

LAND FOR SALE | UP TO +/- 47.67 ACRES

OXFORD INDUSTRIAL PARK

OXFORD, NC 27520 | COMMERCIAL OPPORTUNITY

Knotts Grove Road

1608



NAI TRI PROPERTIES



LAND PROFILE

ADDRESS Knotts Grove Rd & Enterprise Court
Oxford, NC 27565

ACRES 6.31 AC to 47.67 AC
Potential for sub-division to 1.9 AC

AVAILABLE LOTS

Lot 9	191102972406	6.70 acres
Lot 10	191102974109	6.31 acres
Lot 11	192100071225	1.94 acres
Lot 12	192100077376	15.34 acres
Lot 13	192100075959	17.38 acres

Click [here](#) see sample test fits.

ZONING Granville County ETJ, General Industrial (I-2). [Permitted Uses Table](#)

PRICE \$79,900 per acre

LOCATION

US 15	1.5 Miles
I-85	2.5 Miles
US 1	12.5 Miles
I-40	40 Miles

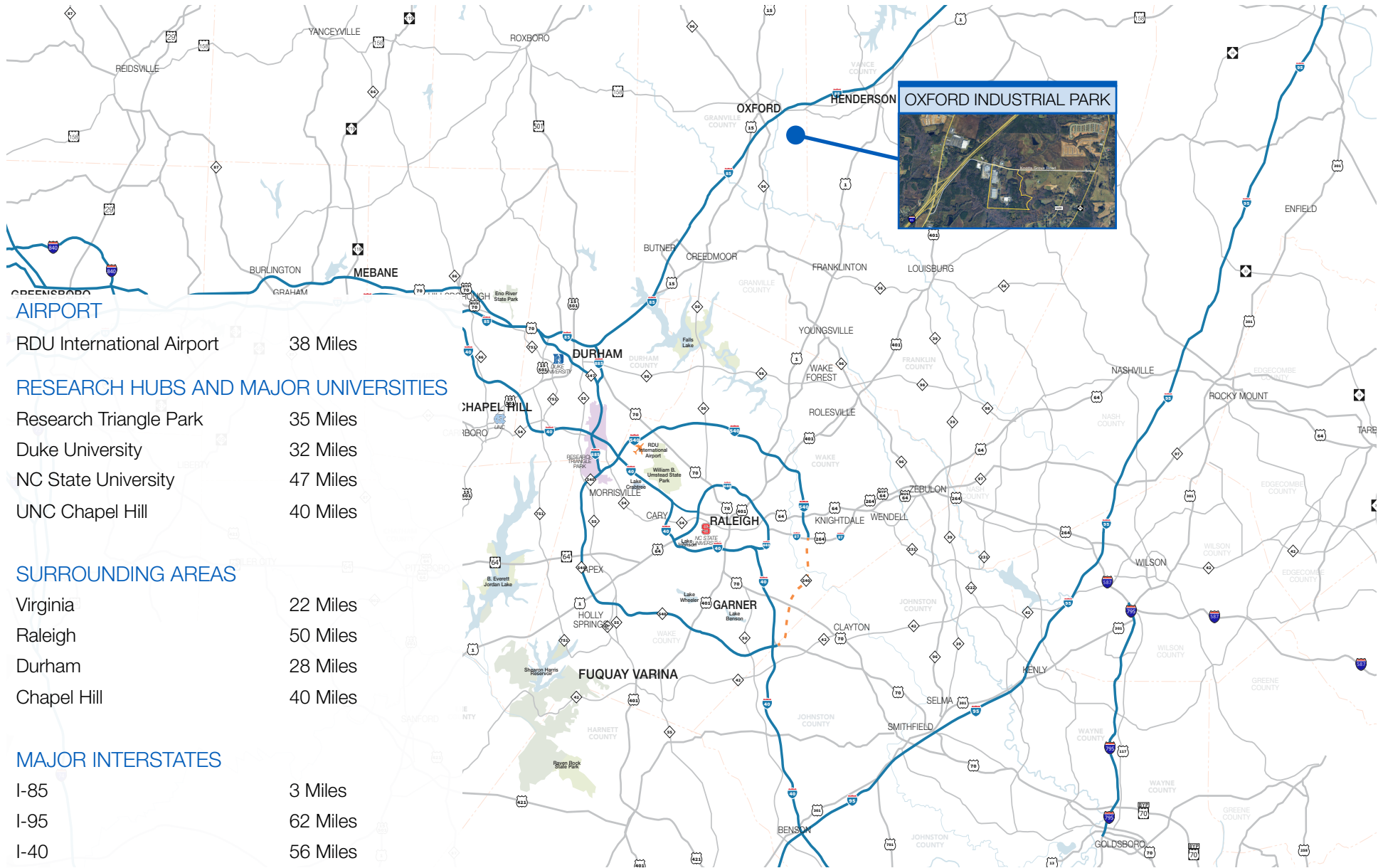
- UTILITIES**
- Privately owned sewer system serving the Industrial park
 - 12" municipal water line along Knotts Grove Rd.

