

ALAMANCE COUNTY LAND FOR SALE

Monroe Holt Road & Lacy Holt Road

±40.77 Acres





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

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ALAMANCE COUNTY LAND FOR SALE

EXECUTIVE SUMMARY



MONROE HOLT RD
GRAHAM, NC 27253



LACY HOLT RD
GRAHAM, NC 27253

The Offering

Great Neck Realty Co. is pleased to present the Alamance County Land, a ±40.77-acre development opportunity in Graham, North Carolina. The property includes four parcels, offering a rare combination of scale and configuration within Alamance County's rapidly expanding suburban market.

Primarily zoned for residential use, the site is ideal for multifamily housing. Parcels along Lacy Hold Road feature existing improvements that could generate short-term income through storage, a shop, or employee housing, providing cash flow during development and subdivision.

The asset is strategically located with direct access to Interstate 40, NC-49, and NC-87, connecting Burlington, Greensboro, and Durham, and bridging the Piedmont Triad and Research Triangle regions. Supported by existing infrastructure and surrounding residential growth, this assemblage offers a rare opportunity to develop a high-demand multifamily, mixed-use, or phased community.

KEY HIGHLIGHTS

Comprised of four (4) parcels totaling 40.77 acres (1,775,941 SF) in Graham, North Carolina

Prime suburban locations with direct access to **I-40, NC 49, and NC 87** in Alamance County

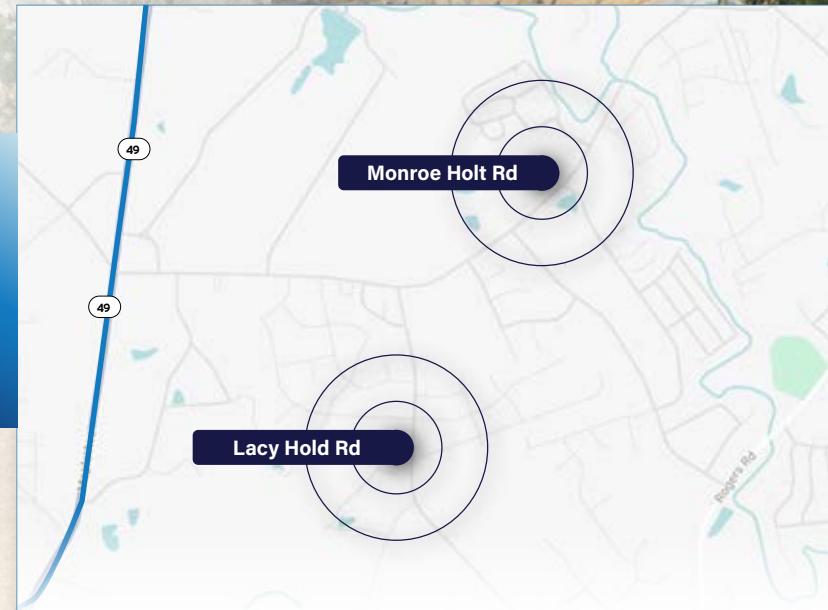
All properties zoned residential, allowing for flexible development strategies

Strategic proximity to the **Piedmont Triad** and **Research Triangle** regions

Established infrastructure and surrounding neighborhoods, enhancing **development feasibility** and **market appeal**

Existing improvements on parcels along Lacy Hold Road provide potential short-term cash flow

DEAL SNAPSHOT



MONROE HOLT RD

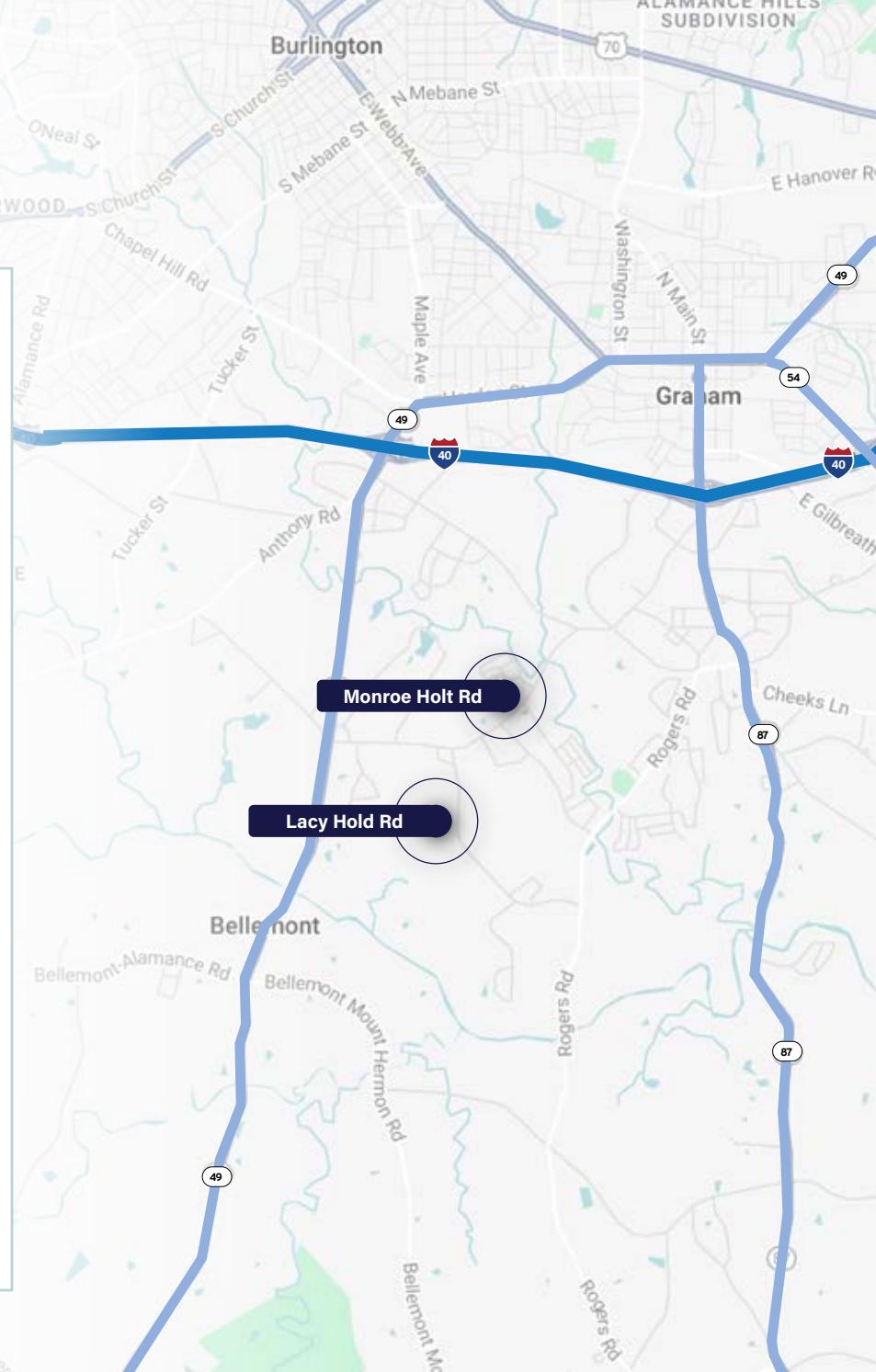
TOTAL ACREAGE	11.78 AC
TOTAL LOT SIZE	513,137 SF
# OF PARCELS	1
ACCESSIBILITY	1.5 miles to NC 87 1.9 miles to I-40
AIRPORT ACCESS	8 min drive to Burlington Alamance Regional Airport

LACY HOLD ROAD

TOTAL ACREAGE	28.99 AC
TOTAL LOT SIZE	1,262,804 SF
# 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

Strategic Investment Drivers

- **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 provides efficient connectivity to Burlington, Greensboro, and Durham, positioning the site between the Piedmont Triad and Research Triangle regions.
- **Market Fundamentals & Demand Drivers**
Proximity to major employment, healthcare, and education hubs continues to support housing demand, while established nearby neighborhoods and a growing industrial base underpin workforce-oriented development.
- **Long-Term Value Positioning**
Situated within the broader central NC growth corridor, the sites benefit from continued in-migration and job creation, supporting long-term value potential as development pressure expands across surrounding markets.



