

**0.9 acres of Residential Land For Sale in Orange County
NC!**
Off of Laurel Ridge Road
Durham, NC 27705

\$74,999
0.9± Acres
Durham County



0.9 acres of Residential Land For Sale in Orange County NC!
Durham, NC / Durham County

SUMMARY

Address

Off of Laurel Ridge Road

City, State Zip

Durham, NC 27705

County

Durham County

Type

Undeveloped Land

Latitude / Longitude

36.04055 / -79.01270

Acreage

0.9

Price

\$74,999

Property Website

<https://www.mossyoakproperties.com/property/0-9-acres-of-residential-land-for-sale-in-orange-county-nc-durham-north-carolina/119300/>



0.9 acres of Residential Land For Sale in Orange County NC! Durham, NC / Durham County

PROPERTY DESCRIPTION

Natural Setting-Close to Eno River Access-Previously issued septic permit!

Envision your dream homesite on 0.9 wooded acres in eastern Orange County, located just half a mile down the road from the Pleasant Green Access of Eno River State Park. There's approximately 260 feet of road frontage along Laurel Ridge Rd and roughly 250 feet adjoining Eno River State Park property.

This parcel features a mixture of mature hardwoods and pines, with a gradual downward slope toward the rear. The location provides a peaceful natural layout for a potential homesite adjoining State Park land along the eastern portion of the property.

The property is zoned R-1 and has power available, though a private well and septic system will be required. A previously held septic permit was issued for a 2 bedroom dwelling expired in 2023, but provides positive indication for septic suitability.

Situated within the Lower Eno River Protected Watershed, the parcel is restricted to an impervious surface limitation of 36%. This regulation limits the amount of impervious surface such as structures and gravel areas on the property in order to help manage stormwater runoff and protect the Eno River watershed.

This location offers convenient access to the broader Triangle region. Durham's thriving business community, restaurants, shopping, medical facilities, and entertainment are within easy reach. Raleigh and the surrounding Triangle provide access to an abundance of recreational and entertainment attractions, an extensive network of employment centers, and prestigious local universities. Raleigh-Durham International Airport is also conveniently accessible, making regional and national travel readily available.

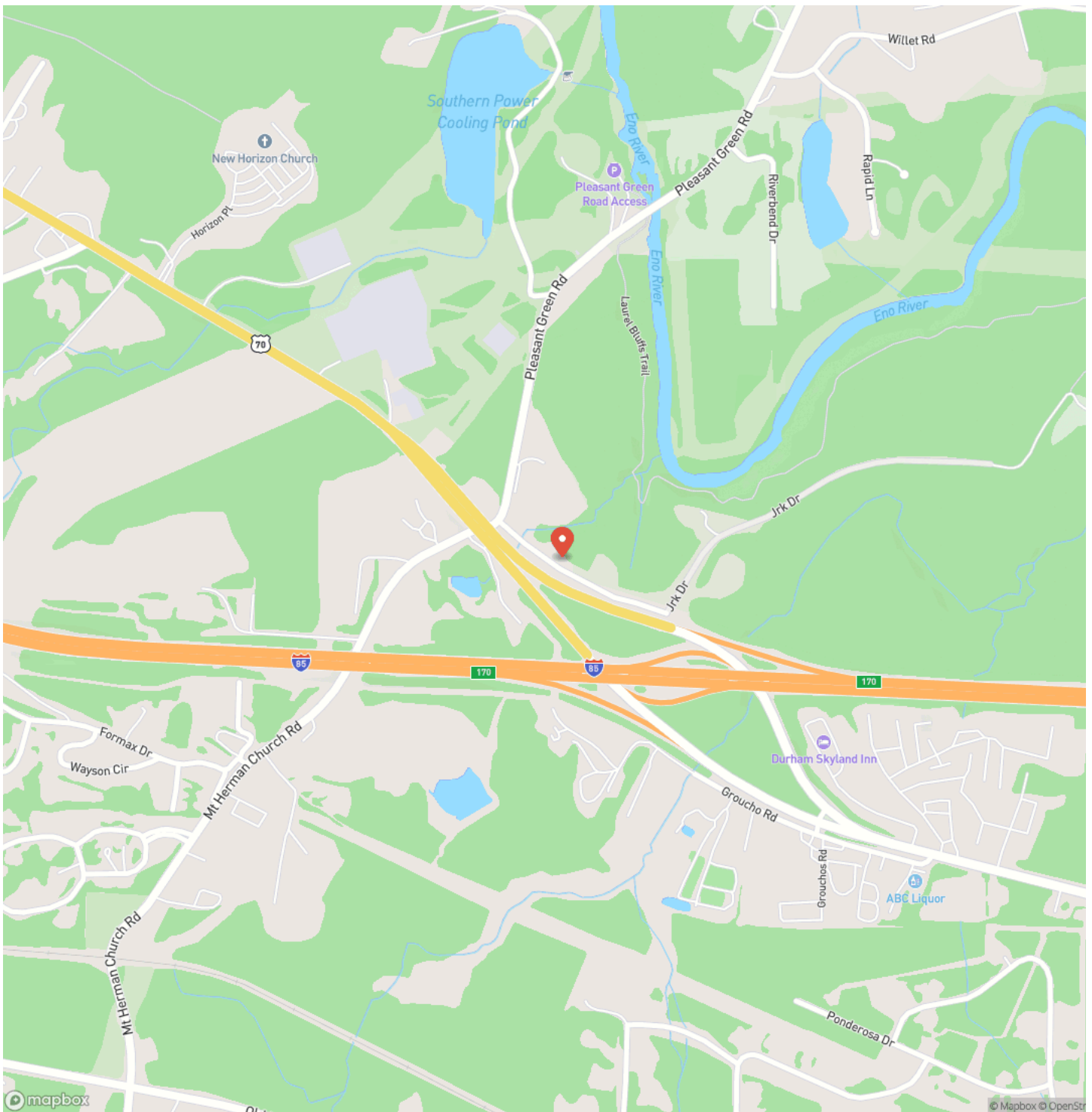
For those looking to create a private homesite without sacrificing access to the amenities of the Triangle, this property offers a truly unique opportunity.

