

# ALAMANCE COUNTY LAND FOR SALE

Monroe Holt Road & Lacy Holt Road

±40.77 Acres

## MONROE HOLT RD

513,137 SF  
LOT SIZE



11.78 AC  
ACREAGE



<b>ZONING</b>	R 18 (Low-Density Residential)
<b># OF PARCELS</b>	1
<b>ACCESSIBILITY</b>	1.5 miles to NC 87   1.9 miles to I-40
<b>AIRPORT ACCESS</b>	8 min drive to Burlington Alamance Regional Airport

## LACY HOLT RD

1,262,804 SF  
LOT SIZE



28.99 AC  
ACREAGE



<b>ZONING</b>	R 18 (Low-Density Residential)
<b># OF PARCELS</b>	3
<b>ACCESSIBILITY</b>	1.3 miles to NC 49   3.1 miles to I-40
<b>AIRPORT ACCESS</b>	9 min drive to Burlington Alamance Regional Airport
<b>IMPROVEMENTS</b>	3 BR, 2 Bath homestead, shop building, and 6-bay warehouse on site

### Two-Site Land Opportunity

Four parcels totaling ±40.77 acres in Graham, support coordinated site planning, phased delivery, or separate development strategies.

### Zoning Supports Flexible Development

Primarily residentially zoned, the portfolio offers versatile development options. It allows for a mix of employment or service-oriented uses that can complement a large-scale residential project, ultimately broadening your exit paths and maximizing the site's utility.

### Potential Cash Flow Opportunity

Existing improvements on the Lacy Holt Rd parcels offer immediate cash flow potential as a maintenance shop, storage, and employee housing all in one, providing functional utility while the land is being developed and subdivided.

### Regional Access & Connectivity

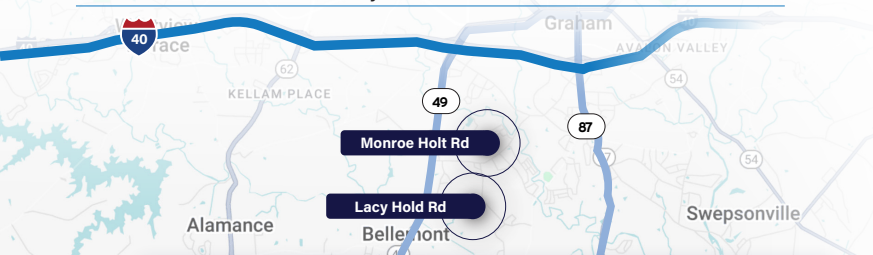
Direct access to I-40, NC-49, and NC-87 connects efficiently to Burlington, Greensboro, and Durham, positioning the site between the Piedmont Triad and Research Triangle.

### Market Fundamentals & Demand Drivers

Nearby employment, healthcare, and education hubs support housing demand, while established neighborhoods and a growing industrial base drive workforce-oriented development.

### Long-Term Value Positioning

Located within the central NC growth corridor, the sites benefit from continued in-migration and job growth, supporting long-term value as regional development expands.



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