

**Downtown  
Burlington**

**Town of  
Haw River**

# **164 Lot Townhome or 104 Single Family, Riverfront In-fill Development, Burlington NC**

**Qualified Opportunity Zone**

**Downtown  
Graham**

**FOR SALE: \$6,500,000.00**  
**Riverfront Development!**

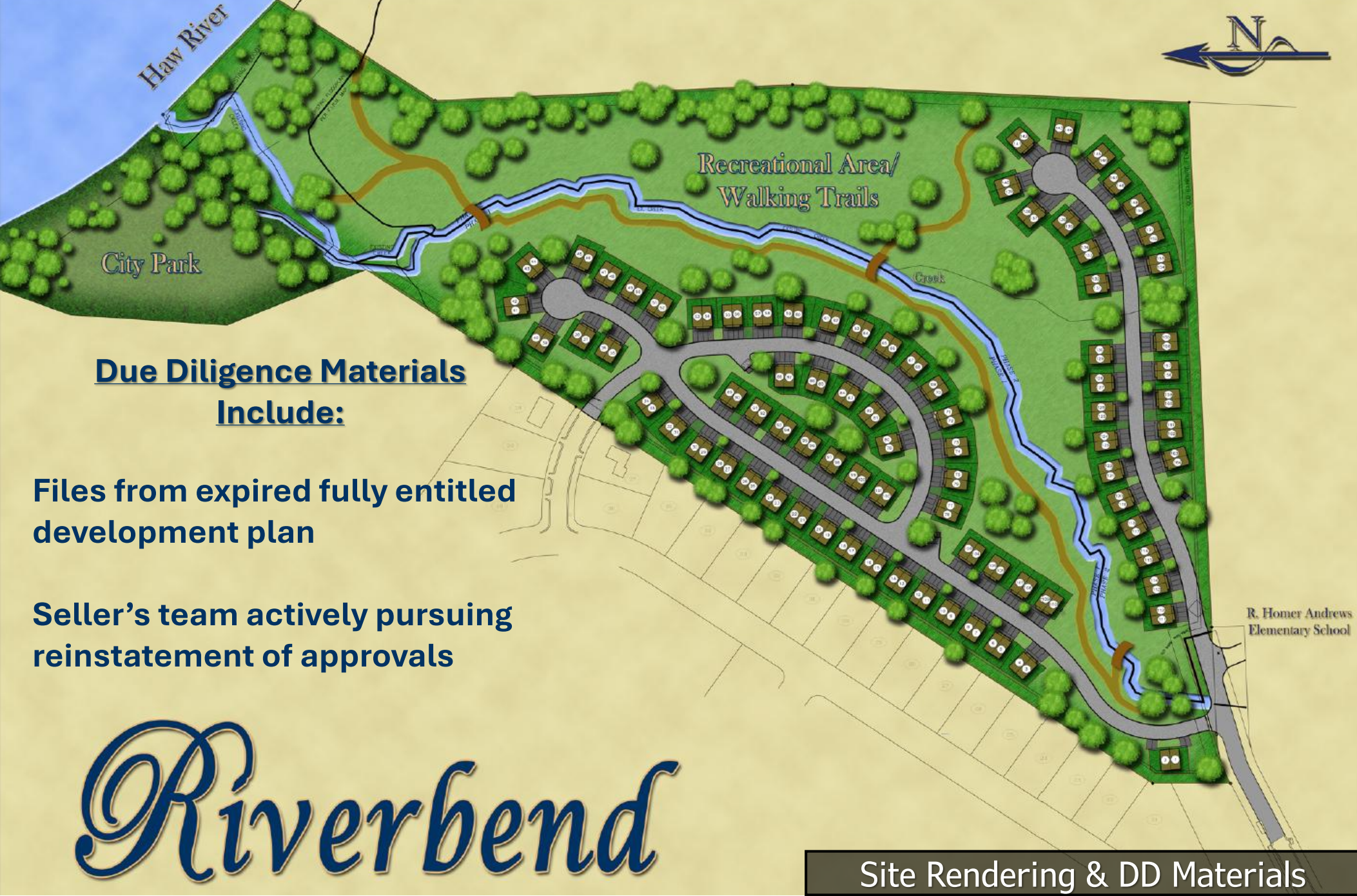
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**Tyler Mills**  
(919) 704-0101  
[Tmills@steelecommercial.com](mailto:Tmills@steelecommercial.com)  
867 Washington St. Raleigh  
Commercial Broker







**Due Diligence Materials**  
**Include:**

**Files from expired fully entitled development plan**

**Seller's team actively pursuing reinstatement of approvals**

# Riverbend

Site Rendering & DD Materials

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## LIFE AT RIVERBEND:

- **Walk to School** – Adjacent to Homer Andrews Elementary
- **Outdoor Lifestyle** – Bike, walk, or run the Greenway Trail
- **River Recreation** – Fish, kayak, paddle, or float the Haw River
- **Connected Location** – Minutes to Downtown Graham, Burlington, Mebane & Hillsborough
- **Regional Access** – Amtrak station in Burlington connects across NC
- **Convenient Travel** – Short commute to Raleigh & Greensboro airports