For more information on this and other land for sale in Orange County, contact Jackson Sobocinski at [\(919\) 951-4693](tel:9199514693) or by email at jsobocinski@mossyoakproperties.com, or visit www.landandfarmsrealty.com.

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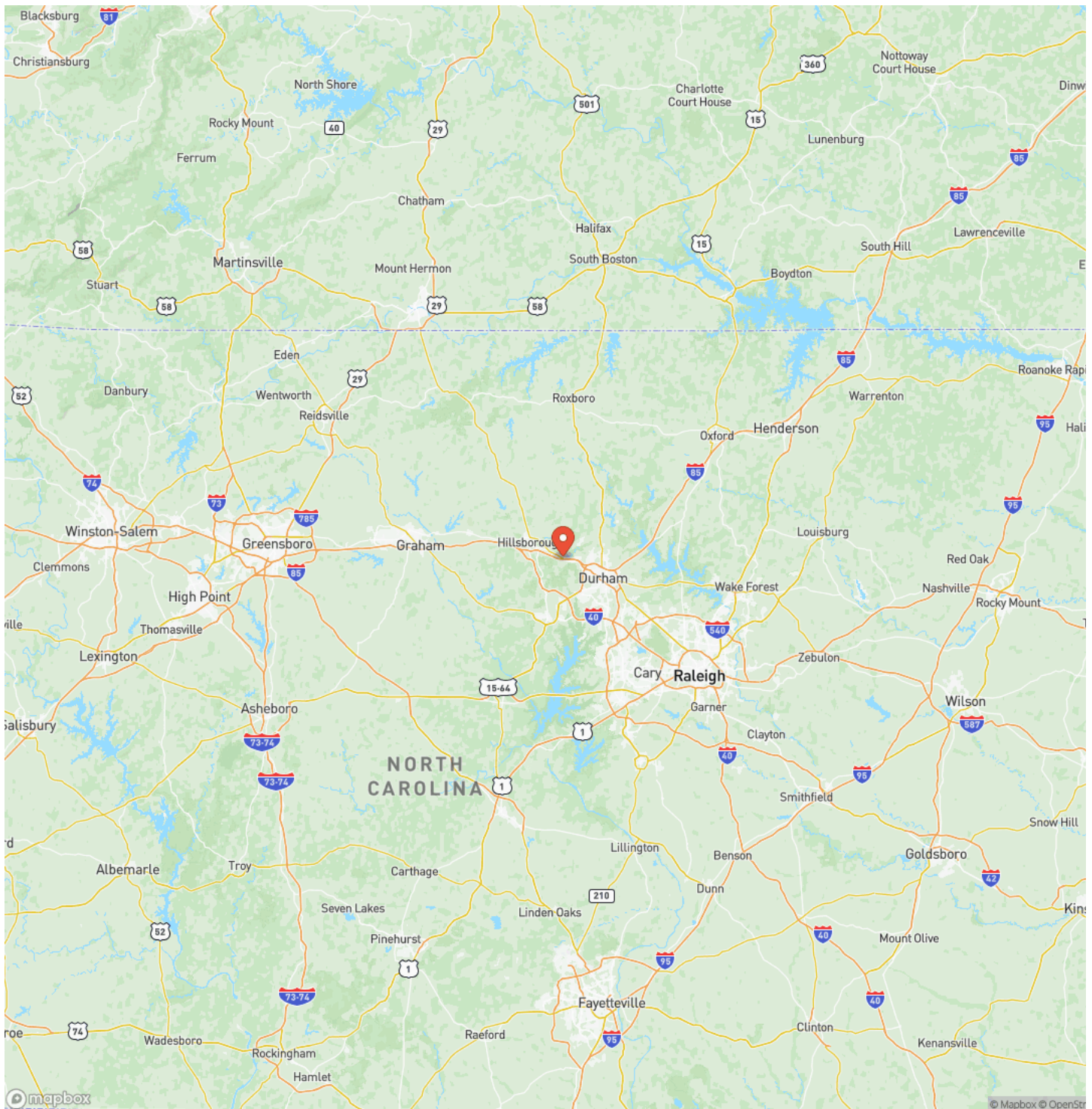


