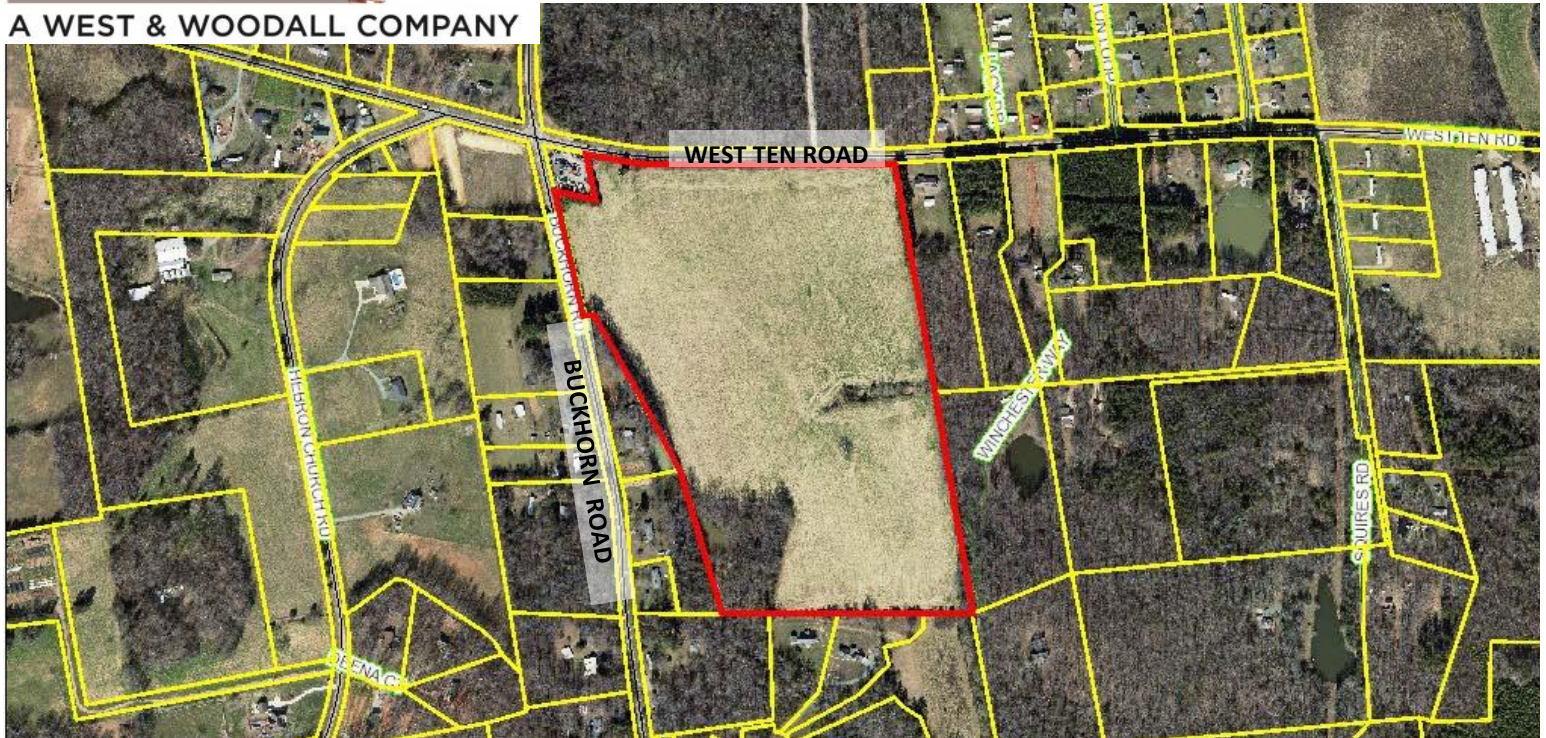




FOR SALE 47 ACRES of LAND
6016 West Ten Road at Buckhorn Road
Mebane, Orange Co, NC

\$1,200,000

A WEST & WOODALL COMPANY



DESCRIPTION: This 47 acre tract is one half mile from the I-85 Buckhorn Road -Exit 157. Zoned R-1 for residential use, it is across the street from The Orange County Economic Development District. Mebane water and sewer are close by. Topography is gently sloped and predominantly in open fields. County soil maps look promising for perking. Property currently is in farm use taxation. Open to annexation and rezoning discussions.

ACCESS: Tract has frontage on Buckhorn Road and West Ten Road.

