

Shovel Ready – 41 lots!

Fully Entitled, Horizontal Development Burlington, NC (Alamance County)



FOR SALE: \$779,000.00
\$19,000.00 Per Lot

STEELE

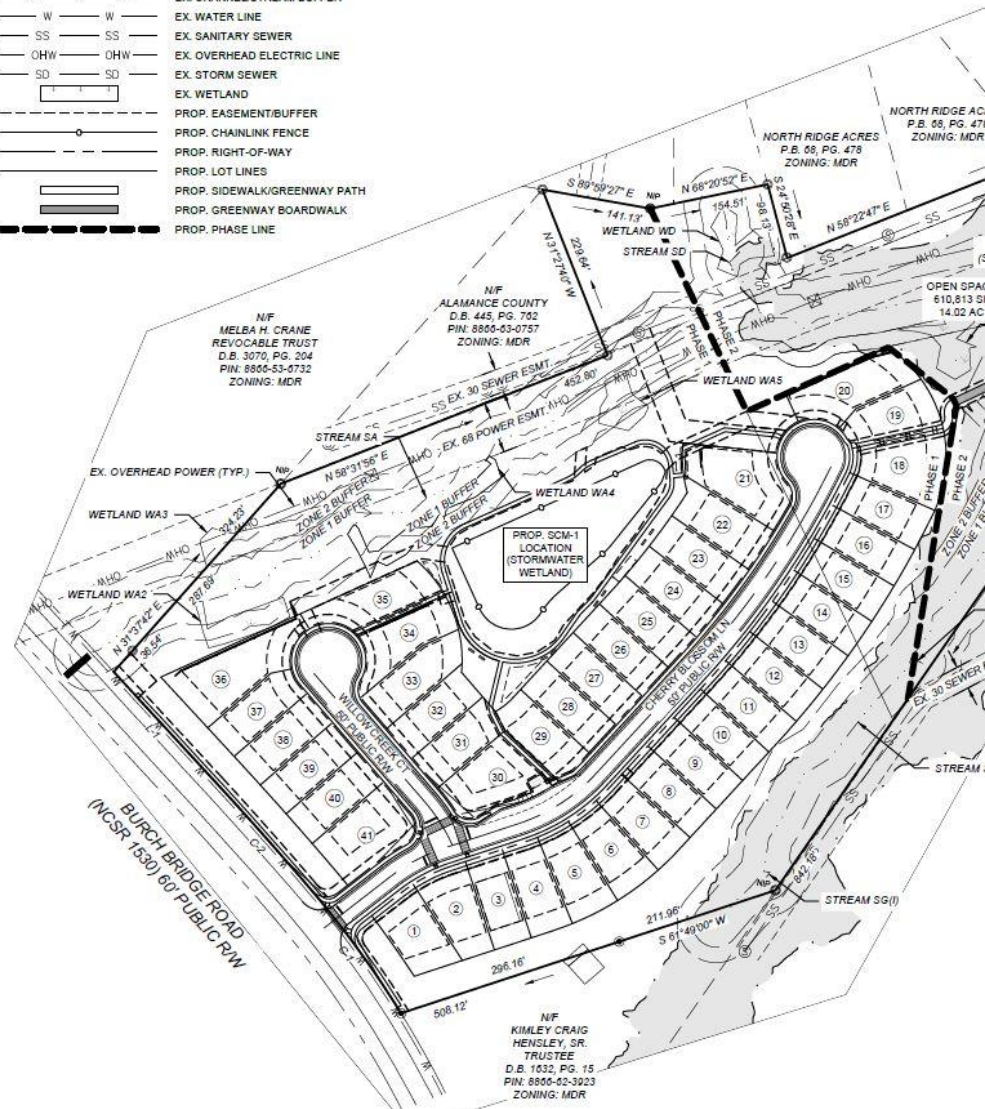
RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Tyler Mills
(919) 704-0101
Tmills@steelecommercial.com
867 Washington St. Raleigh
Commercial Broker



LEGEND

---	EX. MAJOR CONTOUR (10')
---	EX. MINOR CONTOUR (2')
---	EX. PROPERTY LINE
---	EX. ADJACENT OWNERS
---	EX. EASEMENT
---	EX. FEMA FLOODPLAIN BOUNDARY
---	EX. CHANNEL/STREAM
---	EX. CHANNEL/STREAM BUFFER
---	EX. WATER LINE
---	EX. SANITARY SEWER
---	EX. OVERHEAD ELECTRIC LINE
---	EX. STORM SEWER
---	EX. WETLAND
---	PROP. EASEMENT/BUFFER
---	PROP. CHAINLINK FENCE
---	PROP. RIGHT-OF-WAY
---	PROP. LOT LINES
---	PROP. SIDEWALK/GREENWAY PATH
---	PROP. GREENWAY BOARDWALK
---	PROP. PHASE LINE



