

PICKETT
SPROUSE
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

OAKDALE VILLAGE

Neighborhood Center in Hillsborough, NC



RETAIL SITE
(phase II land)



OAKDALE VILLAGE

Neighborhood Center in Hillsborough, NC

Oakdale Village is a neighborhood center located at the corner of Churton Street (Old NC 86) and Oakdale Drive in historic Hillsborough, NC. Conveniently located south of Interstate 85 (Exit 164) and just north of Interstate 40 (Exit 261) and the new UNC Hospital facility at Waterstone. Zoned as Entrance Way Special use, the site has been rough graded with retaining walls and landscape buffers in place. All utilities are to the site, with significant finished parking and lighting. Required road improvements, made by original developer (turn lanes and signalized intersection), are in place. Additional traffic and road improvements are thought to be “unlikely”.



Link to aerial video - <https://youtu.be/dgAldFE3s64>

Phase II
± 5.5 acres
\$2,500,000

FOR MORE INFORMATION CONTACT
Mark O’Neal (919) 287-3051
mark.oneal@westandwoodall.com
Robert Sprouse (919) 493-0395
robert@pickett-sprouse.com

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Orange County, NC GIS

Oakdale Village



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CONTACT

Robert M. Sprouse, MAI

Mark O'Neal, CCIM

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DEMOGRAPHICS—2020

	1 MILE	3 MILES	5 MILES
Estimated Population	4,302	17,465	27,048
Households	1,733	6,894	10,650
Avg Household Income	\$88,016	\$94,188	\$97,222

- 1,083 Residential units proposed at Collins Ridge
- 262 Single family and townhome units under construction in Waterstone
- 200 Townhome units under construction in Waterstone
- 233 Single family and townhome units under construction in Forest Ridge development on Business US 70
- 46 Single family units under construction in Fiori Hill
- 118 Townhomes proposed for Elfins Pond

2020 Traffic Count : 22,000 vehicles per day