Land Positioning for Capital Appeal

Large contiguous land tracts in Alamance County present a rare opportunity for scale and flexibility within one of North Carolina's most active growth corridors. These holdings benefit from central Piedmont connectivity, rising population demand, and expanding infrastructure that supports residential, mixed-use, or commercial development. The ability to consolidate acreage into cohesive projects reduces entitlement complexity and enhances long-term planning potential, while the scarcity of comparable parcels in strategic locations strengthens competitive positioning. For investors, these assemblages offer a resilient platform capable of meeting near-term development needs and sustaining long-range value creation.

Limited availability of large, contiguous land tracts supports long-term value

Flexible development potential accommodates residential, mixed-use, or commercial concepts

Contiguity enhances planning efficiency
and enables cohesive, phased build-out

Established regional access and infrastructure
strengthen future development viability

Scarcity of comparable acreage in strategic corridors
elevates competitive positioning



Why Land as an Investment?

Land offer investors a strategic platform that combines scale, flexibility, and long-term control in a growing regional market. Contiguous acreage creates a unified development canvas that is increasingly difficult to replicate, especially in corridors experiencing steady population growth and rising demand for residential and commercial expansion. These sites provide the ability to plan cohesive projects, phase construction efficiently, and adapt land use to future market conditions. With large tracts becoming more scarce across the Piedmont region, well-positioned assemblages stand out as resilient assets capable of supporting both near-term planning and long-range value creation.



KEY INVESTMENT DRIVERS

Development Flexibility

Supports residential, mixed-use, or commercial concepts within a unified footprint

Planning Efficiency

Contiguity reduces entitlement complexity and enables coordinated, phased build-out

Market Scarcity

Limited availability of large, developable acreage in strategic corridors

Growth Alignment

Positioned to benefit from regional population increases and expanding infrastructure

Long-Term Control

Provides investors with the ability to shape future land use and capture multi-cycle value

ALAMANCE COUNTY LAND FOR SALE



PORTFOLIO OVERVIEW



MONROE HOLT RD
GRAHAM, NC 27253



LACY HOLT RD
GRAHAM, NC 27253

Portfolio Overview

OVERVIEW

This offering features four strategically positioned suburban parcels in Alamance County. The portfolio provides convenient access to major thoroughfares and are located near Burlington-Alamance Regional Airport and the broader Piedmont Triad, supporting a range of future residential and compatible commercial development scenarios.



Property Profile

Totaling approximately 11.78 acres, the Monroe Holt Road property is primarily zoned for low-density residential use. This designation provides a flexible foundation for a variety of residential development scenarios, allowing for a tailored community design that maximizes the site's natural acreage.

Located near NC 87, which carries roughly 17,500 vehicles per day, the site benefits from strong visibility and high traffic exposure. It is positioned just five minutes from I-40 and eight minutes from the Burlington-Alamance Regional Airport. This superior regional access, combined with the development flexibility afforded by the dual zoning, establishes the asset as a prime opportunity for a versatile, large-scale project in a high-demand growth corridor.