CONTACT

ED BROWN, SIOR, CCIM | 919.345-5939 | ebrown@triprop.com



REGIONAL OVERVIEW



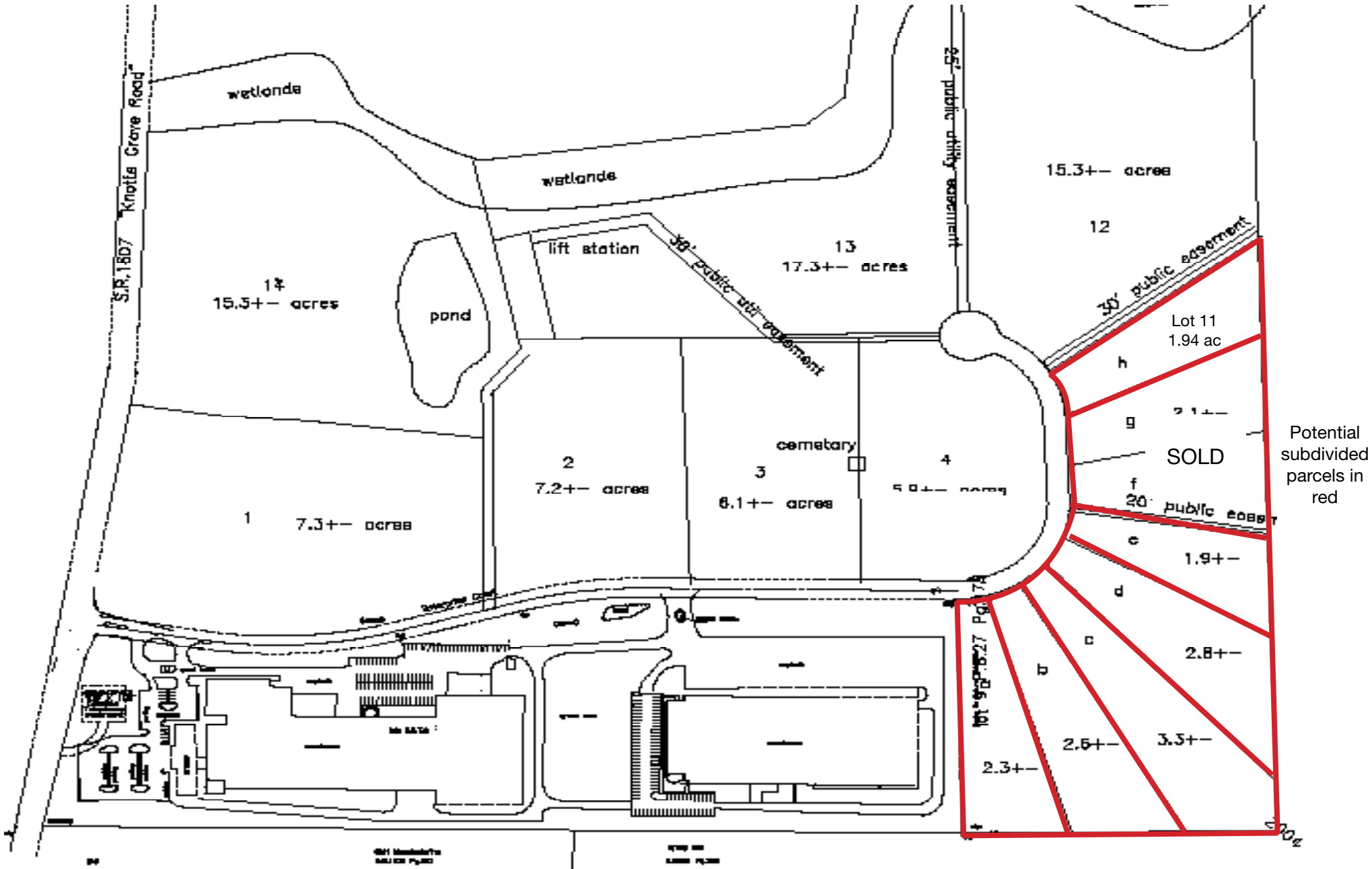
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POTENTIAL LOT DIVISION



