



## SOLD!! 7 DEVELOPMENT PARCELS TOTALING 14.251 ACRES OF RESIDENTIAL LAND FOR SALE IN NORTHAMPTON COUNTY VA!

### SOLD

**A total of 10 parcels featuring 9 development ready lots, totaling 17.34 acres in the subdivision of Highland Heights offers an amazing investment and earning opportunity for developers in Exmore, Virginia.**

Mossy Oak Properties is pleased to present to you an excellent opportunity to own these 10 beautiful, development ready lots offering splendid views of sunsets and the abundant wildlife all in a rural setting located just minutes from downtown Exmore, Virginia. -These 10 lots, totaling at 17.34 acres, are nestled along the interior and along the creek feeding into Wescot Cove and Occohannock Creek in the Highland Heights Subdivision. These are the last remaining lots available in the subdivision which is located just 2.5 miles from downtown Exmore. Highland Heights subdivision is one of the most well-established communities in the area. -The Highland Heights Subdivision is full of beautifully manicured homes, with lot sizes offering plenty of room for privacy and the amazing views of sunrises and sunsets over Wescot Cove and Occohannock Creek. The community does have covenants that are very reasonably designed to help protect future homeowners' investments.

These beautiful, spacious, and level building lots vary in size from 1.03-acres up to the 3.584-acre pond lot, and all buildable lots have AOSE/PE Sewage System Certification Letters for 4-Bedroom conventional systems. -The subdivision of Highland Heights was aptly named, as all the lots are well above the flood plain removing the need for flood insurance. The three-interior lot #s 34,39, and 40 are cleared and ready for building to begin. The remaining lots have a mature stand of pine which could allow for select cutting around the building footprint while retaining privacy. -Lots 15,16, and 22 have frontage along the creek and wetland areas leading out to Wescott Cove. Lots 19, 21, and 22 share a beautiful view of the pond lot included in the sale. Lots with this location, size, and predevelopment completed work do not come available often. With 9 total building lots, this property offers an amazing opportunity for a developer for investment and future earnings with home values in the subdivision exceeding \$300,000.00.

Highland Heights is located just minutes from the shopping and dining of Exmore, 5 minutes away from Morley's Wharf offering free county boat ramps and a fishing pier, and just 12 minutes from Camp Silver Beach YMCA. Historic downtown Cape Charles is less than 30 minutes away with a world class golf course, marinas, shopping and fine dining. Being centrally located along the Eastern Shore, these parcels offer the ability to enjoy the amazing scenic countryside and wild horses of the barrier islands in Chincoteague and Assateague to the north, or the greater Virginia Beach and Norfolk areas to the south along scenic Route 13 all approximately within an hour and a half drive. Come see this amazing property and dive into this incredible investment opportunity while enjoying all that the Eastern Shore of Virginia has to offer!

### MORE DETAILS

**Address:**  
Off Ashby Road  
Exmore, VA 23350

**Acreage:** 14.3 acres

**County:** Northampton

**MOPLS ID:** 25837

**GPS Location:**  
37.549800 x -75.842300

**PRICE: \$295,000**

### CONTACT AGENT



**CALEB HOOKER**

**AGENT**

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