PARCEL #	AREA (SF)
1	6867.67
2	6975.15
3	6000.00
4	6245.77
5	6620.69
6	6620.69
7	6343.98
8	6000.00
9	6000.00
10	6000.00
11	6121.32
12	6155.17
13	6155.17
14	6155.17
15	6155.17
16	6155.17
17	6276.64
18	8390.56
19	6732.96
20	8516.89
21	9402.96
22	6886.03
23	6243.54
24	6243.54
25	6153.61
26	6000.00

PARCEL #	AREA (SF)
27	6000.00
28	6000.00
29	6260.96
30	9216.35
31	6066.84
32	6033.60
33	7067.72
34	7098.33
35	8061.86
36	11134.62
37	6159.26
38	6095.33
39	6034.61
40	6118.55
41	8841.77

Due Diligence Materials Will Include:

- Construction Drawings
- Water & Sewer Approvals
- DOT Approvals
- Full Permit Set
- Construction Estimates

Lot Sizes & DD Materials

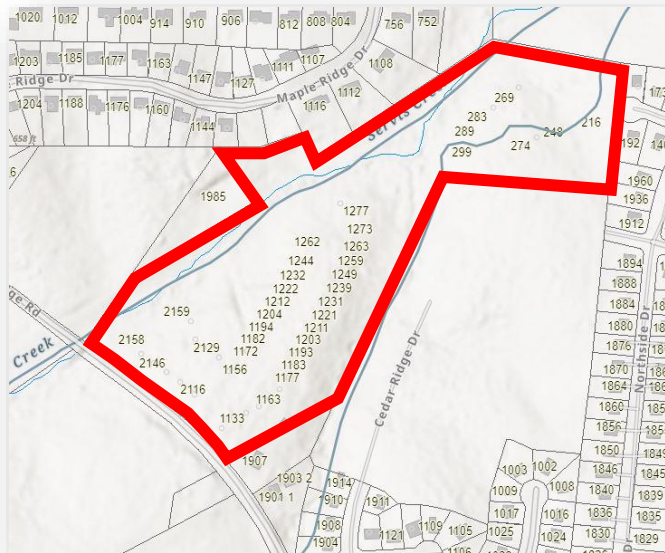
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Alamance Parcels (unofficial): 127821