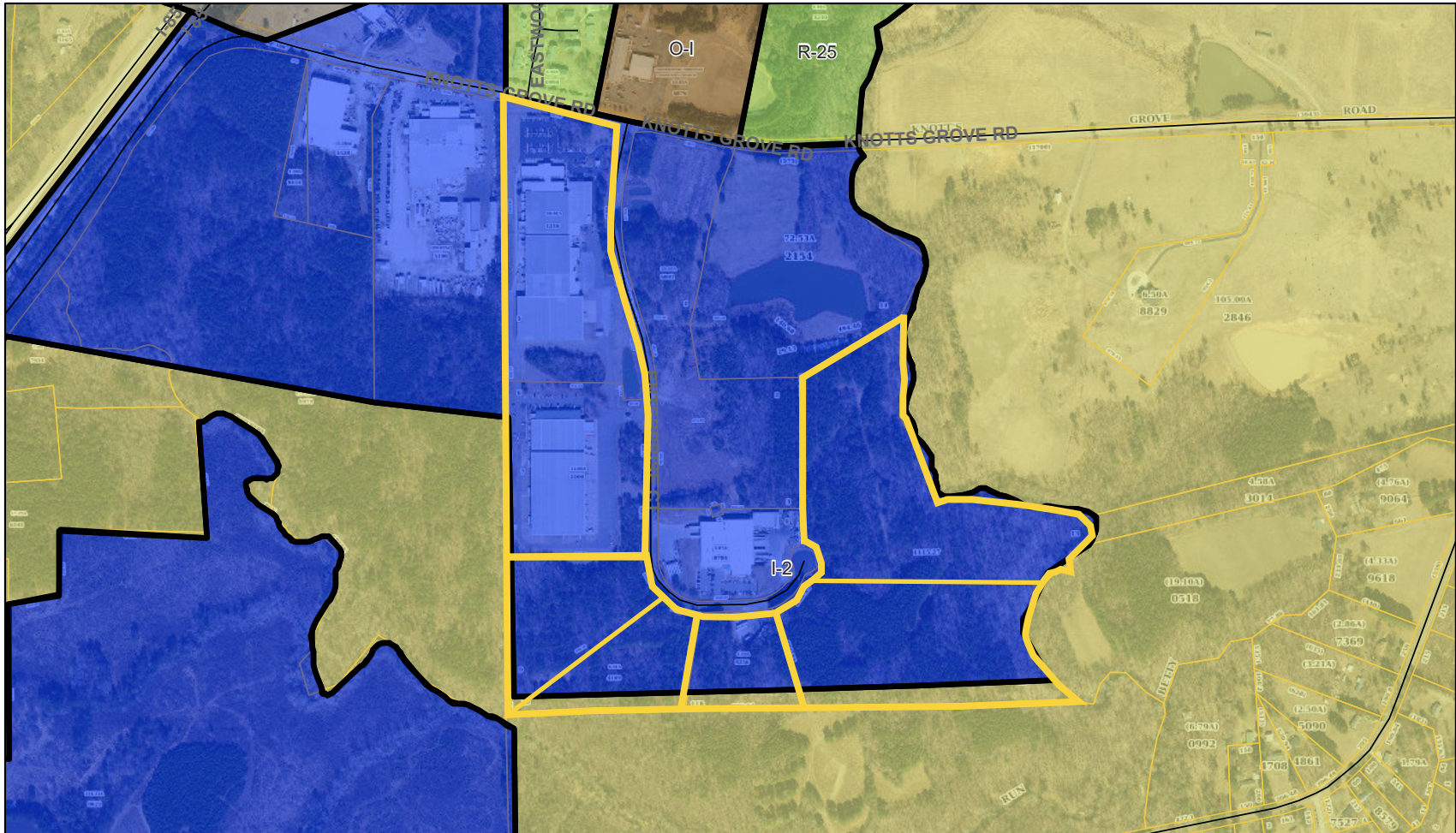
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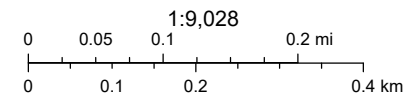
ZONING MAP