513,137 SF
Total Lot Size



11.78
Total Acreage

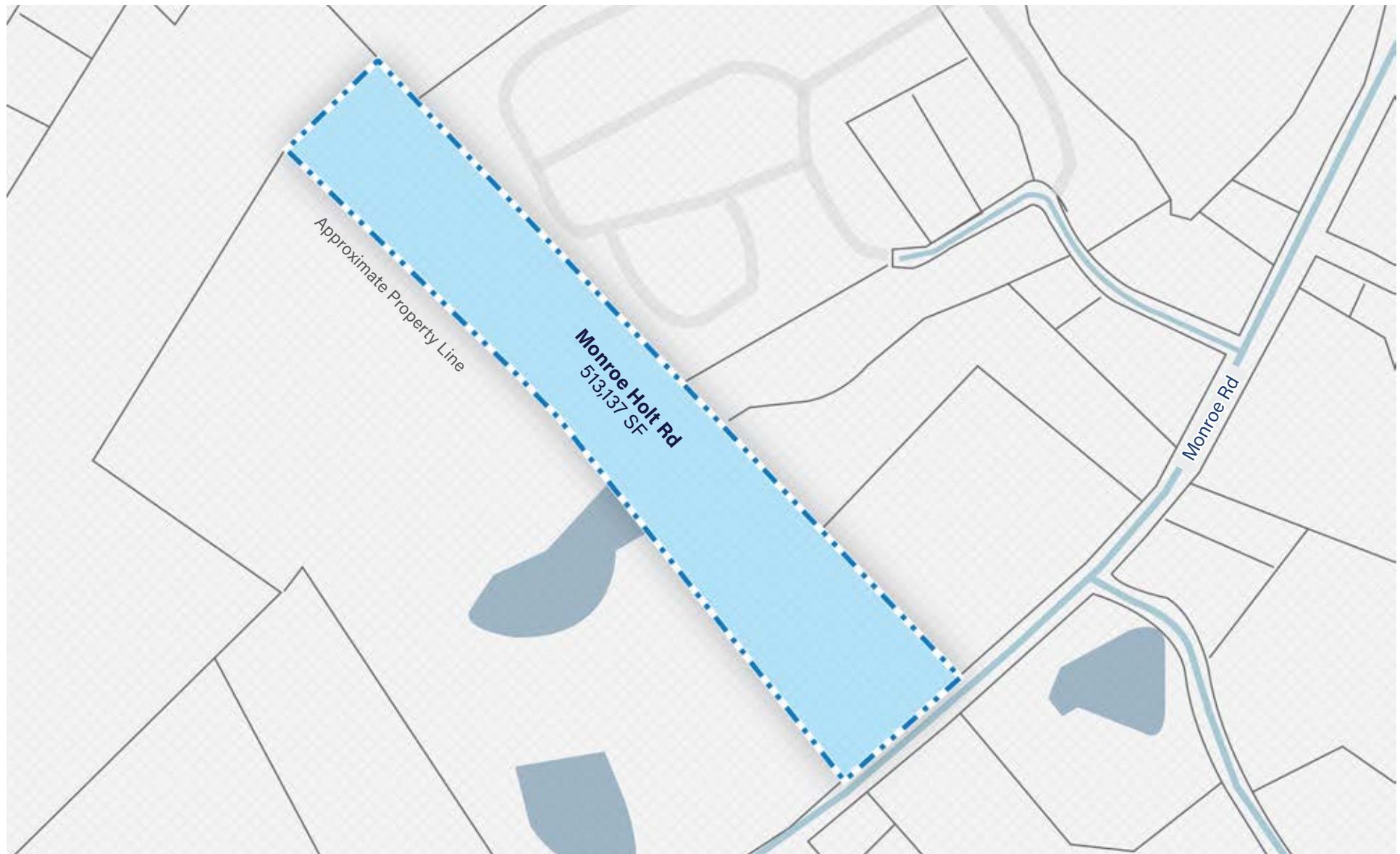


MONROE HOLT RD

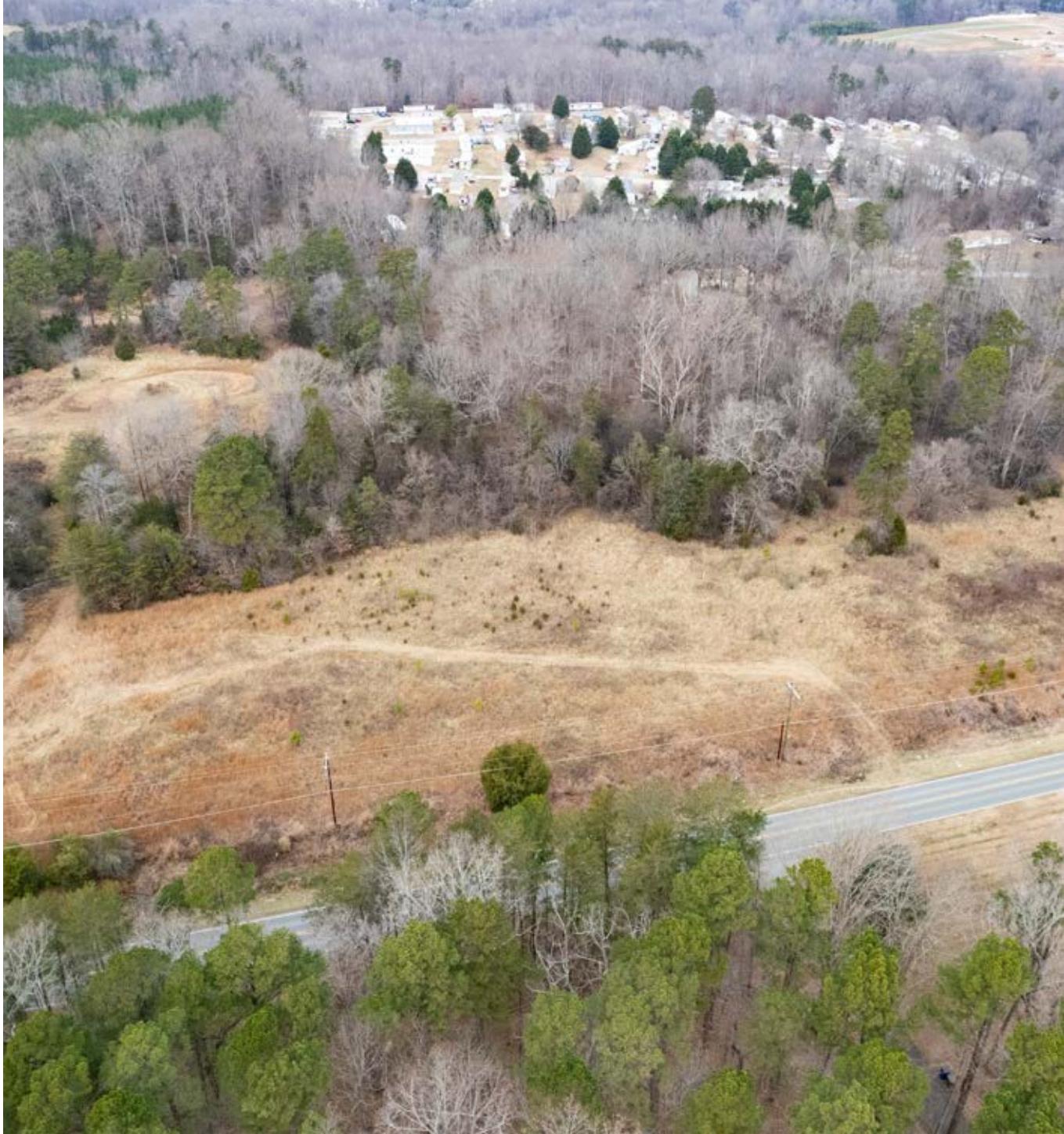
ADDRESS

CITY, STATE ZIP	Graham, NC 27253
SUBMARKET	SW Alamance County
MARKET	Greensboro/Winston-Salem
LOCATION TYPE	Suburban
NEARBY AIRPORT	8 min drive to Burlington Alamance Regional Airport
ACCESS	5 min drive (2.2 mi) to I-40
AADT	17,500 vehicles per day along NC 87