LEGAL: Pin No. 9834-43-6528 Deed Book –6625 Pages 582-584

PRICE: \$1,200,000

DIRECTIONS: Go south on Buckhorn Road from I-85 at exit 157. Property on left past 4 way stop. (1/2 mile)

Mark O'Neal, CCIM

mark.oneal@westandwoodall.com

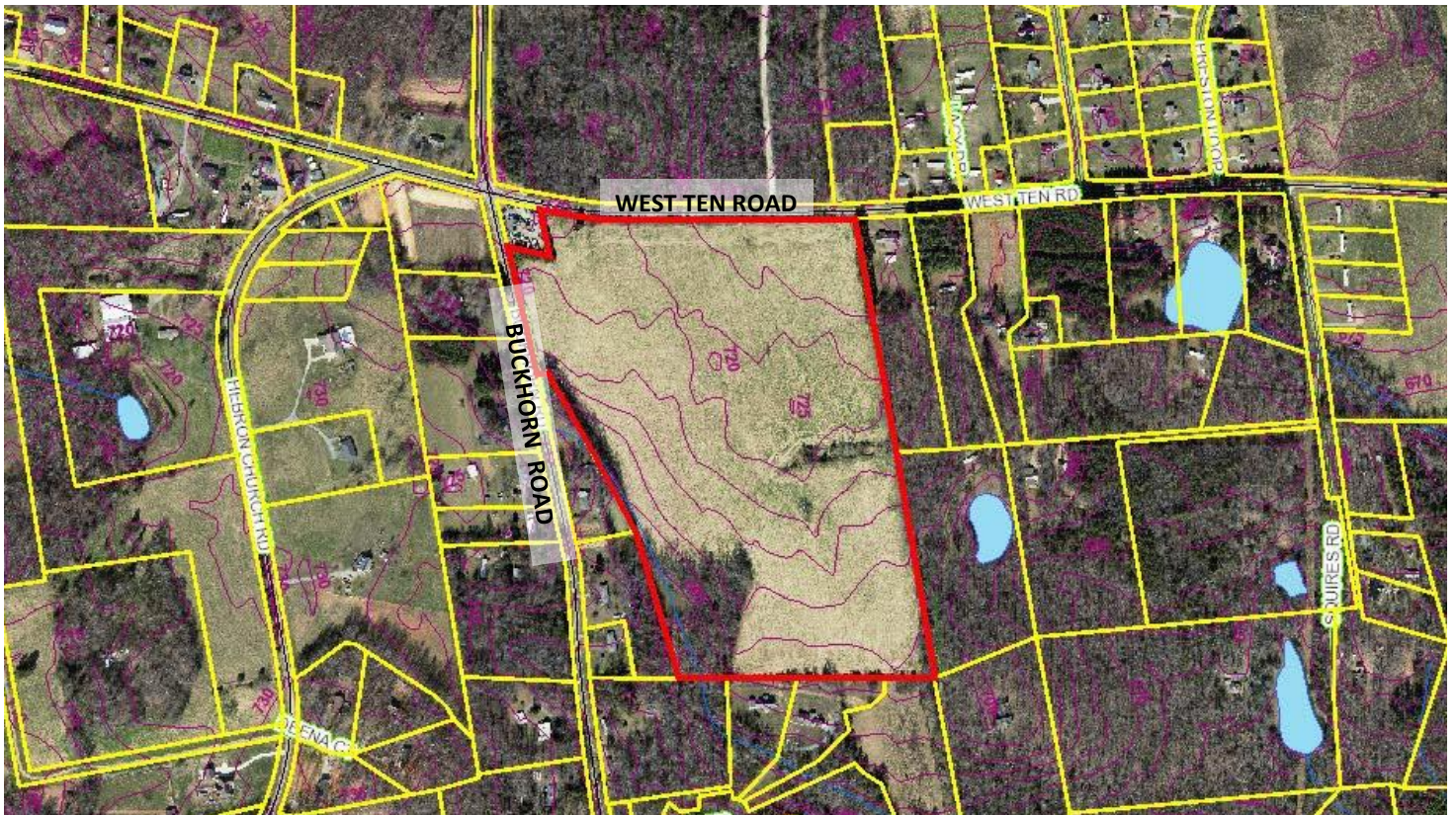
0 - 919-493-0395 | C - 919-815-8303



SOILS



TOPO



Mark O'Neal, CCIM

mark.oneal@westandwoodall.com

O - 919-493-0395 | C - 919-815-8303



SITE ASSESSMENT MAP

Site Assessment for PIN: 9834-43-6528

Site Data:
Zoning: Rural Residential (R1)
Acreage: 47.5 acres
Overlay Districts: Upper Eno Protected Watershed Overlay District
Plat/Legal Description: E/S 1144; no plat found

Zoning Requirements:
Max. Density: 1 unit per 40,000 sq. ft.
Min. Lot Size: 40,000 sq. ft.
Min. lot width: 130'
Maximum height: 25' (See UDO Sec. 6.2.2 for height bonus)

Building Setbacks:
Front (and Corner lots) = 40'
Side Setbacks = 20'
Rear Yard Setback = 20'

