



## UPDATED!! 5.98 ACRE BUILDING LOT IN CENTRAL ALAMANCE COUNTY NC!

### REDUCED

For immediate assistance with this listing call Sean Maloy at 844-412-1200.

**This secluded building lot is a one of a kind opportunity!-Call Sean Maloy at 844-412-1200 to schedule a showing today!**

Located in the Burlington Township area of central Alamance County, NC, you'll find this secluded +/- 5.98-acre property that is a unique opportunity for anyone who's looking to build a home in a country setting, but still close to town! -

Currently identified as Lot-4, of The Oaks at Briggstone subdivision, it contains approximately +/- 5.98-acres of fully wooded land ready for your new home. -Access to this tucked-away property is via a private road/easement off of Southern High School Road. -The designated build-site on this property is approximately .53-acres in size. -This is due to a couple utility easements and the cell tower fall buffer zone. No residential structure can be built in the cell tower fall buffer zone; however, non-residential buildings (barn/shop/etc) can be built within the fall zone. -Please refer to the Property Documents Tab on this listing for details or the photos below.

Electrical power lines are already on the property and fiber optic Internet service is available from Southern High School Road. -As a bonus, there's also a cell tower located adjacent to the property which provides excellent cell reception and Internet options. -This lot comes with a new survey and a 4-bedroom septic permit applied for) making it ready for you to choose your builder and get started building your new home! -

Here are a couple things to know when considering this property:

-There is confirmed 4G-LTE cell service with Verizon.

-a 4-bedroom septic permit has been approved and is pending issue.

-The lot is subject to some Deed Restrictions (to be recorded), here are a few of the major ones for your consideration: -

\*Only Site-Built or stick built homes are allowed. -

\*Minimum Square Footage Requirements/Options: - - - -

\*1,750 minimum heated square feet, with attached 2 car garage required. - -

\*Home plans are subject to architectural review. \*No Homeowners Association. -

\*No commercial use or activity. -

\*Only household pets and a maximum of five laying hens allowed (no roosters).

-Property subject a Road Maintenance Agreement (to be recorded). -

-The building site is limited to one designated area on the lot. -See Property Documents Tab for details.

-Schools District is Alamance County:

Edwin M. Holt Elementary - Grades: K-5 - Distance: 4.0 mi

Southern Middle - Grades: 6-8 - Distance: .7 mi

Southern Alamance High - Grades: 9-12 - Distance: .9 mi

The local surrounding area has an abundance of outdoor attractions for the whole family. -In Alamance County, there are a few incredible public access waterways for your recreational use year-round. -Local state parks and public lakes, like Graham/Mebane Lake is about 650-acres in size and offers fun for the entire family with its water skiing, bank, and boat fishing opportunities (<https://www.visitalamance.com/listing/graham-mebane-lake/335/>), and Lake Cammack which offers excellent camping and fishing opportunities ( <https://www.burlingtonnc.gov/243/Lake-Cammack-Park-Marina>), and Cedarock Park offers four miles of hiking trails, six miles of equestrian trails, two disc golf courses with a total of 36 holes for play, a foot golf course, a historical farm restored to the late 1800s time period, a fishing pond, a picturesque waterfall over an old mill dam, picnic shelters and gazebos, a basketball court, a volleyball court, a playground, canoe, and kayak rentals, camping, and ample field space for open play (<https://www.alamance-nc.com/recreation/outdoors/about-cedarock-park/>). -To the north, Caswell County offers some of the best outdoor activities in North Carolina as it boasts over 18,000-acres of state game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey, and horseback riding ( <https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/R-Wayne-Bailey.pdf>).

The property is approximately 10-miles southwest of Mebane, NC, 6-miles south of Burlington, NC, 20-miles from Greensboro, NC, and 18-miles from the quaint town of Hillsborough, NC. All these cities & towns have shopping & dining opportunities as well as hardware and farm supply stores you may need.

I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area. There are many photos that you may find interesting.

Due to the amount of home construction in the subdivision and this property is shown by appointment only. Please contact me directly to coordinate your private tour.

## MORE DETAILS

### Address:

Off Southern High School Road  
Burlington, NC 27215

**Acreage:** 6.0 acres

**County:** Alamance

**MOPLS ID:** 50763

### GPS Location:

36.008700 x -79.416500

**PRICE: \$124,900**

## CONTACT AGENT



### SEAN MALOY

BROKER IN CHARGE / VICE  
PRESIDENT OF OPERATIONS

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