



COMMERCIAL REAL ESTATE

For Sale

10.6 +/- Acres

Baldwin Road & Morningside Drive, Burlington, NC

\$595,000

**10.6 +/-
Acres**



Directions: From 85/40 take NC-62 (Alamance Road) North to Church Street. Turn right on Church. 2.8 miles turn left on Vaughn Road then immediate left on Baldwin Road. Property is on the right across from Morningside Drive.

To Learn More About This Property Contact:



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Baldwin Road & Morningside Drive

Multi-Family Development Opportunity

10.6 total acres with a majority zoned MF-A (multi-family), Burlington, NC

Property Overview

Brown Investment Properties is pleased to offer this multi-family development near downtown Burlington, NC. This property was previously permitted and partially graded for a condominium project. Water and sewer are available on site.

Location

- Near Downtown Burlington on Baldwin Road across from Morningside Drive (just off N. Church Street & Vaughn Road).
- Nestled among a variety of other existing residential properties including single-family to the north and west, multi-family to the north and east and senior living to the south.

Proposed Uses

- Condominiums
- Multi-Family Apartments
- Townhomes
- Senior Living

Property Features

- The entrance of the property is a narrow stretch of approximately 250 feet leading to a large, open rectangular section.

- The first 200 feet is zoned R-6 Residential District. The remaining (majority) site is zoned MF-A Multifamily District (map available upon request).
- There is a natural stream running parallel with the southern property line.
- A sewer line runs parallel with the stream and crosses in and out of the property.
- The site was previously graded leaving a gentle slope.

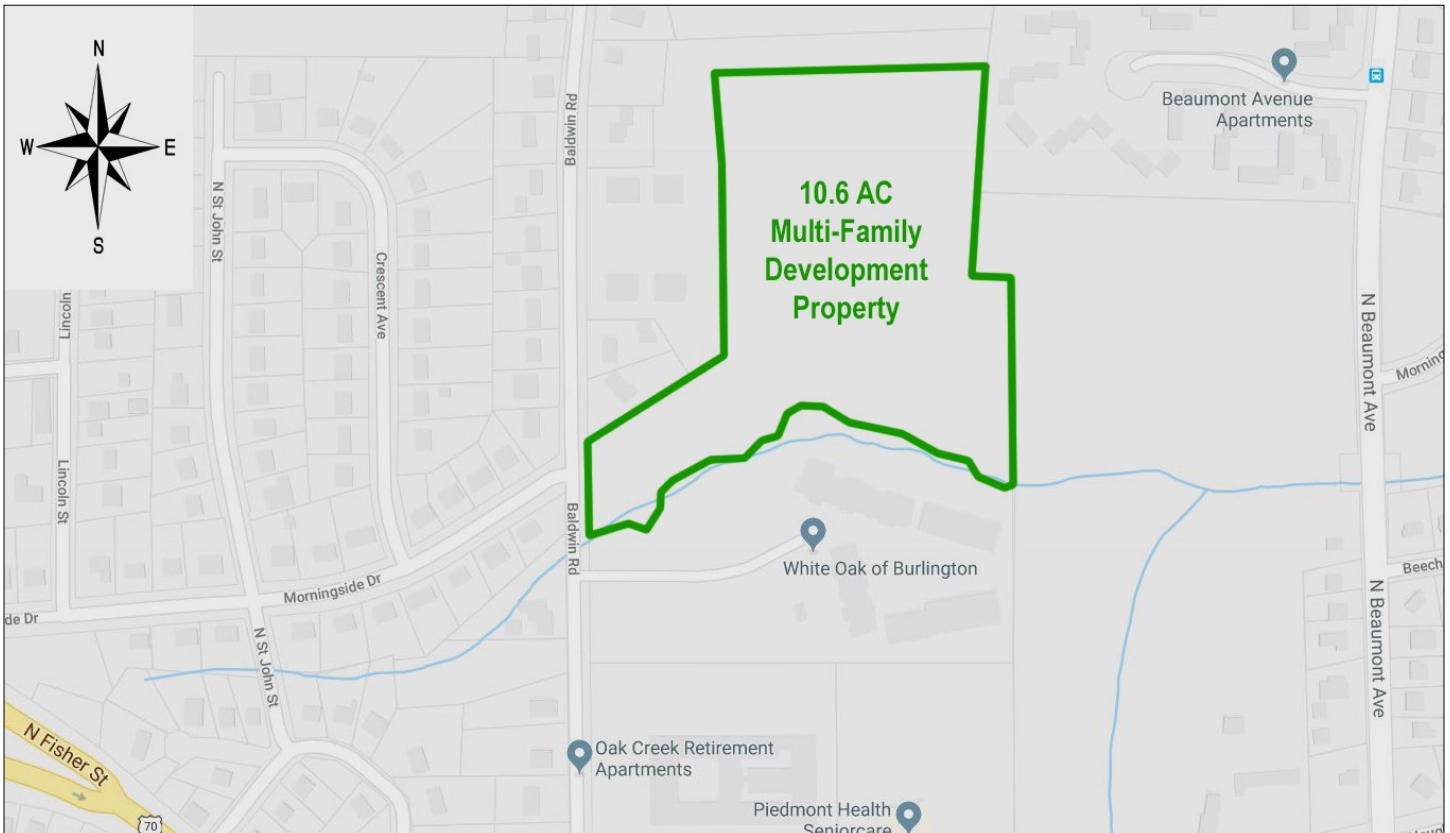
Nearby (approximately one mile)

- Walmart Supercenter
- Eastlawn Elementary School
- Alamance County Health Department
- Restaurants & Shops
- Churches

Nearby

- Downtown Burlington (1.1 miles)
- Town and Country Nature Park (1.9 miles)
- Burlington Athletic Stadium (1.2 miles)
- Hugh M. Cummings High School & Broadview Middle School (1.5 miles)
- I-40/I-85 (2.9 miles)

For additional information, site maps, zoning maps, etc., please contact Tim Knowles



The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.