The Vision

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## Parcels

## Tax Info

GPIN# (State ID): 8885743428

PIN: 149562

Old Tax ID: 13-17-4

Parcel Site Address: MCKINNEY ST

BURLINGTON LAND HOLDINGS LLC  
C/O D ROBERT WILLIAMS JR ESQ  
5725 OLEANDER DRIVE STE C3  
WILMINGTON, NC 28403

## Owner Information:

DdAcres: 34.1

CalcAcres: 34.168473

Yr Blt: 0

Deed Ref: 2998 0773

Plat Ref:

Date Sold: 20110330

Amount Sold: \$0

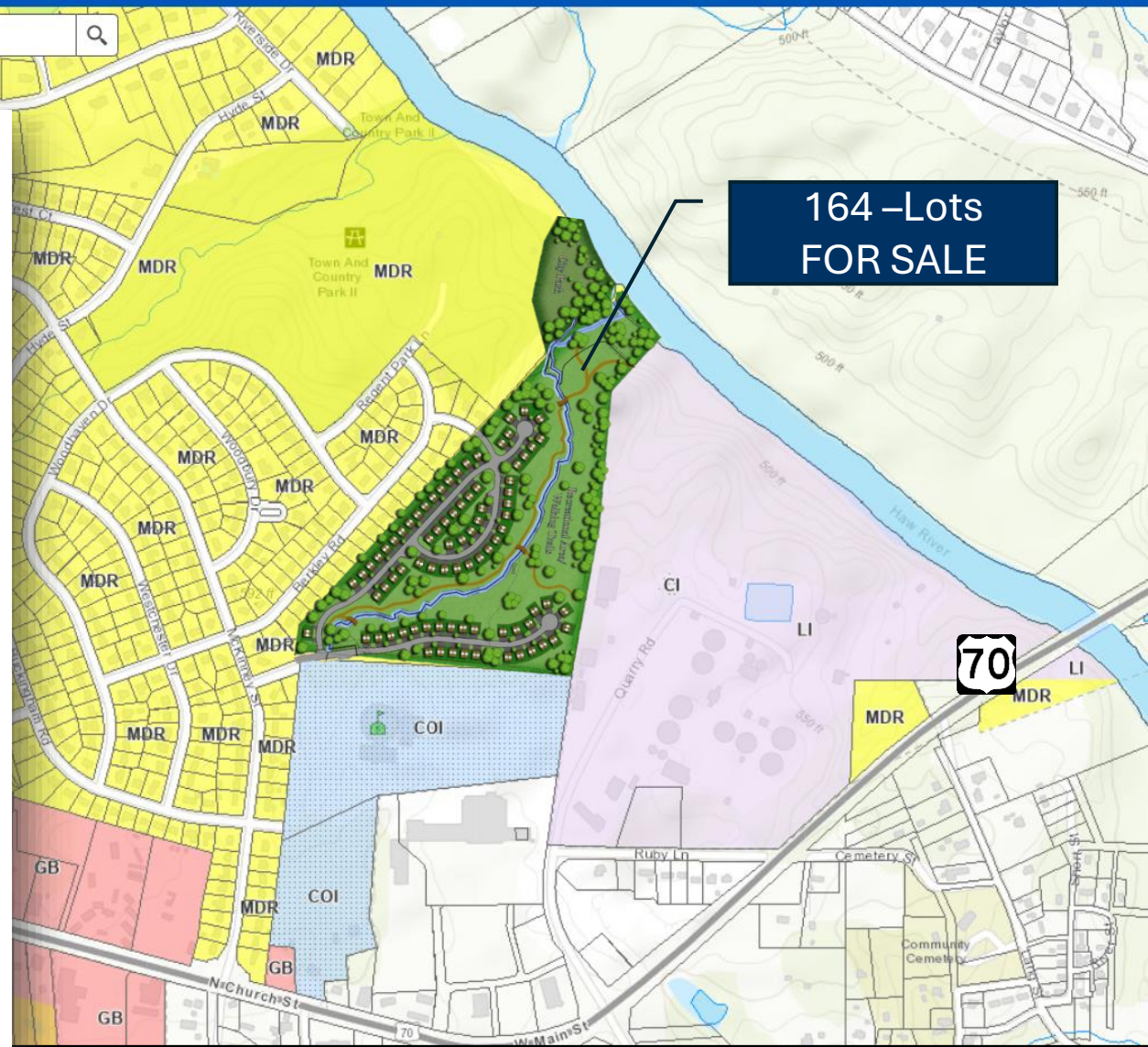
Tax Land Use: VACANT LAND 30-39 ACRES

Year Built: 0

Square Footage: 0

Subdivision: VA OFF MCKINNEY

Lot#: VA OFF MCKINNEY



## BURLINGTON &amp; ALAMANCE GIS(s)

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Data Provided by Burlington & Alamance  
GIS(s)