Ratios:
Open Space: .84

Max. Impervious Surface: 12% (5.7 acres) for residential development and commercial development (outside of CTAN/CITAN)

FAR:

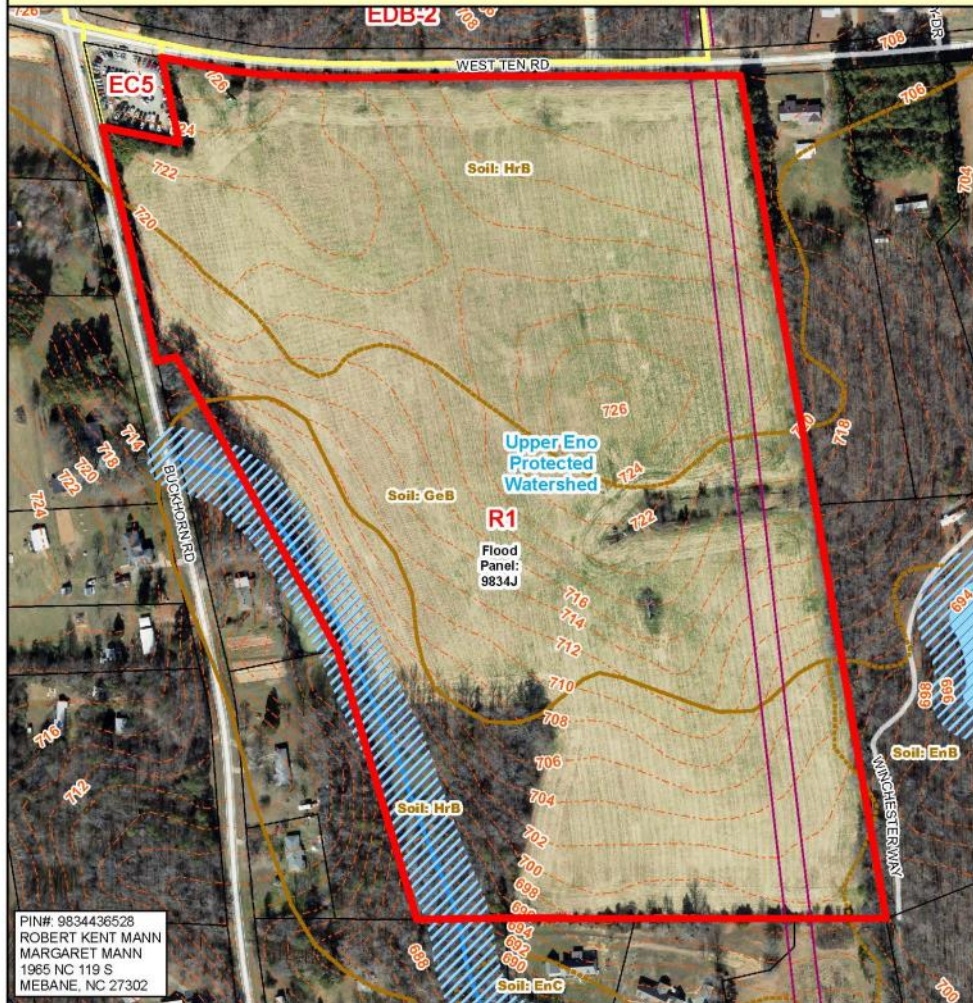
- Residential Conditional Use = .058
- Non-Residential = .088
- Non-Residential Conditional = .100

Environmental Features:
Streams/Water Bodies: Stream on lot
SFHA (Floodplain): N/A
Wetlands: N/A
Buffers: Stream Buffer = 65 ft. (Method A, Slope = 4.8%)

Land Disturbance Thresholds:
1) Erosion Control Application/Permit required if disturbing more than 10,000 sq. ft.
2) Stormwater Management Application/Permit required if disturbing more than 21,780 sq. ft. (1/2 an acre) for residential structures or 12,000 sq. ft. for commercial structures.

Notes:
1) Private Road Justifications, Recorded Declarations, Restrictive Covenants, Bona Fide Farm status, use and building type (e.g. duplex units) will change subdivision and development requirements.
2) Wetlands data is taken from Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service and does not constitute a formal delineation (i.e. survey) of the property. All wetland areas are approximate.
3) Flood boundaries are subject to change based on periodic amendments to flood maps. Determination is based on current, best available, data.
4) This does not constitute a formal land survey.

Date Site Assessment Completed: 07/30/2019 by mbyoyle



PIN# 9834436528
ROBERT KENT MANN
MARGARET MANN
1965 NC 119 S
MEBANE, NC 27302

Easements	Stream Buffer 65ft	Parcels	FIRM
LINE_CODE	Soils	Streets	Watershed
	USGS Stream	Zoning	
	Water Body Buffer 65ft	2' Contours (NCDOT)	Water Body

1 inch = 250 feet
0 60 120 Feet

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