
For Sale

HISTORIC CHAPEL HILL PROPERTY



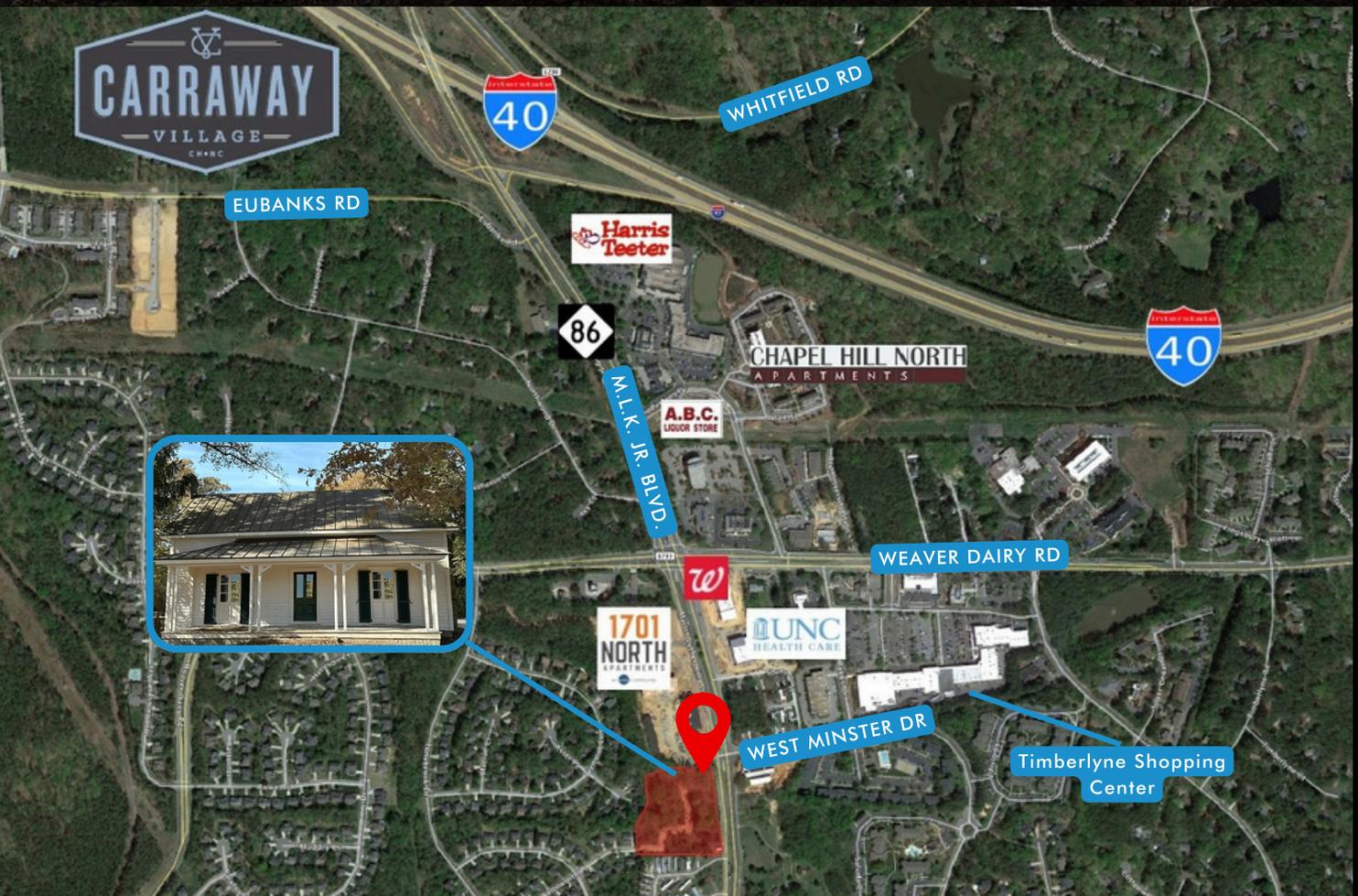
THE HOGAN HOUSE



THE HOGAN HOUSE



1641 MARTIN LUTHER KING JR BLVD



50051 GOVERNORS DRIVE
CHAPEL HILL, 27517
BOLDCRE.COM



LISTING AGENT
CHELA TU
919.260.7059
CHELA@BOLDNC.COM

HISTORICAL CHAPEL HILL PROPERTY FOR SALE

PROPERTY OVERVIEW

Preserved as part of the approved Charterwood Mixed-Use Development, the Hogan House occupies a prominent ~100 linear feet of frontage along Martin Luther King Jr. Boulevard. With the surrounding acreage redeveloped for higher-density residential and mixed-use uses, this 19th-century farmhouse was identified as a significant cultural resource and deliberately carved out as a standalone preservation element—visible, accessible, and distinct opportunity for adaptive reuse.

A preservation easement requires protection of the house, separating it from new construction and reinforcing its role as a living reminder of Chapel Hill’s agricultural past. The property benefits from upgraded access and infrastructure associated with Charterwood, fare-free Chapel Hill Transit routes, and location along the planned North-South Bus Rapid Transit corridor, positioning it at the center of current and future growth without being a redevelopment site itself.

The site sits 2 miles from the long-term expansion area of UNC-Chapel Hill’s Carolina North, a mixed-use district emphasizing research, innovation, housing, and transit-oriented development. Within this growth framework, the Hogan House stands apart—one of the few remaining historic structures along MLK—offering a rare opportunity for a preservation-forward steward to protect legacy and adapt the building for modern users.

ADDRESS	1641 Martin Luther King Jr. Blvd. Chapel Hill NC 27516
BUILDING SIZE	1,874 SF
LOT SIZE	0.24 AC
PARKING	10 spaces, ratio 5:1000
ZONING	MU-V
STYLE & CONSTRUCTION	2-story vernacular 19th century farmhouse. Wood frame construction on masonry foundation.
LIST PRICE	Contact Broker

PROPERTY HISTORY

The title to the Hogan House was transferred by the State Employees Credit Union to Preservation Chapel Hill (PCH) in early 2024. PCH has stopped the water intrusion, strengthened the foundation, replaced the leaking roof, repaired and painted the siding, and much more since receiving title to the House and grounds from SECU.



