

# LAND FOR SALE

**0.96 ACRE RESIDENTIAL PARCEL**  
New Bethel Rd Alton, VA 24520



## OFFERING SUMMARY

Sale Price:	\$15,000
Lot Size:	0.96 Acres
Price / Acre:	\$15,625
Zoning:	No Zoning (NZ)

## PROPERTY HIGHLIGHTS

- 0.96-Acre Residential Lot: Spacious yet manageable footprint for a custom home.
- Direct Road Frontage: Flat access along New Bethel Road ensures an easy driveway cut.
- Natural Privacy Screen: Heavily wooded lot featuring mature hardwood and evergreen timber.
- Build-Ready Topography: Usable, gently rolling terrain minimizes grading costs.
- Minutes from VIR: Prime location near Virginia International Raceway with rental potential.
- Convenient Location: Quick access to South Boston and Danville for shopping and dining (7 miles to Walmart and Food Lion)
- Outdoor Recreation: Close proximity to the Dan River for fishing, hiking, and boating.

**David Burks**  
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## PROPERTY DESCRIPTION

Embrace the perfect blend of privacy, natural beauty, and opportunity with this pristine 0.96-acre residential lot located on New Bethel Road in scenic Alton, Virginia. Situated in the heart of Halifax County, this beautifully wooded parcel offers an exceptional canvas for your dream home, an idyllic weekend getaway, or a strategic land investment.

Boasting excellent asphalt road frontage and a level-to-gently sloping topography, the property provides an ideal footprint for various architectural styles. Whether you envision a sprawling single-story ranch with a custom carport or a stately two-story modern estate complete with an inground pool and outdoor entertainment pavilion, this lot accommodates your vision with ease.

This unaddressed parcel is ideal for custom homebuilders looking to showcase a spec home or individual buyers looking to secure land ahead of construction. Utilities are located nearby at the street (buyer to verify connection logistics and soil work/septic permitting during the due diligence period).

With no restrictive HOA fees, you have the freedom to design, build, and live on your own terms.

## LOCATION DESCRIPTION

Embrace the allure of Alton, VA, a captivating community steeped in history and surrounded by natural beauty. Nestled near New Bethel Rd, this tranquil area offers a harmonious blend of rural charm and modern convenience. The region's scenic countryside provides a peaceful backdrop for potential investors seeking a balance between work and leisure. Nearby, the historic Staunton River State Park beckons with its outdoor recreational opportunities, while the Roanoke River and Buffalo Park are havens for nature enthusiasts. With its close proximity to key transportation arteries and neighboring thriving towns, the location presents a prime opportunity for investors seeking to capitalize on the area's potential growth and development. 7 miles away from Walmart and Food Lion in South Boston.

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