Zoning



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- | | | |
|---------------|---------------------------------|-------------------|
| County Zoning | O-I | County Boundary |
| I-2 | OXFORD PLANNING AND ZONING AREA | Parcels |
| AR-40 | Centerlines | granville_nc_anno |
| R-25 | | |



TAX PURPOSES ONLY

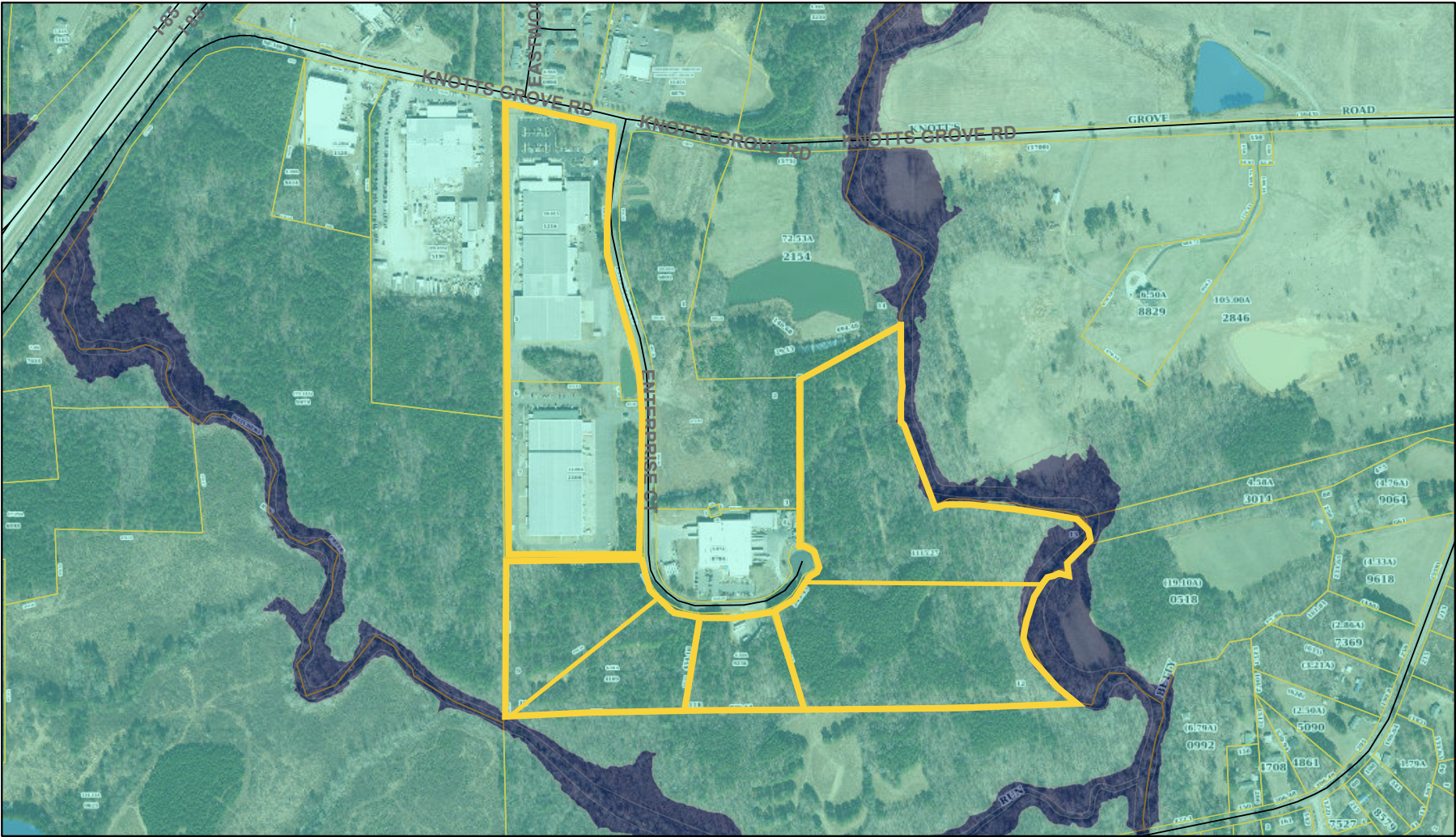
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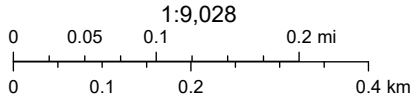