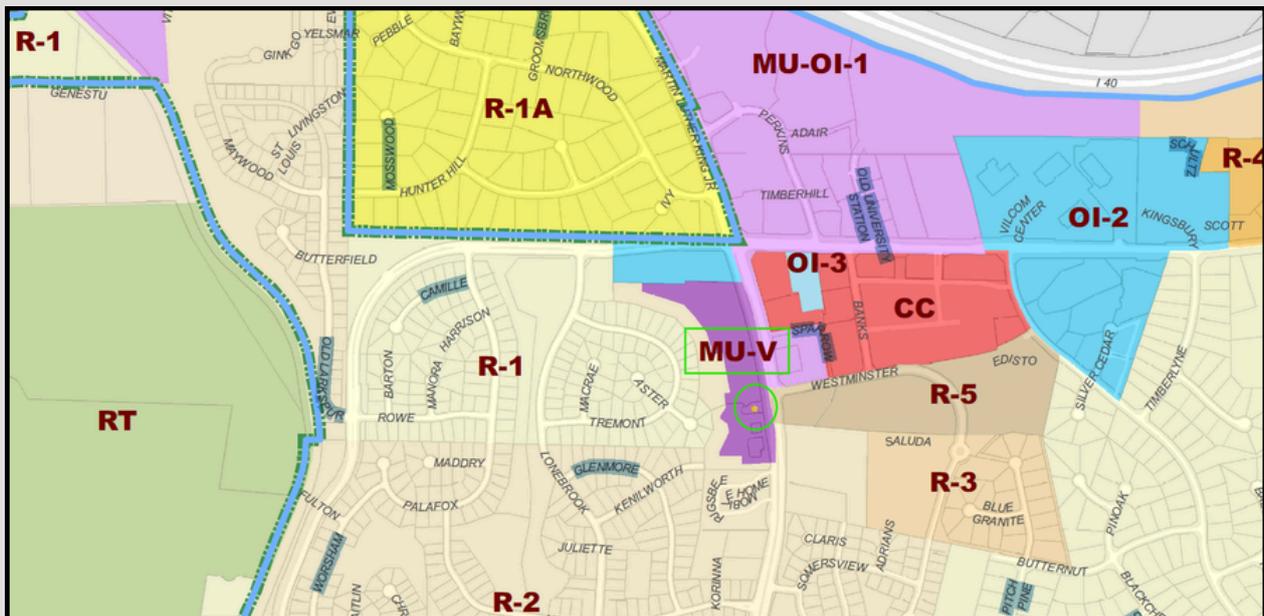
The house is a classic example of the late nineteenth century Piedmont farmhouse that once dotted the local landscape and represents a century-old agrarian lifestyle now vanished. The house remains but various structures on the site---barns, smokehouses, and other outbuildings are gone. Presumably built in the 1870's as a one room log cabin, the farmhouse tells the story of several generations of Hogans and Kirklands and embodies 150 years of history, including the social and racial dynamics of Chapel Hill. The Hogan House is listed as historically significant, and Preservation Chapel Hill has saved this historic structure from demolition by neglect.

