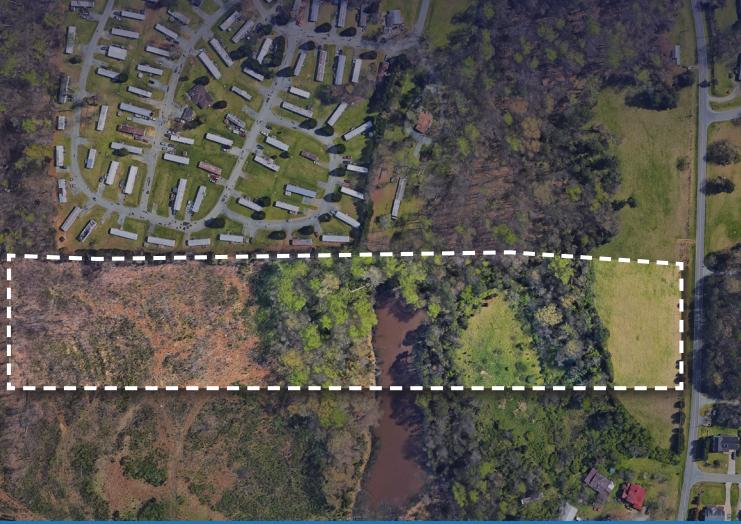


# ALAMANCE COUNTY LAND FOR SALE



## MONROE HOLT RD

513,137 SF  
LOT SIZE



11.78 AC  
ACREAGE



**ZONING** R 18 (Low-Density Residential)

**# OF PARCELS** 1

**ACCESSIBILITY** 1.5 miles to NC 87 | 1.9 miles to I-40

**AIRPORT ACCESS** 8 min drive to Burlington Alamance Regional Airport

## LACY HOLT RD

1,262,804 SF  
LOT SIZE



28.99 AC  
ACREAGE



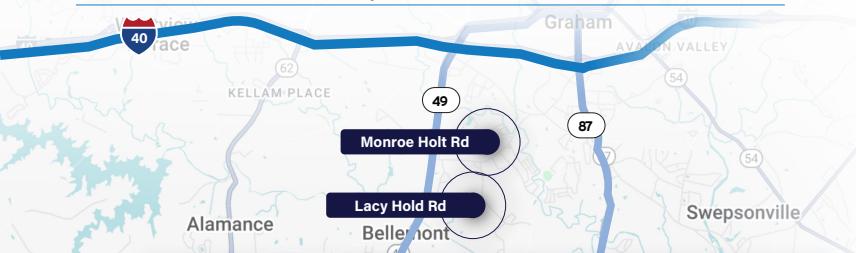
**ZONING** R 18 (Low-Density Residential)

**# OF PARCELS** 3

**ACCESSIBILITY** 1.3 miles to NC 49 | 3.1 miles to I-40

**AIRPORT ACCESS** 9 min drive to Burlington Alamance Regional Airport

**IMPROVEMENTS** 3 BR, 2 Bath homestead, shop building, and 6-bay warehouse on site



CONTACT US

### Eric Ditter

(701) 713-0525  
editter@greatneckrealtyco.com

### Rob Tramantano

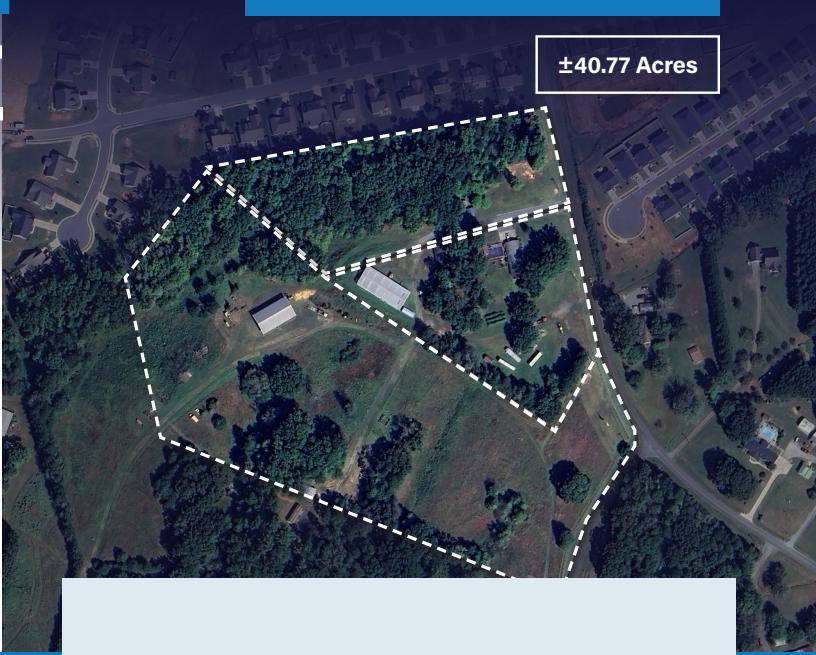
(516) 902-9568  
rtramantano@greatneckrealtyco.com



Great Neck Realty Company  
Chapel Hill, NC  
www.greatneckrealtyco.com

Monroe Holt Road & Lacy Holt Road

±40.77 Acres



### 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.