



31.49 ACRES

**7340 OLD COUNTRY LN.
MEBANE, NC 27302**

\$2,850,000 | MLS #10123861

Road Frontage: Accessible from Ben Wilson Rd. and West Ten Rd.

County: Orange

Tax (2025): ~\$5,058

Zoning: Agricultural-Residential (commercial conversion possible)

Parcel IDs: 9824666922, 9824663191 & 9824651459

INVESTMENT HIGHLIGHTS

Exceptional Visibility & Accessibility

Prime I-85/I-40 corridor frontage

Strategic Growth Market

Mebane continues to attract rapid development, bolstered by regional retail, manufacturing hubs, distribution centers and population growth.

Flexible Development Potential

Land suited for diverse uses (subject to rezoning/approvals):

- Retail centers/commercial strip
- Office park or mixed-use development
- Light industrial/warehouse
- Hospitality (hotel/lodging)
- Medical campus/professional services

Utilities Nearby

Water, sewer, electricity and cable are available close to the property, reducing infrastructure risk and time to construction.

Location Advantages

- Minutes from I-85/I-40 - direct regional traffic
- Close to major distribution and manufacturing centers
- Easy access to retail, including Tanger Outlets

Listed By:

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