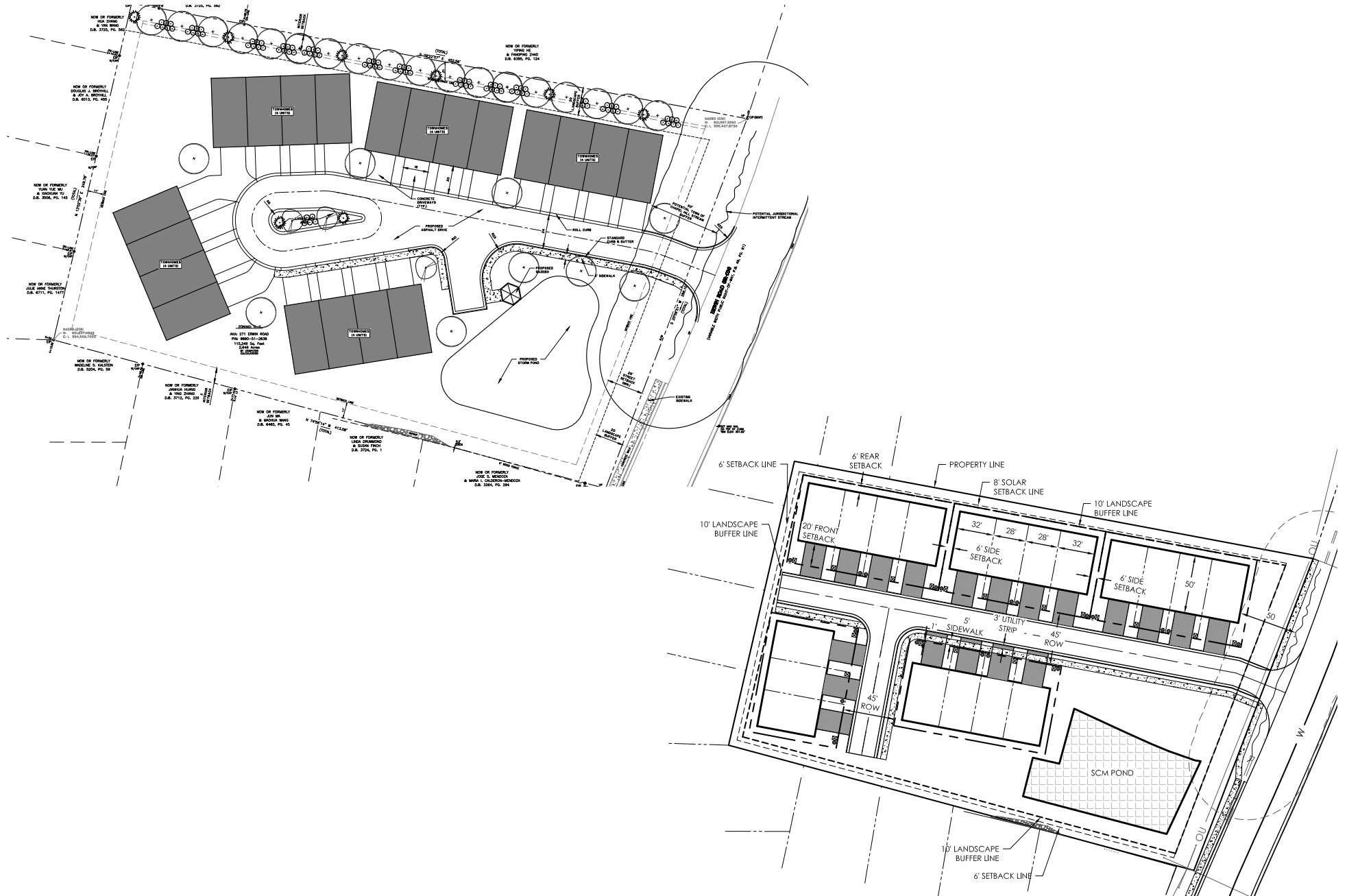
Positioned in Chapel Hill's desirable Erwin Road corridor, Erwin Rd Residential Development presents a ± 2.64 -acre residential development opportunity with water and sewer utilities available. The site is currently zoned R2, allowing 2–4 units per acre, with a future land use designation of Medium Residential supporting 4–8 units per acre. With proximity to established neighborhoods, UNC Health, retail amenities, and major Chapel Hill/Durham corridors, the property offers strong potential for a residential concept subject to applicable approvals.