Parcel Map

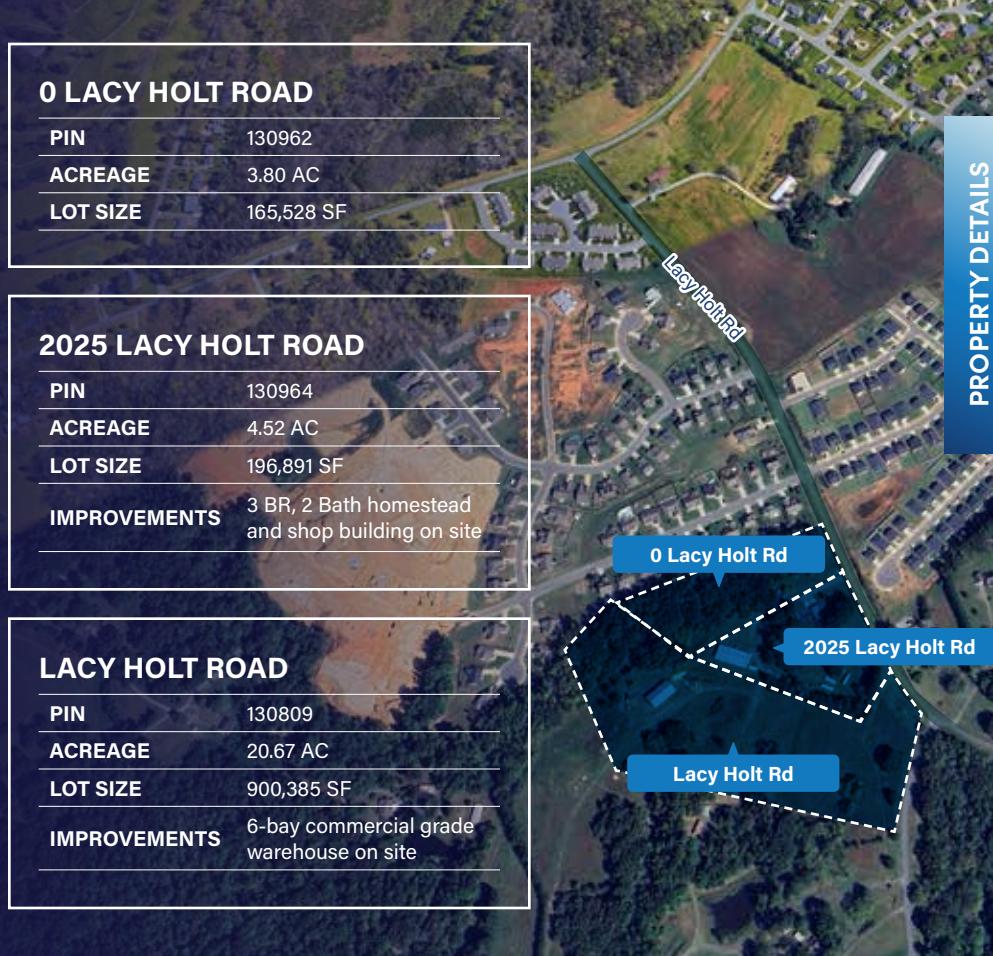


Exterior Photos

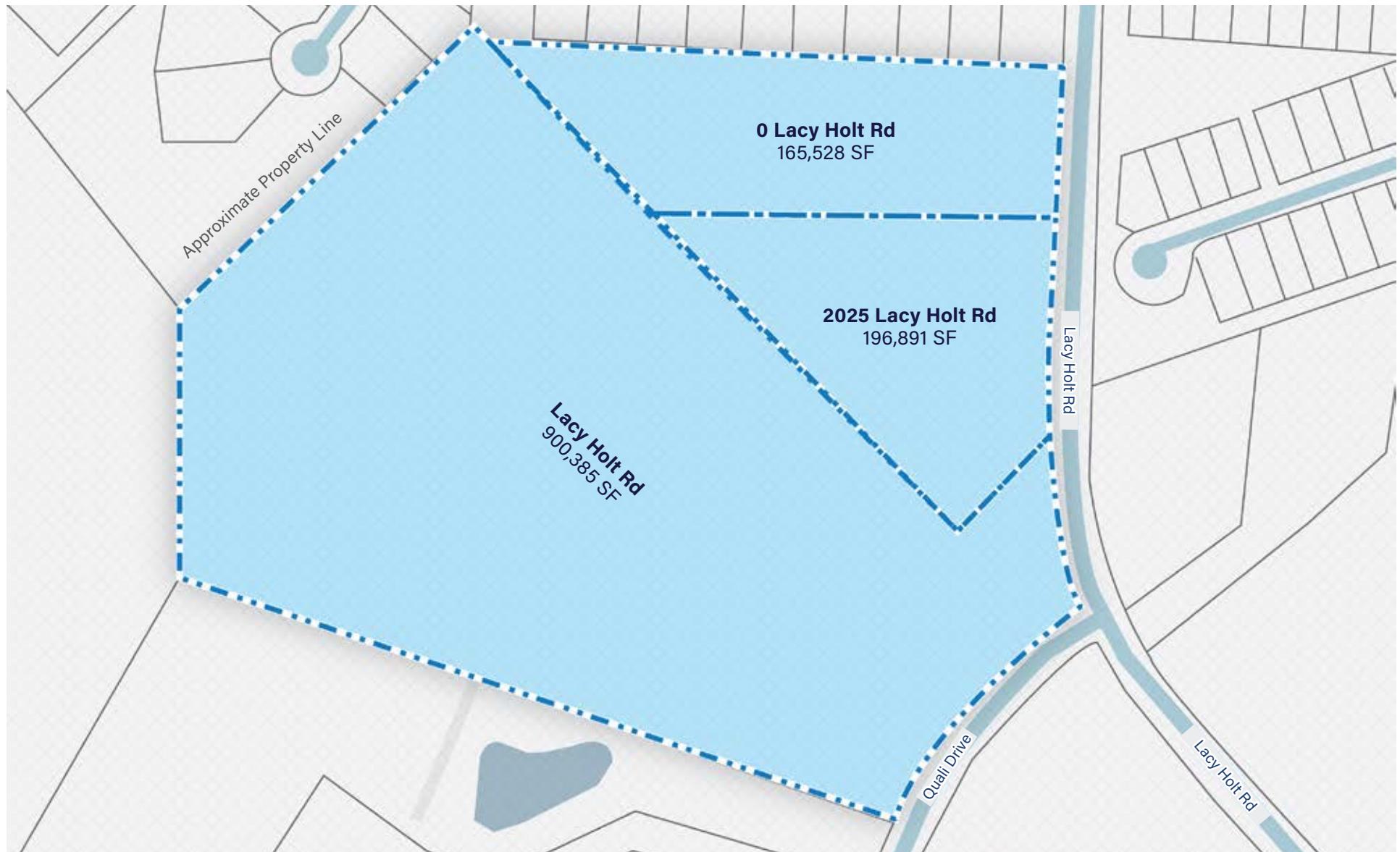


Property Profile

Lacy Holt Road in Alamance County is home to three parcels zoned for low-density residential use. The property offers strong regional connectivity, located approximately 7 minutes from I-40 and 9 minutes from Burlington-Alamance Regional Airport, providing convenient access across the Piedmont Triad. With close proximity to NC-49 (approximately 6,800 vehicles per day), the site benefits from local traffic exposure while maintaining a quiet, residential setting.



Parcel Map



Exterior Photos



Immediate Area



Area Dynamics

Graham, NC

Positioned in Graham within Alamance County, the portfolio benefits from strong regional access and a suburban development setting. With convenient connectivity to I-40, NC-49, and NC-87, the site is well positioned for efficient travel to Burlington, Greensboro, and the broader central North Carolina corridor. Nearby residential neighborhoods and established commercial nodes support daily needs, while the area's expanding employment base continues to reinforce long-term housing demand and community-serving growth.

