

## How Much is Landlocked Property Worth?


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If you are looking to [buy or sell land in North Carolina](#) please feel free to contact me today. I have experience dealing with landlocked land transactions.

### How Much is Landlocked Property Worth?

Landlocked property, or land with no legal access, is worth much less than a similar piece of land that does have proper legal access. All other things being equal, landlocked property may only be worth 20-30% as much. With no legal access, it's impossible to start or run any kind of business on the property, over even establish residency.



While there is no single universal percentage, a 15% valuation (an 85% discount) is generally considered a reasonable or even conservative, aggressive valuation for a truly landlocked parcel that lacks legal access, particularly if the potential to obtain an easement is difficult or costly.  Reddit +2

Landlocked parcels are significantly less valuable because they cannot be developed for residential or commercial

Ask anything