

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



DEVELOPMENT LAND FOR SALE

120 Southgate Drive Oxford, NC

A WEST & WOODALL COMPANY



Description: 11.11 acres of industrial land available for sale. This tract is nestled in one of Oxford's busy industrial parks and prime for development. This parcel is not located within the city limits, but city sewer and water is nearby on South Gate Drive. Surrounded by industrial users, this site would make for a great industrial location.

Acreage: 11.11 acres

Zoning: Industrial

Legal Description: Granville County - MAPN: 191211679410. REC: 1,359. Deed Book: 1243. Deed Page: 83

Environmental Disclosure: The groundwater at the adjacent site was contaminated, which required the installation of monitoring wells on the subject property. This has no impact on the development potential for the property because this property has access to city water and sewer.

Listing Price: \$325,000

Aerial Video: https://youtu.be/Se06Su_D0Eg

For more information please contact:

Graham Storey graham@westandwoodall.com | Cell 919-698-8799

Charles Bartscher charles@westandwoodall.com | Cell 919-395-5498

Visit us at PickettSprouse.com

INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.

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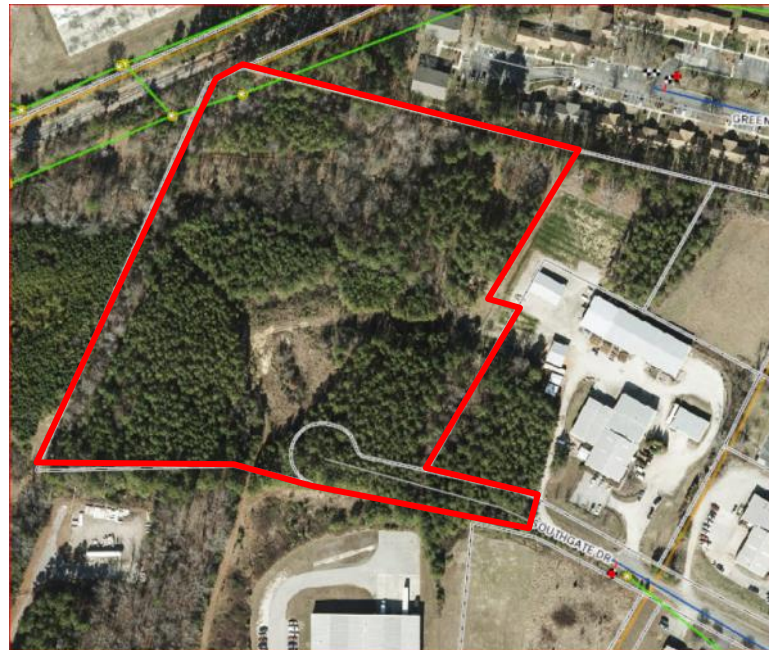


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SEWER MAP



NEW SURVEY



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