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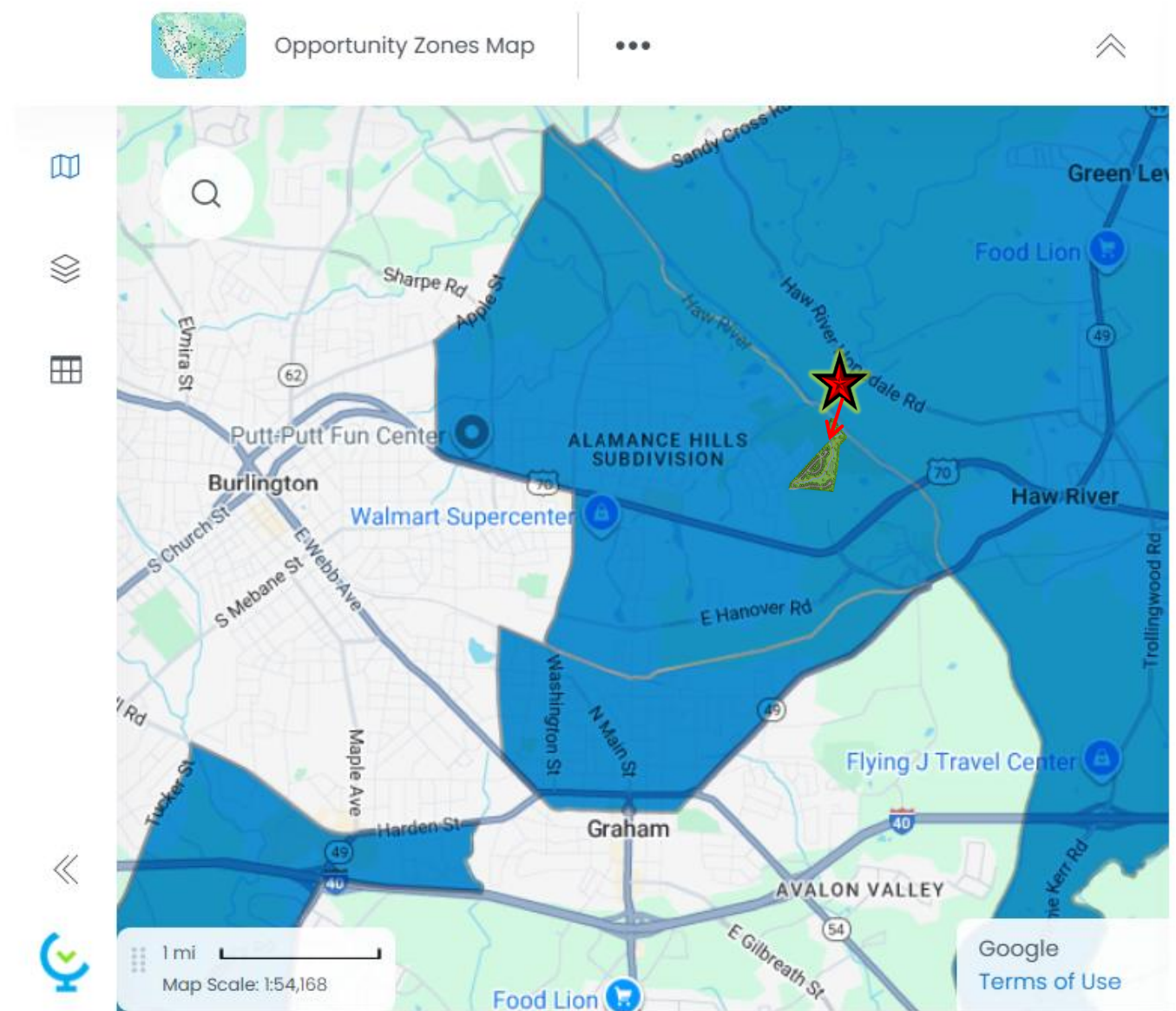


## Developer Benefits – Opportunity Zone (Tract 37001020300, Burlington NC)

- **Capital Gains Deferral** – Defer taxes by investing through a Qualified Opportunity Fund (QOF).
- **Tax-Free Growth** – Hold 10+ years and pay **zero capital gains** on appreciation.
- **Unlimited Capital** – No cap on OZ investment size - ideal for large-scale development.
- **Affordable Housing Boost** – Combine OZ with **LIHTC & bonus depreciation** for maximum returns.
- **Future Incentives** – Beginning 2027, rural OZ projects may receive up to a **30% capital gains discount** after 5 years.
- **Strong Local Fit** – Burlington tract qualifies with **low home values, high demand, and proven need for affordable housing.**

\* Extracted from [www.OpportunityZones.com](http://www.OpportunityZones.com)

## Opportunity Zone Map



Map created by [OpportunityZones.com](http://OpportunityZones.com)

## Opportunity Zone

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