GPIN: 8866635647

Map-Block-Lot: 12-35-66

Site Address: 0 BURCH BRIDGE RD

LandUse: 503

Owner Name: BURCH BRIDGE RD PARTNERS LLC

Owner Address: 6003 CHAPEL HILL RD UNIT 101
RALEIGH NC 27607-5153

BURLINGTON GIS



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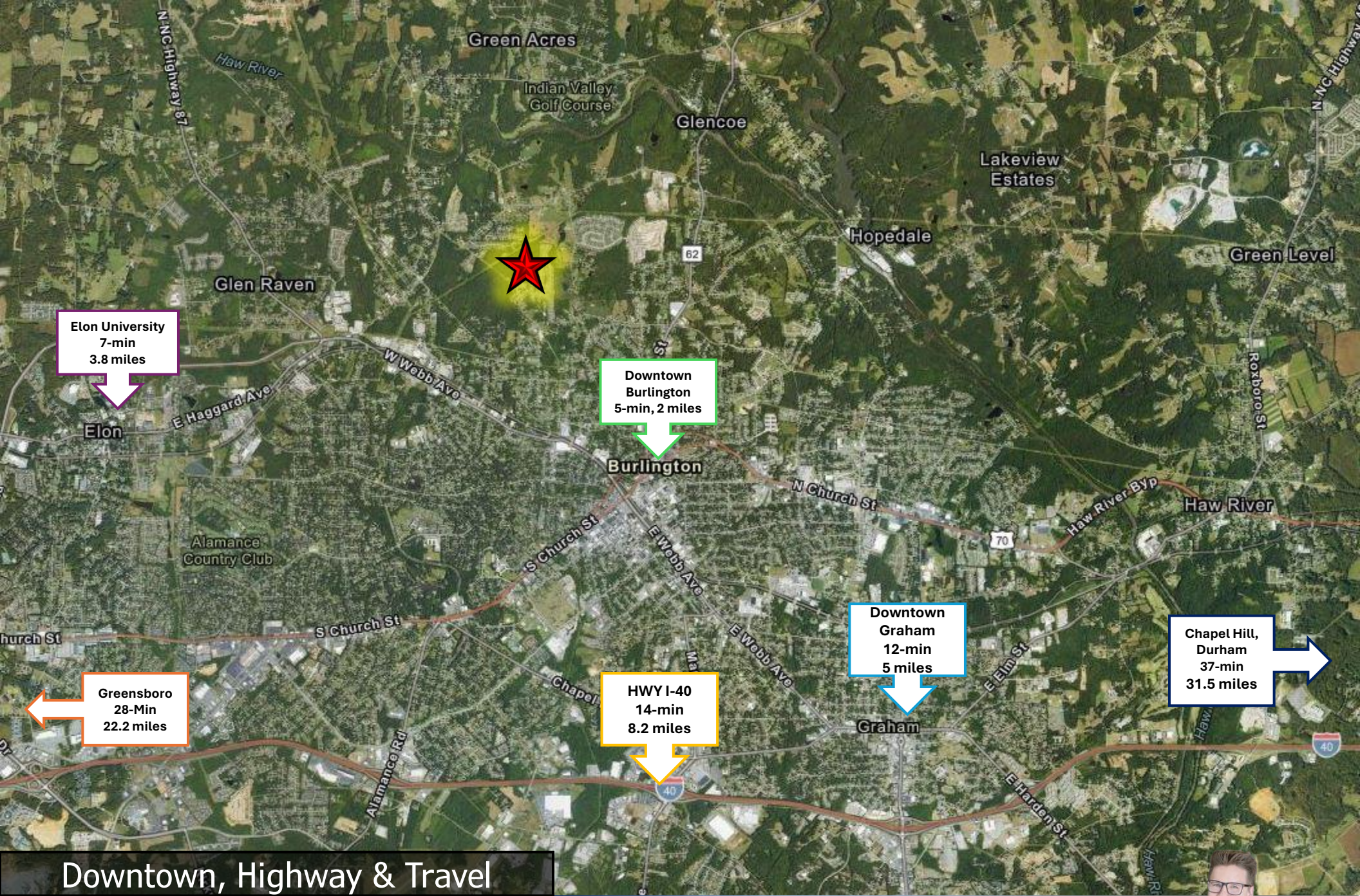
**Data Provided by Burlington
GIS**

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Downtown, Highway & Travel

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TOTAL	HIGH	LOW	AVG	MED		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
UNIT: 11	DAYS ON MARKET: 0	0	0	0	0	LIST PRICE: \$399,999	\$269,999	\$329,343	\$328,990	\$3,622,781
						SOLD PRICE: \$430,000	\$266,000	\$333,534	\$328,990	\$3,668,883

Photo	MLS #	Status	Address	Subdivision	Living Ar	Year Built	Bedrooms	Bathrooms	Bathrooms	Property Sub Type	List Price	Close Price	City	Days On
	 127886	Closed	197 Brassfield Drive	Brassfield Meadows	1687	2023	3	2	1	Single Family Residence	\$299,990	\$299,990	Burlington	0
	 10064250	Closed	246 Plains Drive	Brassfield Meadows	1942	2024	4	2	1	Single Family Residence	\$329,935	\$329,935	Burlington	0
	 10046702	Closed	1062 Thicket Drive	Brassfield Meadows	1872	2024	3	2	1	Single Family Residence	\$337,990	\$337,990	Burlington	0
	 10026632	Closed	1050 Thicket Drive	Brassfield Meadows	2029	2024	3	2	1	Single Family Residence	\$328,990	\$328,990	Burlington	0
	 10025364	Closed	1072 Thicket Drive	Brassfield Meadows	2029	2024	3	2	1	Single Family Residence	\$328,990	\$328,990	Burlington	0
	 10019451	Closed	172 Brassfield Drive	Brassfield Meadows	2029	2024	3	2	1	Single Family Residence	\$326,990	\$326,990	Burlington	0
	 2514167	Closed	3156 Huffines Drive	Harpland Estates	1947	2023	3	2	0	Single Family Residence	\$399,999	\$399,999	Burlington	0
	 2513042	Closed	3150 Huffines Drive	Harpland Estates	1947	2023	3	2	0	Single Family Residence	\$379,999	\$430,000	Burlington	0
	 2487128	Closed	1232 Dogwood Street	Not in a Subdivision	2082	2023	3	2	1	Single Family Residence	\$299,999	\$299,999	Burlington	0
	 10052441	Closed	1108 Kinnan Drive	Not in a Subdivision	1715	2024	3	2	0	Single Family Residence	\$319,900	\$320,000	Burlington	0
	 10034856	Closed	439 Smith Street	Not in a Subdivision	1561	2024	3	2	1	Single Family Residence	\$269,999	\$266,000	Burlington	0

MLS New Home, Sales Comps – 2 Mile Radius

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New Homes, 1500-2100 SF
\$269,000-\$430,000

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