Source: preservationchapelhill.org

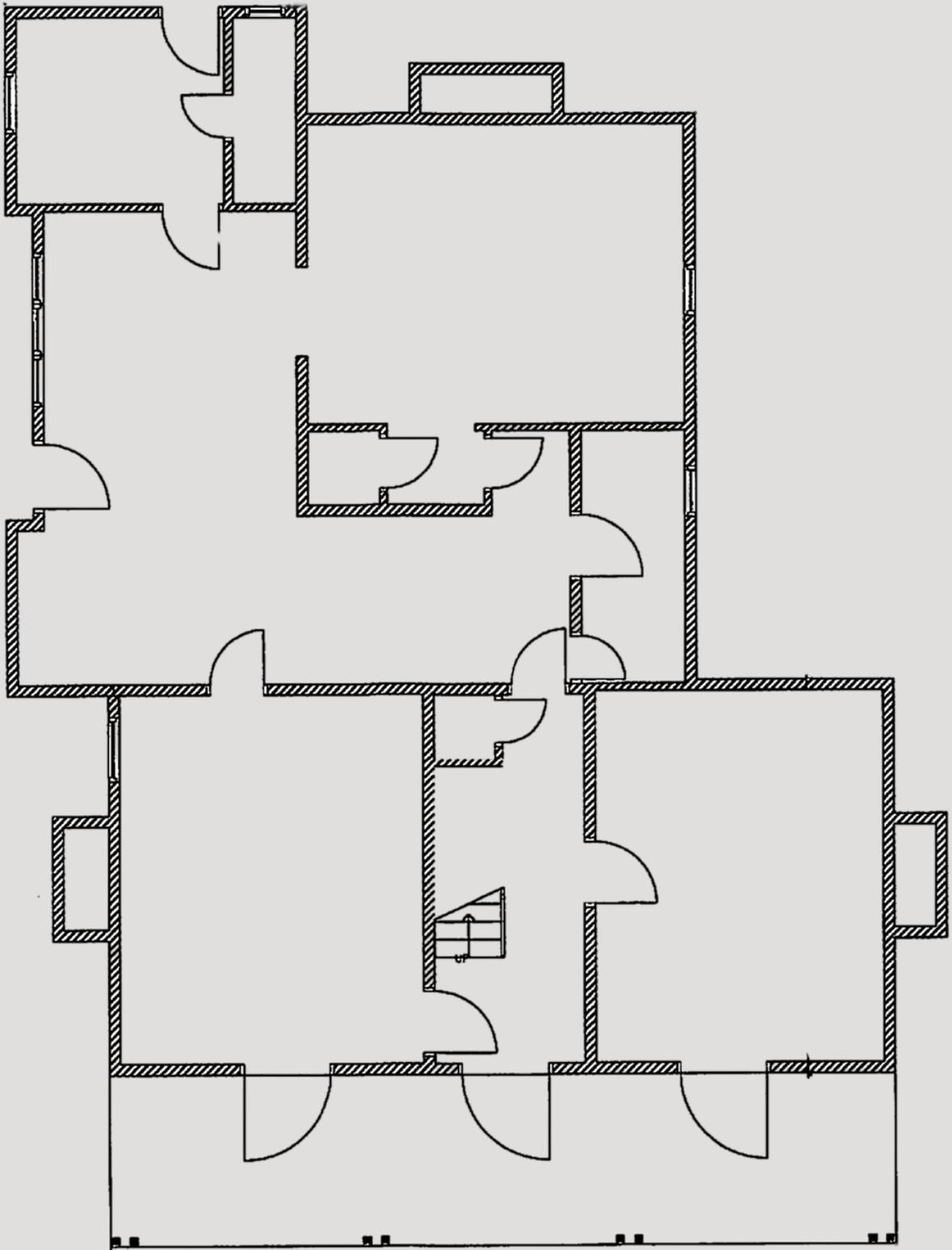
PROPERTY ZONING & USES

The property is zoned Mixed-Use Village (MU-V), allowing a mix of residential and low-intensity commercial uses including professional or administrative office, and retail storefront. While the site is associated with the Special Use Permit for the Charterwood Mixed-Use Development, that approval primarily provides planning context for the surrounding development; it is not intended to constrain adaptive reuse of the historic house itself.