Locator Map

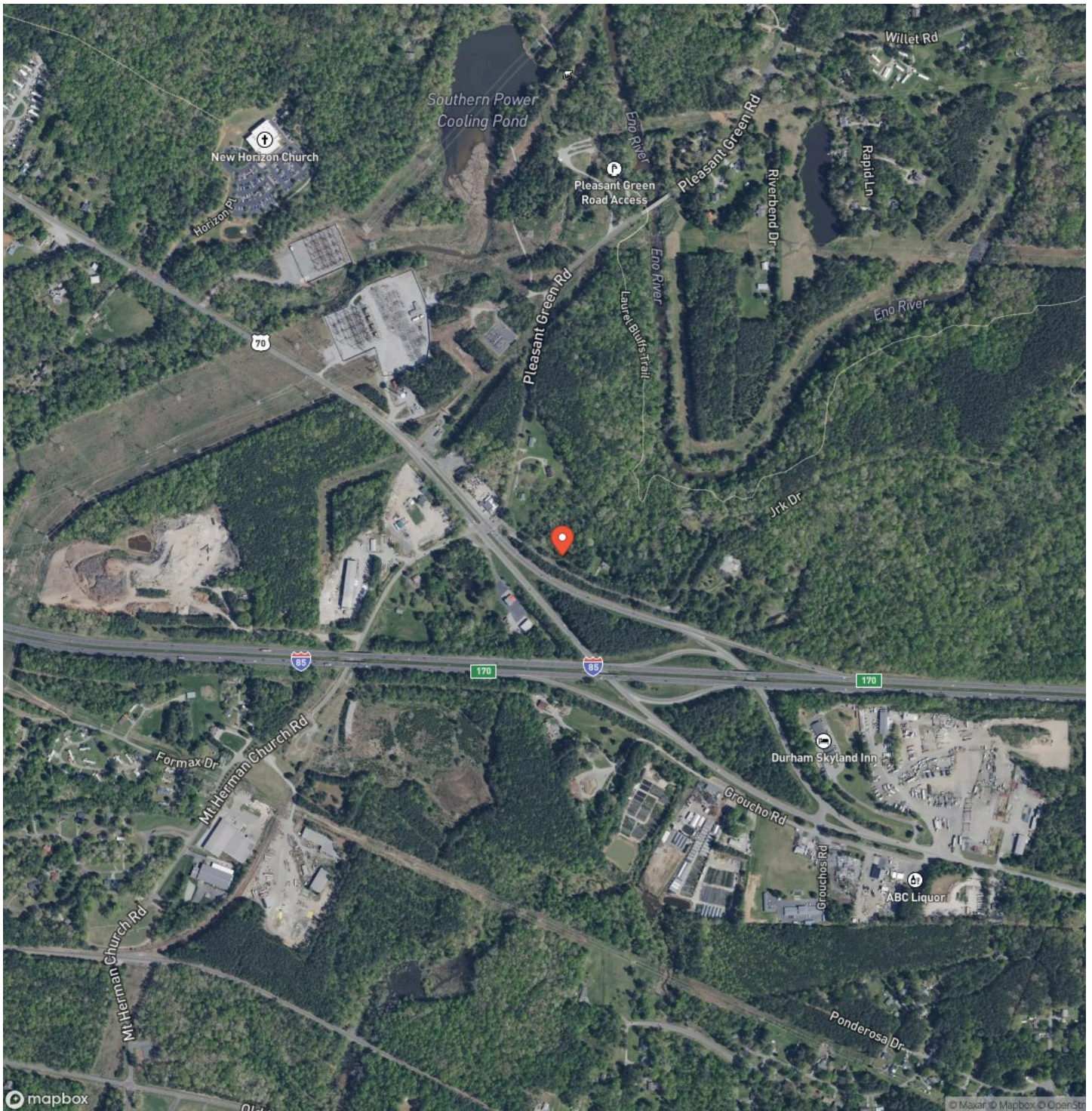


Durham, NC / Durham County

Locator Map



Satellite Map



0.9 acres of Residential Land For Sale in Orange County NC! Durham, NC / Durham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Sydni Midgett

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City / State / Zip

Fountain, NC 27859

NOTES



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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