Direct access

to I-40, NC-49 & NC-87



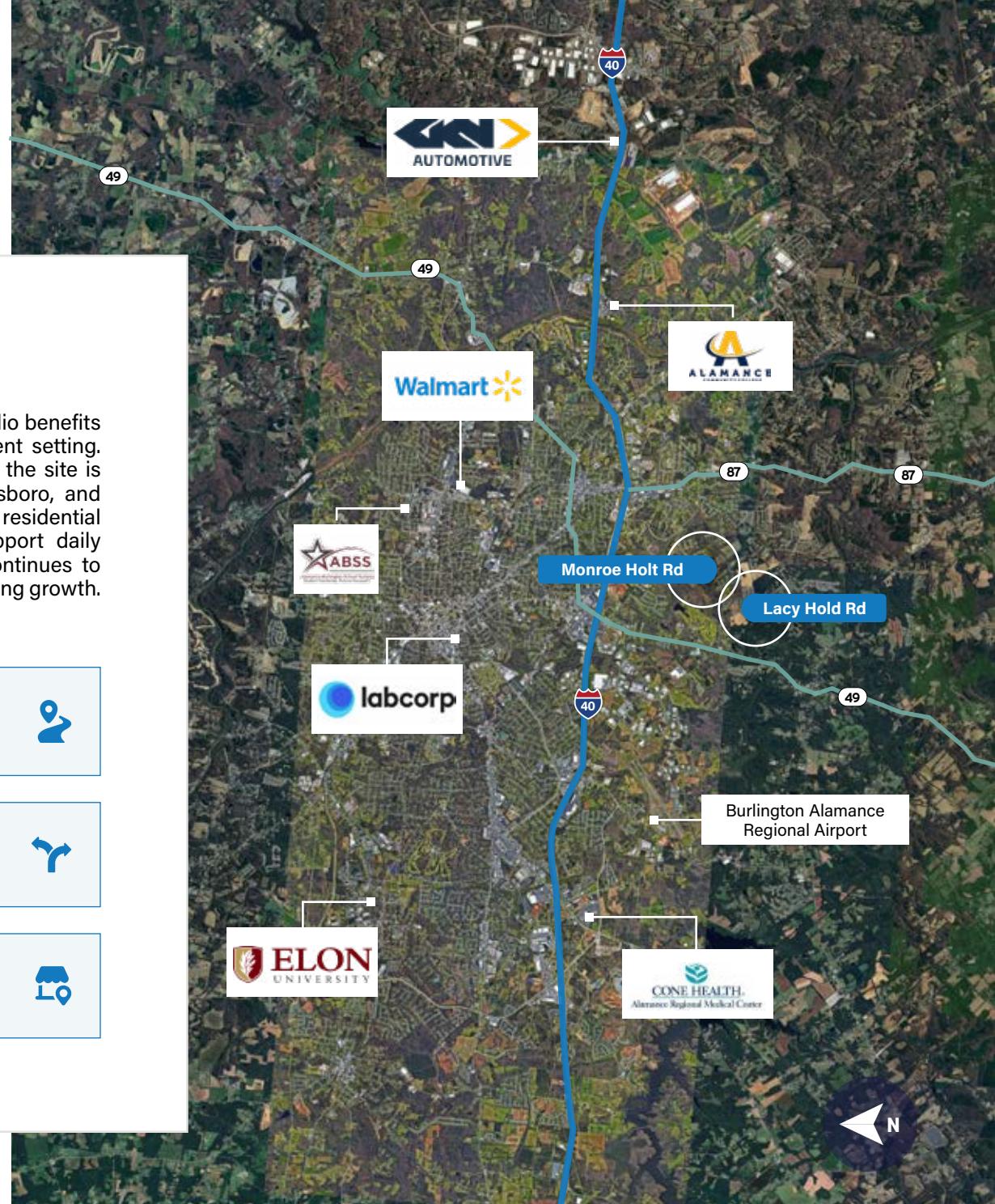
Minutes to air service

Burlington-Alamance Regional Airport nearby



Between major NC markets

Convenient reach to the Piedmont Triad & Research Triangle



Demographics

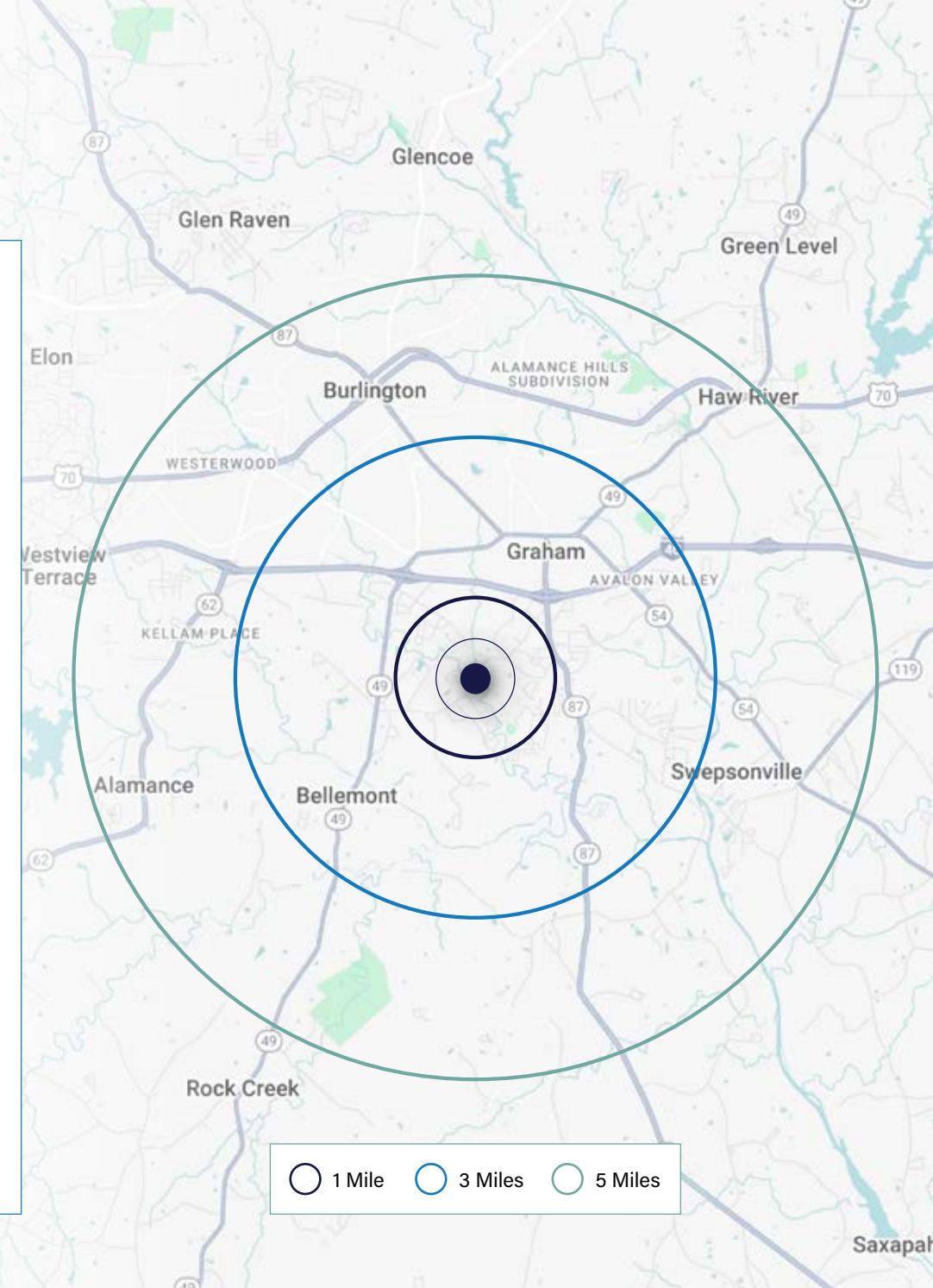
83,397
2024 Population
5-Mile Radius

4,526
Total Businesses
5-Mile Radius

\$51,347
Median HH Income
5-Mile Radius

	1 Mile	3 Miles	5 Miles
Population			
2024 Population	3,943	35,884	83,397
2029 Population Projection	4,263	38,831	90,206
5-Yr Pop. Growth 2024-2029	8.1%	8.2%	8.2%
Median Age	42.1	39.0	40.2
Households			
2024 Households	1,547	14,939	34,464
2029 Household Projection	1,674	16,198	37,331
5-Yr HH Growth 2024-2029	8.2%	8.4%	8.3%
Income			
Average Household Income	\$80,713	\$61,791	\$65,205
Median Household Income	\$68,863	\$49,256	\$51,347
Daytime Demographics			
Total Businesses	21	1,371	4,526
Total Employees	129	12,864	42,136