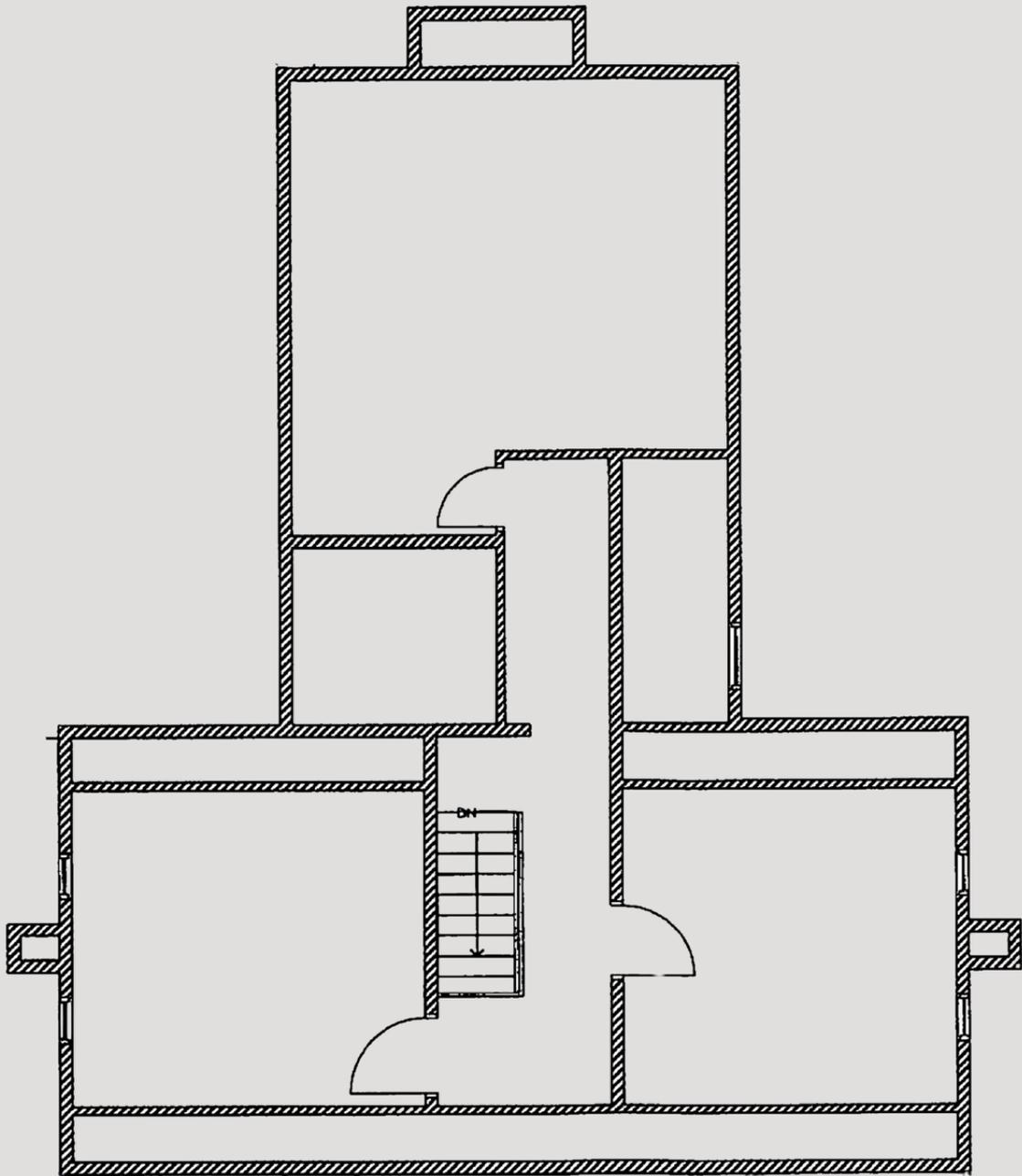
While the recorded historic preservation easement applies, there is flexibility for interior rehabilitation and reconfiguration. A buyer may also be eligible to pursue historic rehabilitation