MLS #: 2461668	Status: ACTIVE		LAND

37 E Cotton Road   Unit#:   / Lot#: 0

Pittsboro   , NC   27312   (City Limits Of):

Subd: Not in a Subdivision   / **Nghbd:**

Possession: At Time Of Closing

Special Conditions   No Special Conditions

M **DOM:** 282   **LP:** $300,000
CDOM: 282 **SP:**
Financial Concessions

Contingent Addendum
Contract Date

Est/Closing Date

Virtual Tour

Remarks

This corner lot has commercial potential. Highway 15/501 (SR 1712) NC DOT traffic count of 10k - 20k daily. Between Pittsboro/Chatham Park and Chapel Hill/Briar Chapel. Directly across from Hamlets Chapel Road (SR 1525). Ideal for Office/Institutional or Small Business Ventures. Seller willing to consider offers contingent upon approval of use. Relatively flat. Strong line of sight. No municipal sewer at this facility. Private septic system required.

Measurements- Lot

Lot Size: **0.996**	Lot Dim: **107x101x213x148x278**
Approx Lot SqFt: **43,386.00**	Total HOA Dues:

Lot Information

Road Frontage	107	**Perk Test**	No
Cleared Acres		**Perk Test Date**	
Wooded Acres	0.99	**Water/Sewer Fee**	
Price per Acre	301,204.82	**# of Beds Yielded**	
Location			

Deed Restrictions None
Restrictive Covenants No

Directions

At Pittsboro roundabout, N on Hillsboro Street/Hwy 15-501 approx 5.8 mi, R onto East Cotton Road, property is on left at corner of 15-501 and East Cotton Road.

School Information

El 1: **Chatham - Perry Harrison**   El 2:
Mi 1: **Chatham - Margaret B Pollard**   Mi 2:
Hi 1: **Chatham - Seaforth**   Hi 2:

General Information

Year Built: New Construction: Est Fin Date:
Builder Name: Ownership:
          Prim Res:
Property Leased: **No**   Month to Month: Lease Expires:

Public Data, Taxes, Financing

Tax Value: **$31,374.00**   Tax Rate **0.77300**
Zoning: **R-1**   Inside City: **N**
Financial Comments
          Oil/Gas Rights Severed?
          No

Features

Restrictions No Restrictions	**Vegetation** Other
Road Description Street Paved	**Water Supply** County On Site
Road Frontage Description Has Frontage	**Waterfront Type**
Sewer/Septic Need Septic	**Water Body Name**
Topography Level	**Waterfront Access**
Utilities Electricity Available	**ApxWtrFrtg**