

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

**± 194 ACRES DEVELOPMENT
LAND FOR SALE
OXFORD, NORTH CAROLINA**

Location: Outer Loop (US 158 By Pass) on north side of town, 1/2 mile north of Williamsboro Street (US 158 Business) and 0.1 mile east of Salem Road, Oxford, North Carolina

Best Use: Single family homes, commercial shopping center or a mixture of commercial and residential uses, town home or single family subdivision.

Acreage: ± 194 acres consisting of 144 acres suitable for single family subdivision, 30 acres suitable for commercial/mixed use and 20 acres suitable for single family homes or town homes.

Zoning: R-15 Single Family (144 acres); B-2 Highway Business (20.8) acres, R-A (9 acres) and R-A Residential Agricultural 40,000 SF lot size (19.97 acres). Town home use of the 19.97 acres would require rezoning.

Road Frontage: ± 5,100 feet on south side of Outer Loop US 158 and ±1,300 feet on north side of Outer Loop. Outer Loop is a two lane, paved, state maintained road.

Utilities: Electricity, telephone; public water and public sewer are available.

Pricing: **\$2,500,000** for 194 acres. Owner will consider subdividing the land as follows:

- 144 acres, single family land - \$1,350,000
- 30 acres, B-2 and R-A zoned land - \$750,000
- 20 acres, R-A Residential Agricultural land - \$400,000

For more information or to schedule a showing contact:

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Visit us at PickettSprouse.com



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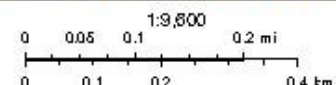
Development Land for Sale Oxford, North Carolina

194 Acres, Oxford, NC Granville County NC



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Parcels Lot Lines Parcel Hooks
Roads Leaders Imagery2017



Source: Esri, HERE, Garmin, Mapbox, DeLorme, Swire, GEBCO, USGS, FAO, NPS, NRCAN, GEBCO, IGN, Intermap, Inc., Swire, Esri, Japan, METI, Esri, China (Hong Kong), Swire, Esri, OpenStreetMap contributors, and the GIS User Community

Granville County, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, METRAX, NGA, EPA, USDA (NOCGA) Granville County, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

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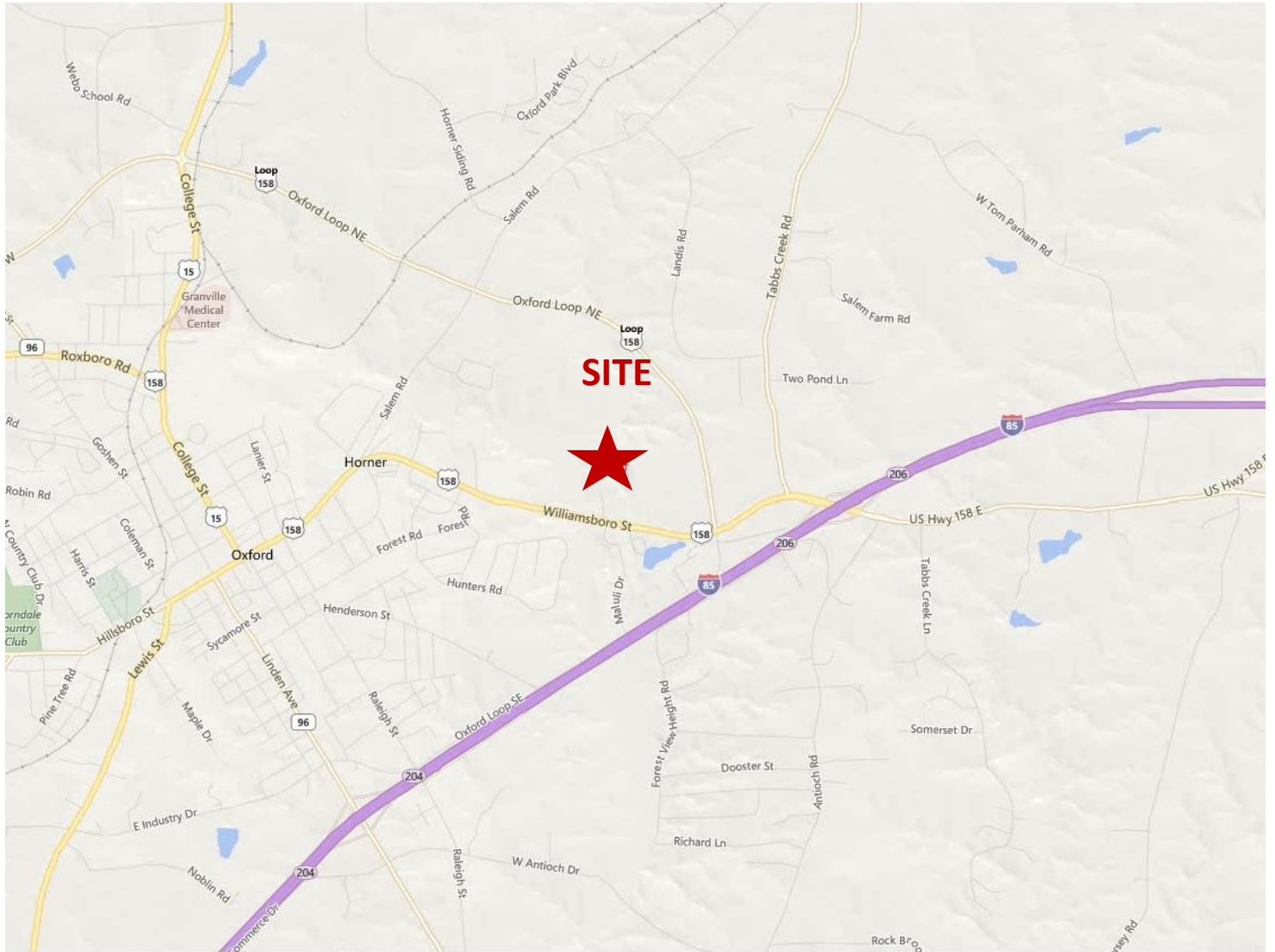
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