ADDRESS	271 Erwin Rd, Chapel Hill, NC 27514
PROJECT STATUS	Residential Development Opportunity
ZONING	R2 — 2–4 Units Per Acre
PIN NUMBER	989051238
PRICING	Call for Pricing

PROPERTY HIGHLIGHTS

- ± 2.64 -acre residential development opportunity
- Located along Erwin Road in Chapel Hill
- Current R2 zoning allows 2–4 units per acre
- Medium Residential future land use: 4–8 units per acre
- Water and sewer utilities available
- Two conceptual site plan options provided
- Proximity to UNC Health, retail, and area amenities
- Convenient access to Chapel Hill and Durham corridors

SITE PLANS



I LOCATION MAP

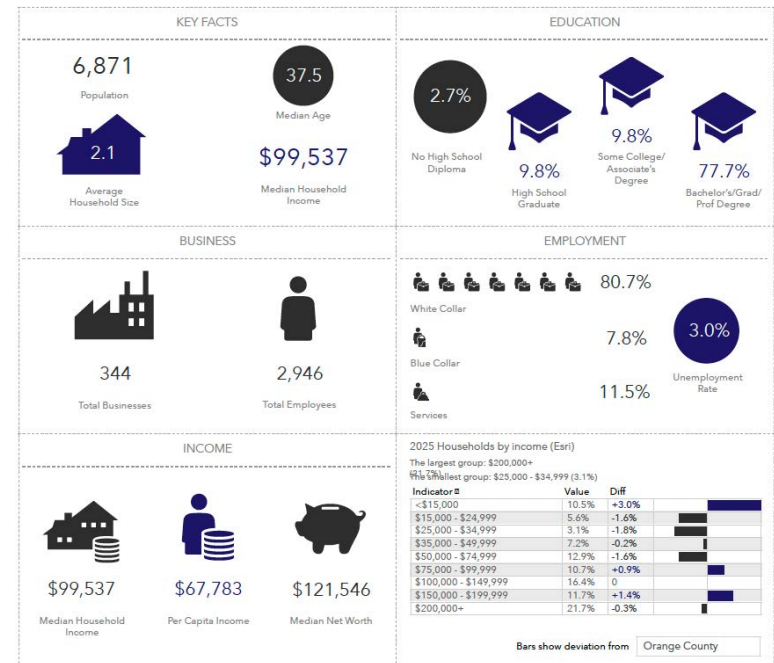
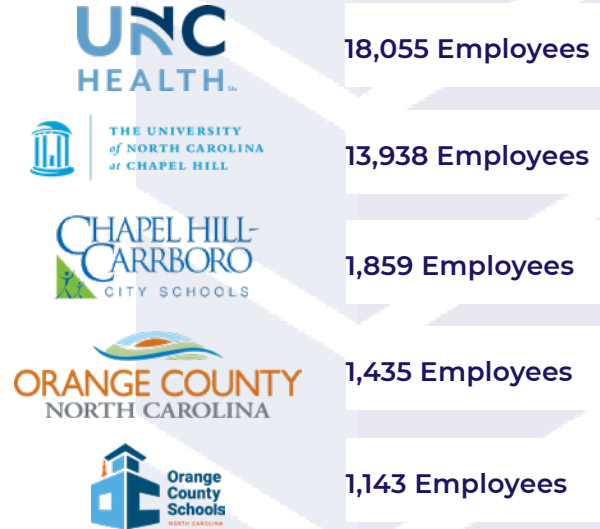


I DEMOGRAPHICS & EMPLOYERS

2026 Summary	1 MILE	3 MILE	5 MILE
Population	6,871	51,560	132,010
Households	3,188	23,339	55,261
Families	1,843	12,280	28,668
Average HH Size	2.15	2.18	2.20
Owner Occupied Housing Units	1,429	9,751	26,284
Renter Occupied Housing Units	1,759	13,588	28,977
Median Age	37.5	36.5	33.2
Median HH Income	\$99,537	\$98,874	\$96,634
Average HH Income	\$148,945	\$151,704	\$146,552

2030 Summary	1 MILE	3 MILE	5 MILE
Population	6,723	56,249	137,844
Households	3,171	25,925	58,783
Families	1,817	13,567	30,195
Average HH Size	2.11	2.15	2.17
Owner Occupied Housing Units	1,474	10,118	26,847
Renter Occupied Housing Units	1,697	15,807	31,935
Median Age	39.1	37.6	34.2
Median HH Income	\$113,596	\$112,989	\$109,511
Average HH Income	\$165,095	\$166,217	\$161,332

TOP 5 EMPLOYERS





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