tax credits and related income tax incentives, depending on scope and compliance.



PROPERTY FLOOR PLAN - 1st



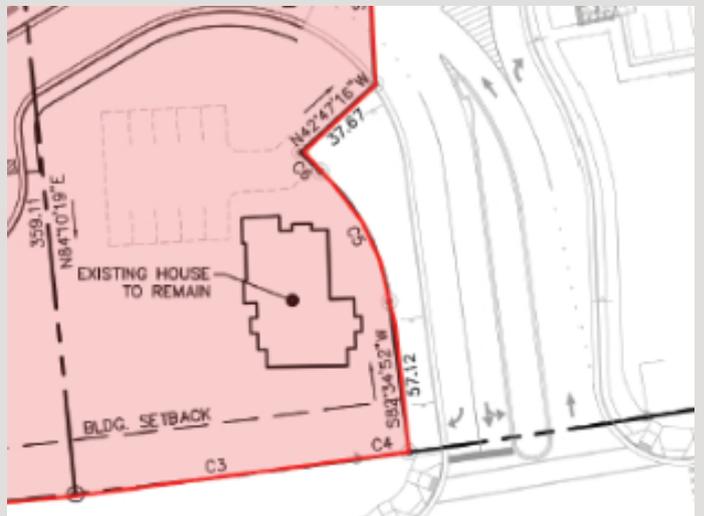
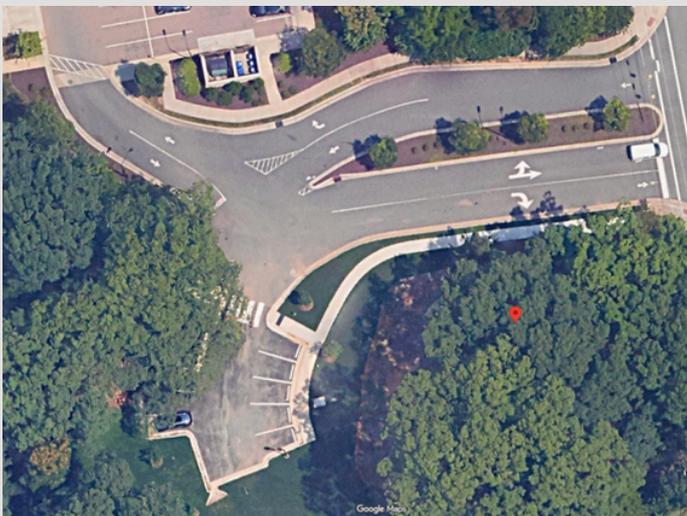
PROPERTY FLOOR PLAN - 2nd