Source: CoStar



1 Mile 3 Miles 5 Miles

ALAMANCE COUNTY LAND FOR SALE

LOCATION OVERVIEW

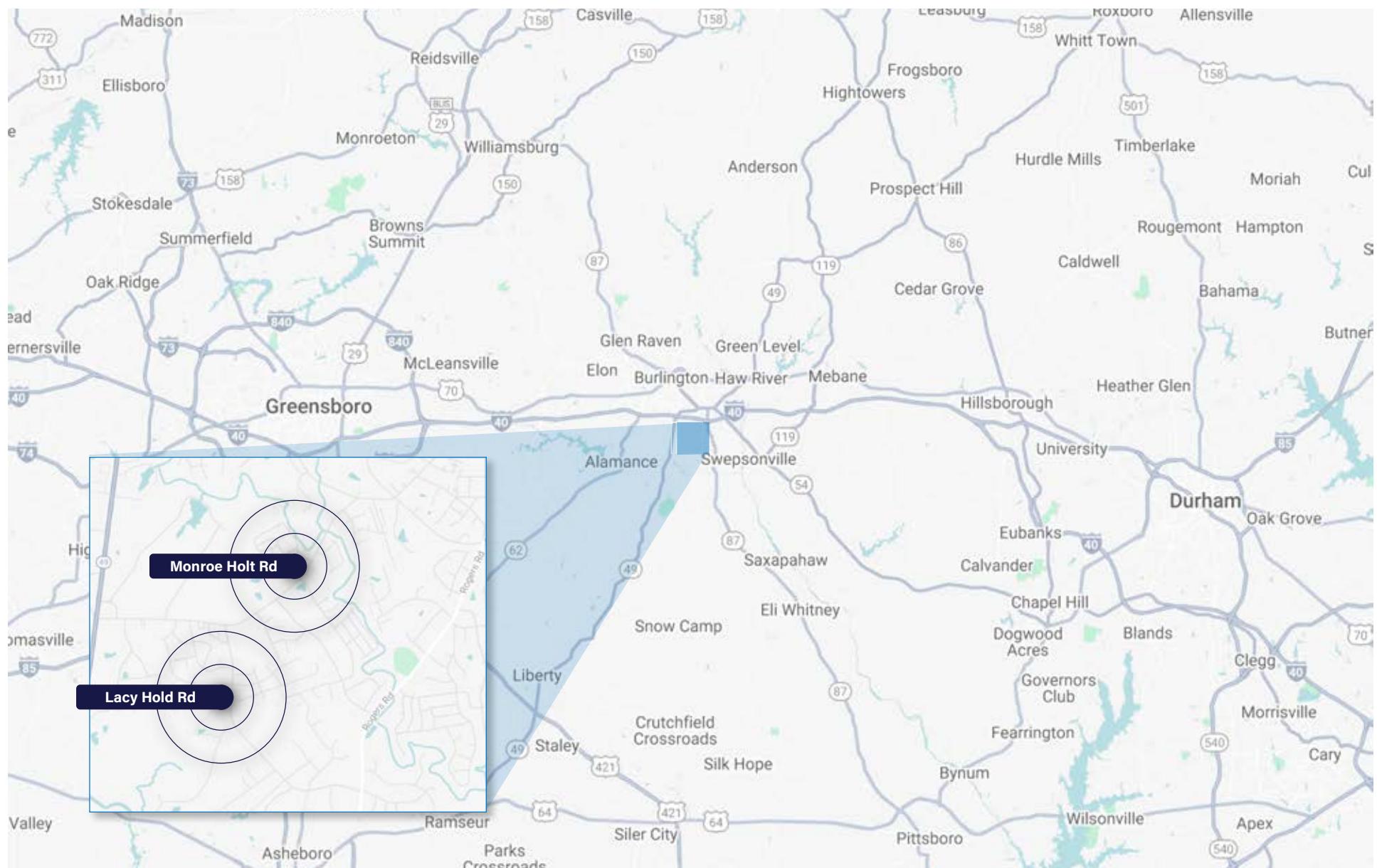


MONROE HOLT RD
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LACY HOLT RD
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Regional Map



Strategic Location

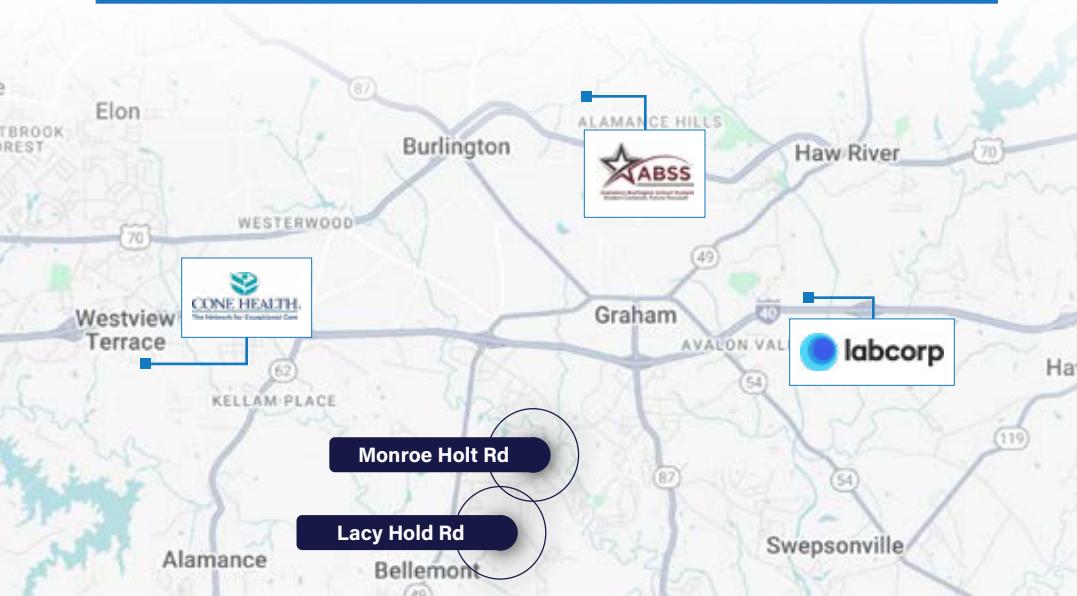
Graham, NC, is a highly strategic place to buy property due to its affordability and centralized location on the I-40/I-85 corridor. As the county seat, Graham serves as an ideal commuter hub, providing residents with fast access to the massive job markets of both the Research Triangle and the Piedmont Triad. This crucial positioning drives strong demand and supports long-term appreciation, especially as the city's charming downtown undergoes revitalization and offers competitive tax rates compared to nearby major metros.

Located directly
on the I-40/I-85 corridor

Positioned between the economic hubs
of the Research Triangle and the Piedmont Triad

Within an hour's drive
of Piedmont Triad International Airport and Raleigh-Durham International Airport

Offers lower cost of entry and competitive tax rates
compared to other major metros nearby



ECONOMIC ANCHORS & INSTITUTIONAL NEIGHBORS

The surrounding region supports a diverse economic base and is home to leading employers and institutions that reinforce strong market fundamentals for Alamance County.

Labcorp

- Approximately a 9-minute drive from the property
- One of the largest clinical laboratory networks in the world
- Drives the growth of the life sciences sector in Alamance County

Cone Health Alamance Regional

- Within 10 minutes of the property
- A not-for-profit 238 bed community healthcare organization
- One of the region's largest and most comprehensive health networks

Alamance-Burlington School System

- Located within a 6-minute drive of the property
- 15th-largest public school district in North Carolina serving nearly 23,000 students
- Provide stable jobs and prepare a skilled future workforce

Nearby Developments

Graham, North Carolina has experienced steady population growth since the 2020 Census, with citywide estimates indicating an increase of approximately 12-13%, reflecting continued in-migration and residential demand within the market. This growth, combined with ongoing development activity, is contributing to increased demand for infrastructure investment, public services, and new private development across the city.

Several active and proposed projects underscore this momentum. A proposed 143-unit townhome development near Graham Regional Park reflects continued private investment and includes planned sewer and water infrastructure improvements to support future growth. The Graham-Hopedale Road corridor is further anchored by major retail and civic uses, including a Walmart Supercenter and nearby recreation facilities, reinforcing its role as a primary activity center serving the community.