FLOOD ZONE MAP



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- Hydro
- County Boundary
- X
- Centerlines
- Flood Zones
- Parcels
- AE
- granville_nc_anno



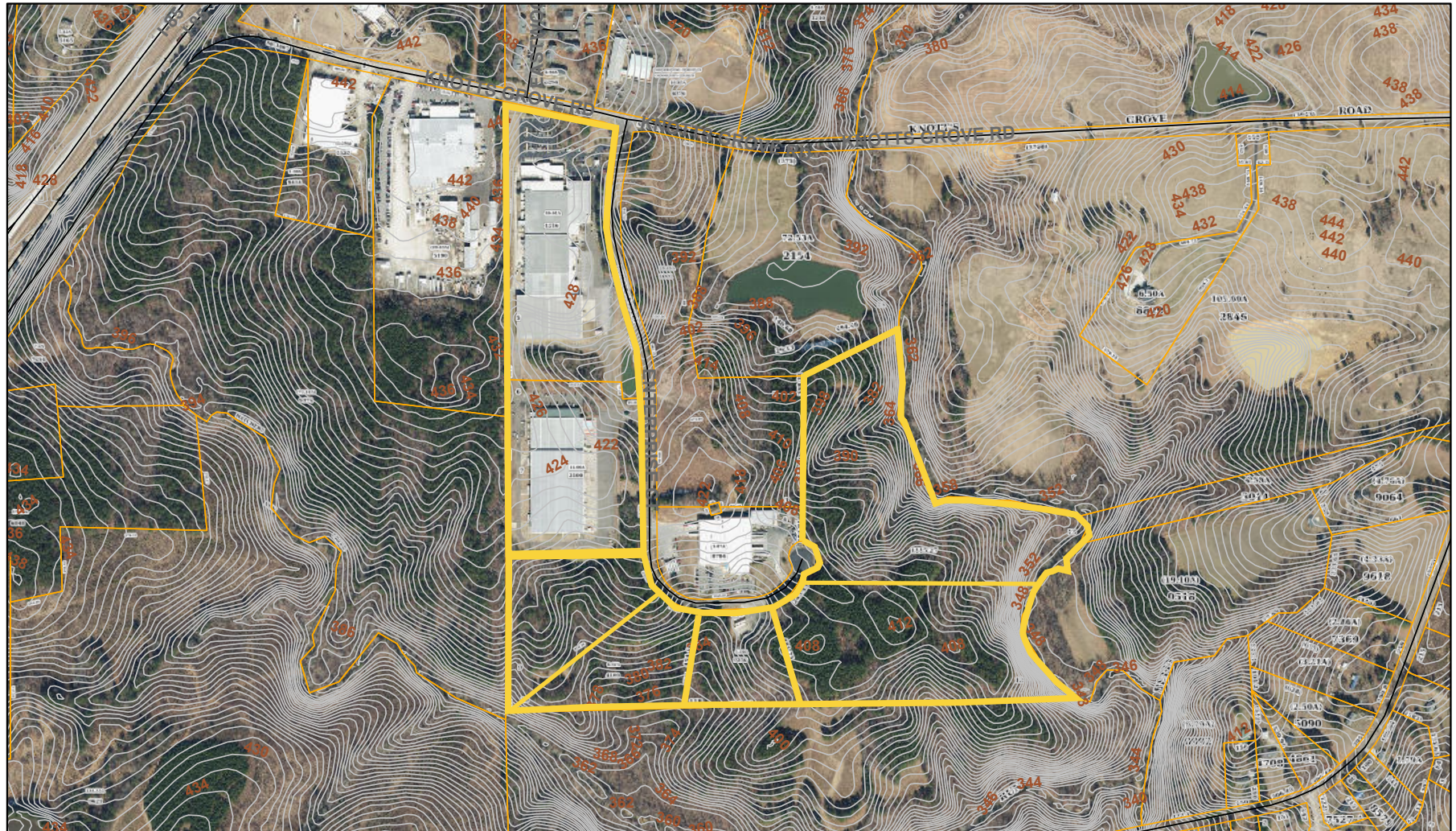
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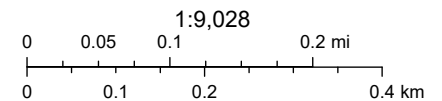


CONTOURS MAP



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Centerlines
County Boundary
Parcels
Topography
granville_nc_anno



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AMENITIES

Below are some of the amenities that can be reached within a short 10 minute drive or less. Within 5 minutes one can enjoy downtown Oxford's plethora of foodie finds, breweries, entertainment options.

FOOD

Bojangles
Cookout
Deep South Bar & Grill
Family Diner
George's Oxford Village Family Restaurant
Hardee's
Harvest Restaurant
Hwy 55 Burgers, Shakes, & Fries
KFC
Main St Oasis
Mi Tierra Mexican Food
Milano's Restaurant
Popeyes Louisiana Kitchen
Snack Shack
Soul Serving C'lthen
Speed Grill & Deli
Tita Mexican and Salvadorian Food
Tobacco Wood Brewing Company
Toros Cantina
Uptown Bar & Restaurant
Wendy's

SERVICES

Advance Auto Parts
Black's Tire & Auto Service
Bobo's Menswear
Comfort Inn & Suites Oxford South
Days Inn and Suites by Wyndham Oxford
Drivers License Office
Duke Primary Care Oxford
Exxon
Family Dollar
First Horizon Bank
Food Lion
Fred's Towing & Transport
Granville County ABC Board
Granville Health System
Granville Primary Care & OB/GYN
Mobil
Oxford Credit Union
PNC Bank
Richard H Thornton Library
Robert M Currin PA
Rosemart Food Stores

Shell
Speedway
Truist
Union Bank
United States Postal Service
Valero
Walgreens
Walmart Supercenter
Water Department
Z Mart Gas Station