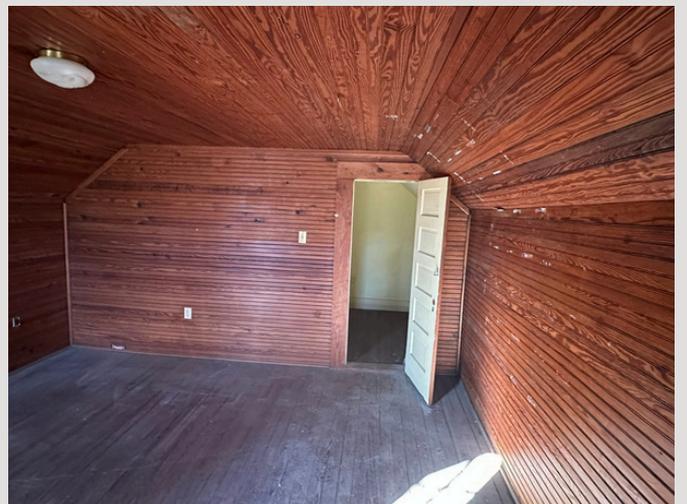
DEMOGRAPHICS

POPULATION	2 Miles	5 Miles	10 Miles
2024 Population	47,221	108,451	283,718
2029 Population Projection	44,335	103,603	286,123
HOUSEHOLDS	2 Miles	5 Miles	10 Miles
2024 Households	17,120	43,050	115,803
2029 Household Projection	15,878	41,116	117,057
Total Specified Consumer Spending (\$)	\$507.3M	\$1.5B	\$3.9B
INCOME	2 Miles	5 Miles	10 Miles
Average Household Income	\$95,487	\$119,981	\$113,355

PHOTOS



PHOTOS





Why Chapel Hill?

WE love it here...

- We're home to the oldest public university **and** the newest innovations in life sciences and clean tech.
- We have one of the country's largest free transit systems **and** some of the region's most connected greenways. We're
- committed to climate action and affordable housing **and** we're actively investing in those commitments. We come
- together for big-time basketball, old-fashioned barbecue, **and** world-class arts and culture.

<h1>#1</h1> <p>Public School District in NC</p>	<h1>#1</h1> <p>State for Business in 2025</p>
<h1>#4</h1> <p>Most Educated US Metro Area</p>	<h1>#6</h1> <p>US Metro for Tech Innovation</p>

YOU will love it here, too...

- You want access to top quality talent **and** a high quality of life.
- You want to get to the airport **and** have a great place to land.
- You want high-end offices **and** low-key places to relax after work.
- You want great spaces for client dinners **and** fun places for families.



We'd love to show you some office spaces & special places in Chapel Hill.
chapelhilleconomicdevelopment.org



CHELA TU, CCIM

SENIOR ASSOCIATE

M: 919.260.7059 | O: 919.883.5502

CHELA@BOLDNC.COM

WWW.BOLDCRE.COM

50051 GOVERNORS DRIVE STE A
CHAPEL HILL, NC 27517