



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

James W Woods Jr. Trust Tracts Orange County, NC

58.74 +/- Acres
Price - \$1,300,000

Prime property for residential development in highly sought-after Chapel Hill – Carrboro school district. Rare opportunity for tracts of this size to come available. Excellent road frontage, access from two public roads, great topography, soils appear to be suitable for septic. Predominantly wooded property with small pond. Adjoins Triple Crown Estates to the south, with average home sale price of over \$1,100,000 and average DOM 64.

Property Information:

Address: Dairyland Road and Marion Ford Road
City: Chapel Hill, NC 27516

Legal Information:

Parcel ID: 9850849542 and 9850931668
Deed: DB 2294, PG 532
PB: 18, PG 150, Tracts one and three
Tax Value: \$1,150,721.00
2017 Taxes: \$214.69 Under timber deferment.

Located approximately 6 miles to Chapel Hill, 7.2 miles to UNC, 35 miles to Raleigh and 22 miles to Durham, this property offers country style setting and easy access to schools, shopping and medical facilities.

Directions: From intersection of I-40 and New Hope Church Rd, travel 1.5 miles west on New Hope Church Rd, which changes to Arthur Minnis Rd, continue 1.9 miles to left on Rocky Ridge Rd travel for 1.0 miles to left onto Dairyland Rd and travel 1.22 miles to property on right. Look for sign.

General Information

Best Use: Residential Development/Estate Living
Current Use: Timber/Vacant
Topography: Rolling
Access: Over 1,272 feet of road frontage on Dairyland Road
Zoning: Rural Buffer

Listing Information

This property is being marketed by:
TMM Real Estate, LLC
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