PARKS & REC

Granville Athletic Park
Oxford Parks & Recreation
Hix Complex
Rucker Park Pool

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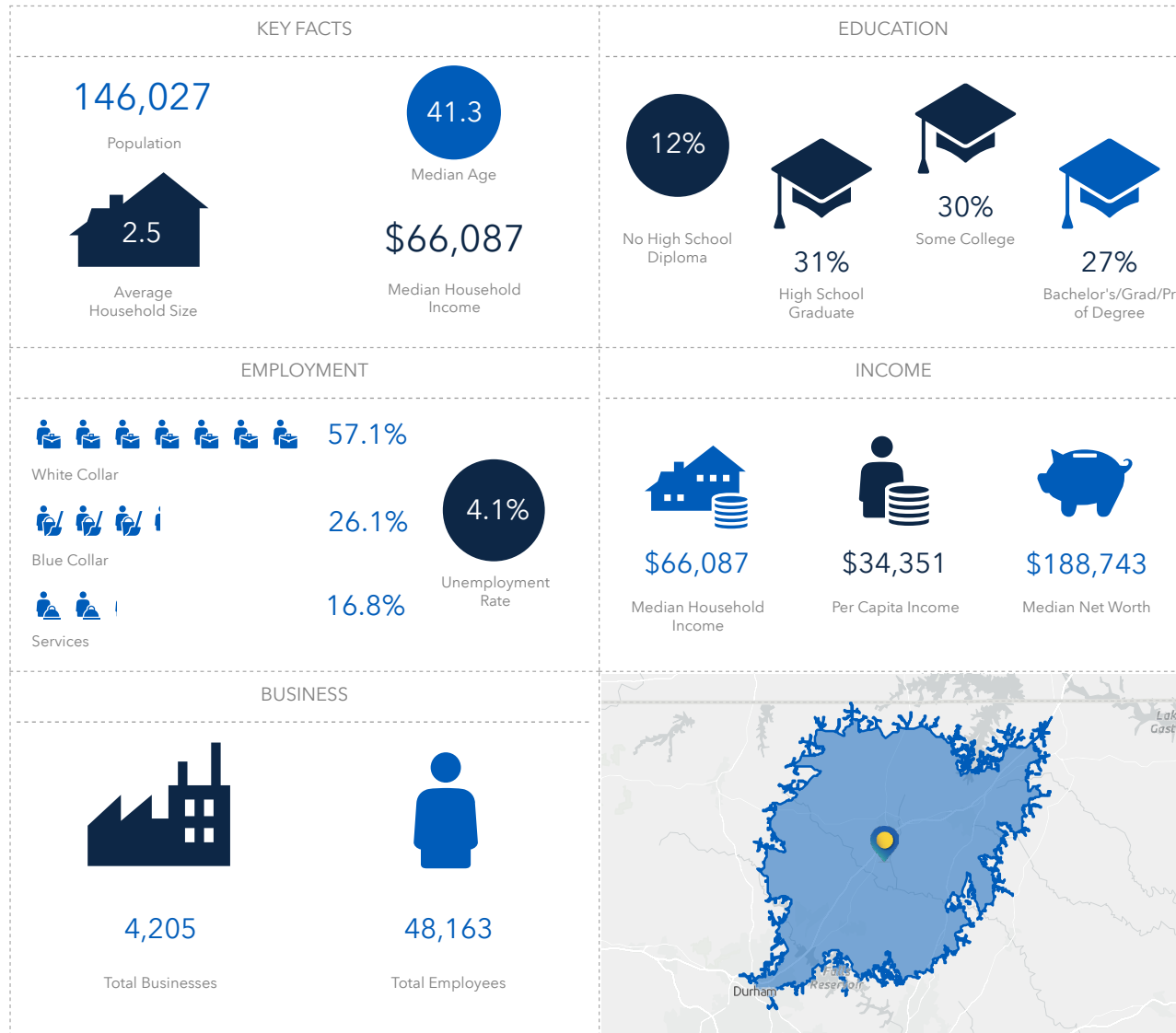
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DEMOGRAPHICS

27 MINUTE DRIVE TIME



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