Planned infrastructure initiatives further support Graham's long-term appeal. NCDOT's proposed widening of Graham-Hopedale Road into a four-lane, median-divided roadway is intended to improve traffic flow and connectivity between Graham and Burlington. Collectively, these factors position Graham as a stable and steadily growing suburban market, offering a supportive environment for continued residential and mixed-use investment.



KEY CALLOUTS

Proposed 143-unit townhome development
near Graham Regional Park

Walmart Supercenter
serving as a major retail and traffic anchor

Planned roadway widening
improving regional connectivity

Graham Regional Park
and civic recreation facilities supporting area activity



ALAMANCE COUNTY LAND FOR SALE

MARKET OVERVIEW

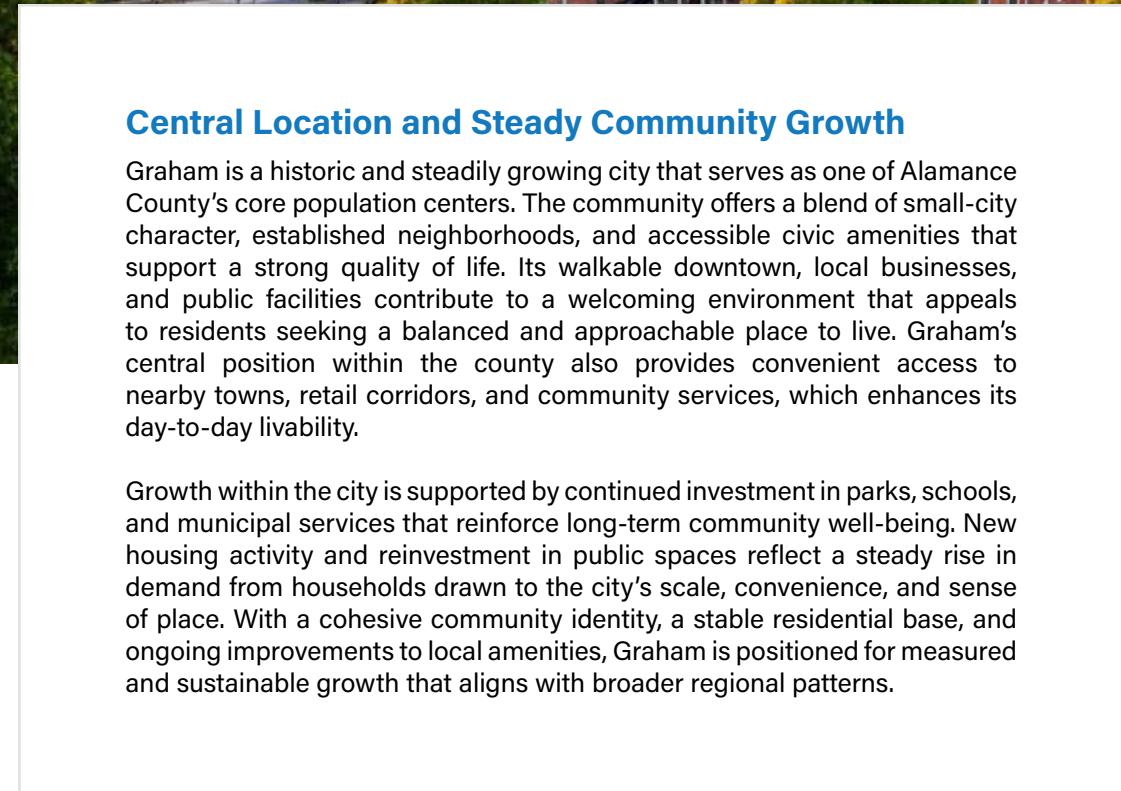


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Graham, NC



Central Location and Steady Community Growth

Graham is a historic and steadily growing city that serves as one of Alamance County's core population centers. The community offers a blend of small-city character, established neighborhoods, and accessible civic amenities that support a strong quality of life. Its walkable downtown, local businesses, and public facilities contribute to a welcoming environment that appeals to residents seeking a balanced and approachable place to live. Graham's central position within the county also provides convenient access to nearby towns, retail corridors, and community services, which enhances its day-to-day livability.

Growth within the city is supported by continued investment in parks, schools, and municipal services that reinforce long-term community well-being. New housing activity and reinvestment in public spaces reflect a steady rise in demand from households drawn to the city's scale, convenience, and sense of place. With a cohesive community identity, a stable residential base, and ongoing improvements to local amenities, Graham is positioned for measured and sustainable growth that aligns with broader regional patterns.



Quality of Life

Accessible civic amenities and public facilities

Location & Connectivity

Convenient access to nearby towns and retail corridors

Community Character

Walkable downtown with local businesses

Alamance County: Diverse Economy and Expanding Regional Influence

Alamance County has developed a resilient economic base supported by manufacturing, logistics, healthcare, and education. Its central position along the I-40 and I-85 corridor has attracted major employers and distribution operations that rely on strong transportation access and a growing labor pool. The county benefits from rising population levels, a strengthening workforce, and a business climate that encourages investment, expansion, and long-term planning.

County leadership continues to prioritize infrastructure improvements, workforce development, and strategic land use that supports both industrial and residential growth. Institutions such as Elon University, regional medical centers, and established corporate employers contribute to a stable economic environment that performs well across cycles. With a combination of affordability, accessibility, and sustained regional momentum, Alamance County remains a compelling market for future development and investment, supported by broad-based economic strength.

MARKET DEMOGRAPHICS

183,000

Population



85,000

Workforce



\$66,000

Median HH Income



25 AC

Median Lot Size

53.1 AC

Average Lot Size

\$992.5K

Median List Price

\$1.8M

Average List Price

\$24.4K

Median Price Per Acre

9,045 Recorded Land Sales

Countywide Historical Sales Activity

Source: Land.com & AcreValue.com



Market Highlights

Central Piedmont Connectivity

Alamance County occupies a prime position between the Triad and the Triangle, offering seamless access to two major economic regions and the transportation corridors that link them.

Diversified Economic Base

Manufacturing, logistics, healthcare, and education form a balanced economic foundation that supports long-term stability and broad demand across multiple real estate sectors.

Growing Workforce Pipeline

A rising population, strengthened by regional in-migration and proximity to higher-education institutions, provides employers with a dependable and expanding labor pool.

Pro-Investment Environment

County leadership emphasizes infrastructure upgrades, business recruitment, and strategic land planning, creating conditions that support sustained private-sector investment.

Cost-Efficient Operating Landscape

Alamance County offers competitive operating costs relative to larger metropolitan markets while maintaining access to major highways, skilled labor, and regional amenities.



Economic Drivers

Alamance County's economy is anchored by a balanced mix of established and emerging industries supported by strategic regional connectivity, a growing workforce, and an environment that encourages long-term investment. The county's combination of manufacturing, logistics, healthcare, education, and service-oriented sectors creates a stable economic foundation that performs well across cycles and positions the region for continued growth and development.

MANUFACTURING

Alamance County supports one of the Piedmont region's most established manufacturing bases, driven by a diverse mix of textiles, advanced materials, food production, automotive components, and precision industries. The sector benefits from a steady pipeline of skilled labor supported by regional training programs and nearby higher-education institutions. Ongoing reinvestment from long-standing employers reinforces operational stability and keeps manufacturing a core economic engine for the county.



