

RESIDENTIAL DEVELOPMENT OPPORTUNITY

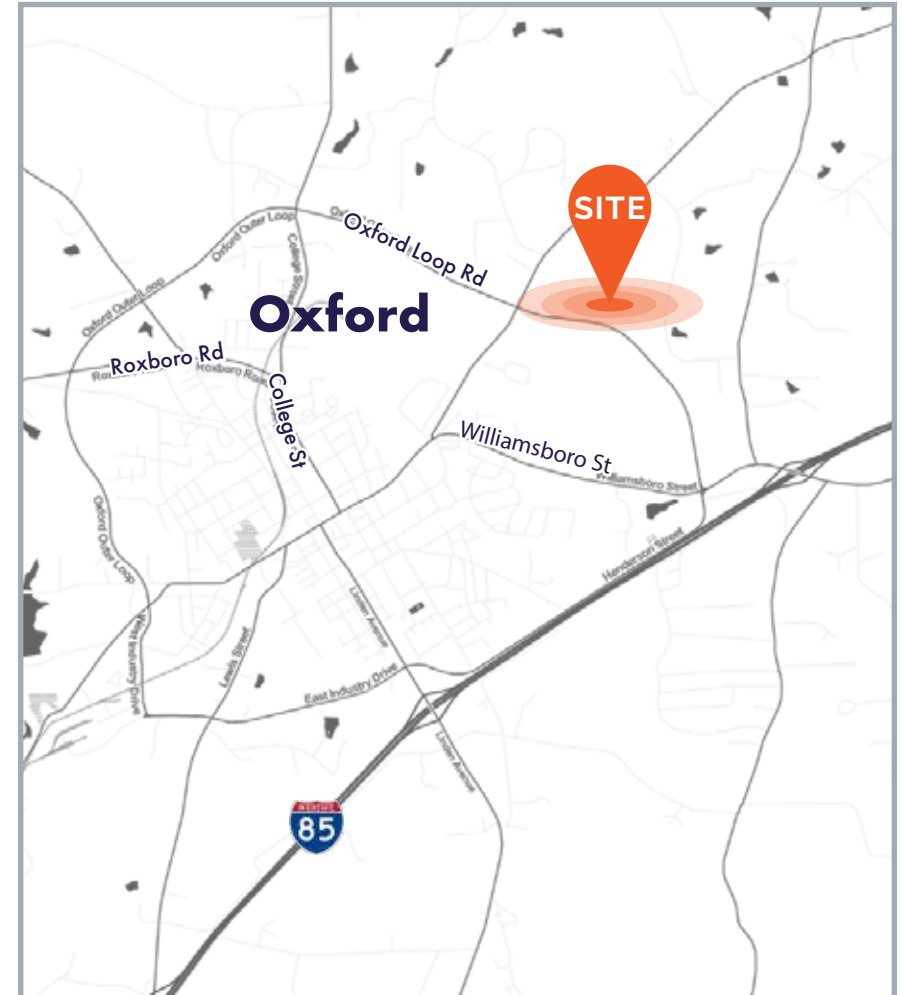
Landis Road

Oxford Loop Road

OXFORD LOOP ROAD
Oxford, NC 27565

SALE INFORMATION

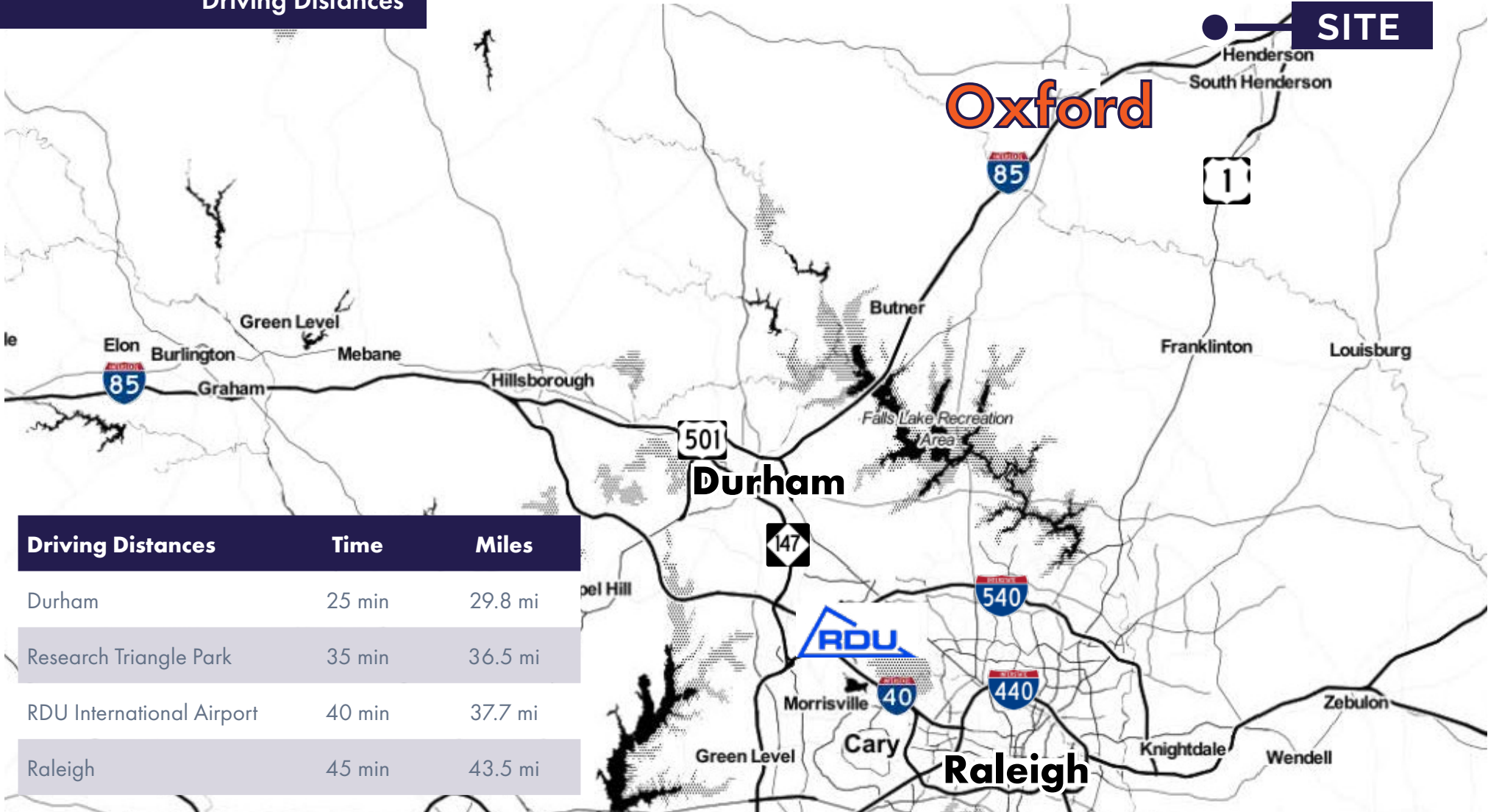
Acreage	±76.87 acres
Location	Oxford, Granville County
Zoning	GR-10 CU
Proposed Use:	Residential Development with ±400 lot subdivision
Frontage:	Oxford Loop Road, Landis Road
Parcel Number:	193301171955
Utilities	electric: Available
	sewer: City of Oxford
	water: City of Oxford
Price	\$3,900,000
Description	Ideal for a mix of residential developments, sitting just outside of Oxford city limits. The property is divided by Oxford Loop Road and Landis Road. With easy access to I-85, this development will also enjoy a reasonable commute to Durham, RTP and Raleigh. Entitled for up to 470 homes; likely to be 300.



Proposed Site Plan



Driving Distances



This topographic map shows a section of the Oxford, Mississippi area. A proposed road alignment, labeled SR-15, is shown as a red line. A proposed bridge crossing, labeled TR-5, is shown as a yellow line. The map includes contour lines and elevation markers. Key features include:

- SR-15:** A proposed road alignment running diagonally across the map.
- TR-5:** A proposed bridge crossing over Coon Creek.
- COON CREEK:** A water feature running diagonally across the map.
- LANDS (2046):** A label indicating a specific land area.
- Contour Lines:** Lines representing elevation, with markers such as 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, and 500.
- Elevation Markers:** Numerical values indicating specific elevations, such as 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, and 500.
- Other Labels:** 53A 78, 1625, 1955, 2934, 25 (190), 179 286.24 (976), 176.63 263.02, 3050, 247.51, 3862, 0851, 169.7, 15, 0948, 138, 175, 3 (258), 273, 3, 6024 (300), 204A, 6835, 300.

Location Overview



About Oxford

Located at the top of North Carolina's Research Triangle Park, Oxford offers a small town quality of life with big opportunities for small business, commercial, and industrial development. Minutes away from the Triangle, and minutes away from 850 miles of shoreline on one of North Carolina's most scenic lakes, Oxford is a great location to live work and play.

AREA DEMOGRAPHICS | 5-MILE RADIUS



\$51,404
Median Household Income



44.4
Median Age



14,788
Population