Established Base

Diverse mix of textiles, materials, food, automotive, and precision industries

Skilled Workforce

Pipeline supported by training programs and higher-education institutions

Employer Reinvestment

Legacy firms upgrading facilities to sustain long-term operations

Industrial Strength

Specialized capabilities reinforcing regional competitiveness

Sources: Alamance County Economic Development; NC Department of Commerce; Piedmont Triad Regional Council



Economic Drivers

LOGISTICS & DISTRIBUTION

Alamance County's location on the I-40/I-85 corridor positions it as a strategic logistics hub for the Piedmont region. National distributors and third-party logistics operators benefit from fast access to major North Carolina metros and Southeast markets, supported by freight rail service and proximity to PTI and RDU. Ongoing investment in warehousing and transportation infrastructure continues to strengthen the county's role in regional supply-chain operations.

Central Corridor Location

Positioned on the I-40/I-85 spine connecting the Triad and Triangle

Major Distribution Presence

National and regional warehousing and fulfillment operators active in the county

Freight Rail Access

Served by regional rail lines supporting industrial and distribution users

Airport Connectivity

Close proximity to PTI and RDU for cargo and regional logistics reach

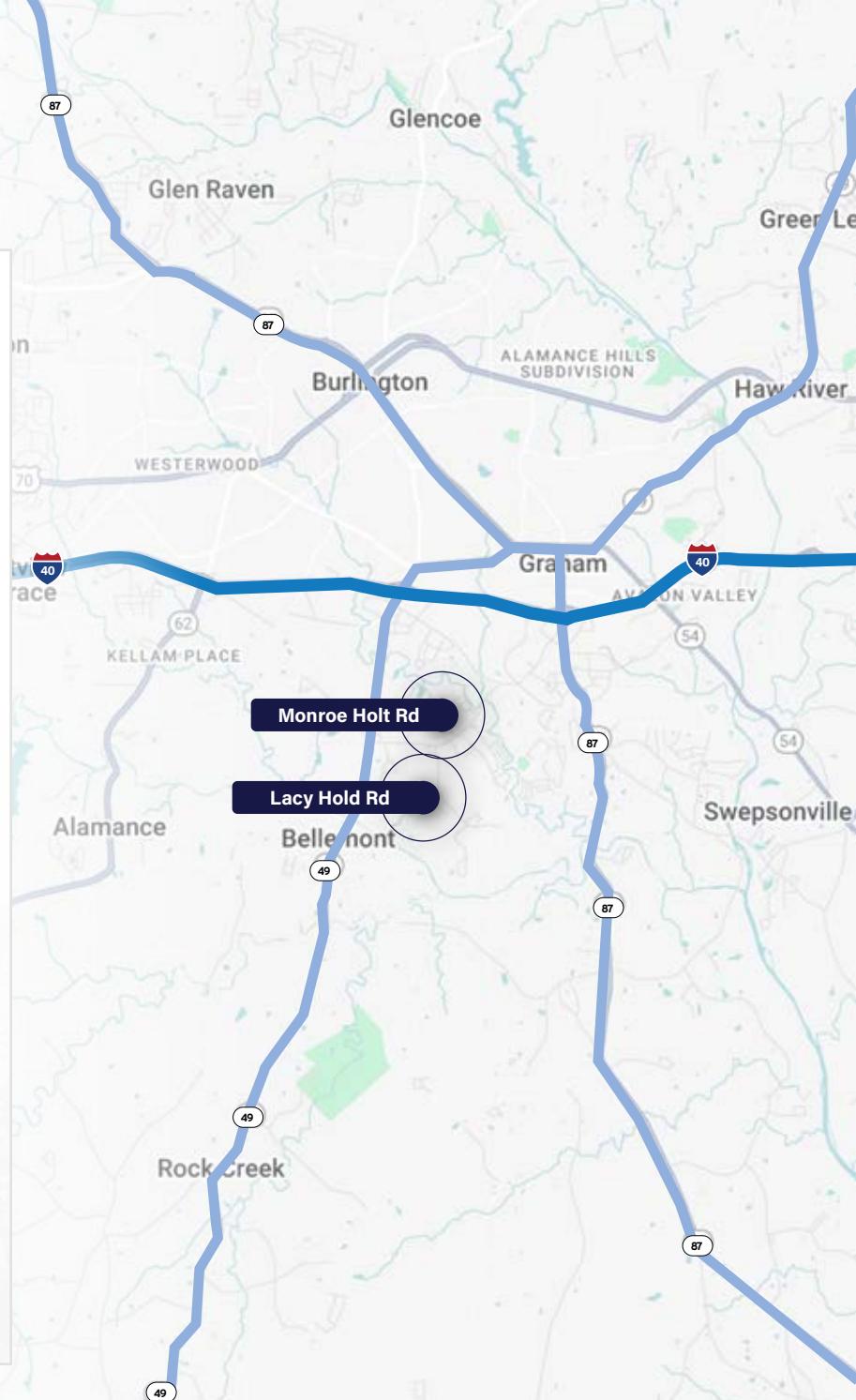
Growing Industrial Inventory

Expanding base of modern warehouse and distribution facilities

Supply-Chain Advantage

Strong access to labor, suppliers, and Southeast consumer markets

Sources: Alamance County Economic Development; NC Department of Commerce; Piedmont Triad Partnership; NCDOT



Economic Drivers

HEALTHCARE & EDUCATION

Healthcare and education are key strengths for Alamance County. Cone Health's Alamance Regional Medical Center anchors local care, supported by community clinics, specialty practices, and county health services. Elon University, Alamance Community College, and nearby UNC-Chapel Hill, NC A&T, and UNC Greensboro provide workforce training, research partnerships, and advanced degree pathways. Together, these institutions enhance resident well-being, talent development, and long-term economic stability.



TOP REGIONAL UNIVERSITIES



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

GUILFORD
COLLEGE



Elon University and Alamance Community College anchor local higher education, with nearby UNC-Chapel Hill, NC A&T, and UNC Greensboro expanding access to specialized degrees and professional advancement.

TOP HEALTHCARE PROVIDERS



The Network for Exceptional Care



Kernodle Clinic

A Duke Medicine PRACTICE



Alamance Regional Medical Center and the County Health Department anchor local care, supported by primary care, specialty practices, and outpatient services, with Duke Health and UNC Health enhancing regional access.

Economic Drivers

RETAIL & SERVICES

Alamance County supports a strong retail and services base driven by steady population growth and expanding residential development. Major shopping destinations such as Alamance Crossing and Tanger Outlets attract regional consumers, while dining, hospitality, and local businesses continue to grow across Burlington, Mebane, and revitalized downtown districts. This mix of national retailers and independent operators reinforces the county's position as a diverse and accessible retail destination.



Regional Retail Hub

Strong consumer draw from the Triad and Triangle

Major Shopping Destinations

Anchored by Alamance Crossing and Tanger Outlets

Growing Service Sector

Expanding dining, hospitality, and personal services

Downtown Revitalization

Active retail and small-business growth in Burlington and Mebane

Corridor Visibility

High-traffic exposure along the I-40/I-85 spine

Population-Driven Demand

Retail growth supported by steady residential expansion

Sources: Alamance County Economic Development; City of Burlington; City of Mebane; NCDOT





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±45.38 Acres

DISCLAIMER

All information contained herein and subsequently provided was obtained from sources deemed reliable. No warranties or representation, expressed or implied, are made regarding the accuracy of the information contained herein and such information is submitted subject to errors, omissions, and/or withdrawal without notice.

CONTACT US

Eric Ditter

(701) 713-0525
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Rob Tramantano

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