

CENTURY 21  
COMMERCIAL

Triangle Group

# FOR SALE

1136 TODD CT, ROXBORO, NC 27573

COMMERCIAL



PRICE:  
**\$619K**



ACRES:  
**16.50 AC**



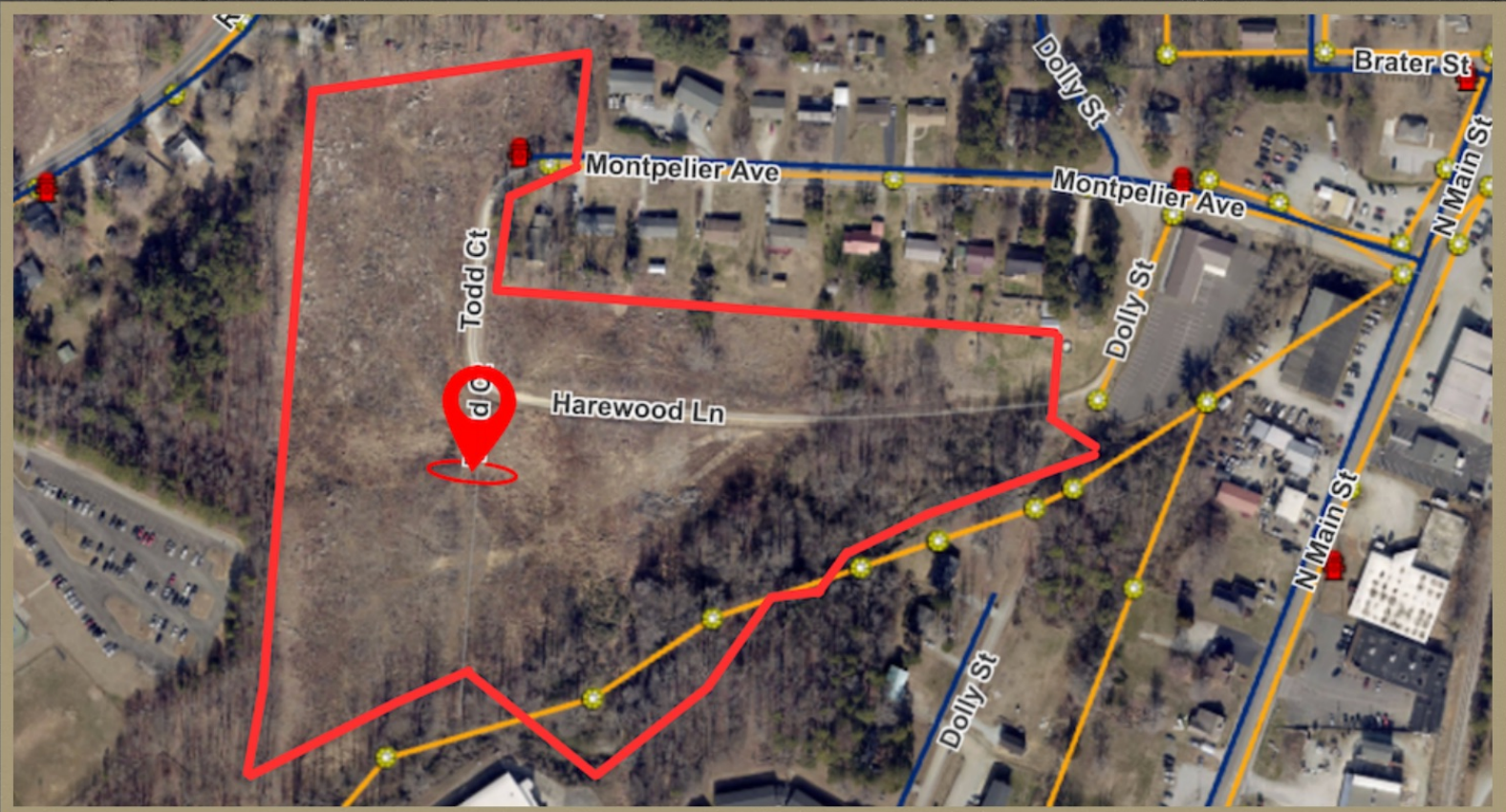
ZONING:  
**R-6**

**JOSE CRUZ**  
COMMERCIAL REAL ESTATE BROKER  
984.239.8452  
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# CENTURY 21 COMMERCIAL.

Triangle Group



## PROPERTY OVERVIEW

CEN  
TUR  
Y 21

Enjoy the convenience of a 5-minute commute to downtown Roxboro, while relishing the serenity and space afforded by this expansive parcel.

CEN  
TUR  
Y 21

Zoned R-6 perfectly positioned for residential development, this property is pre-approved for single-family homes, offering endless potential for community expansion or private estates.

CEN  
TUR  
Y 21

9 lots already platted for single family homes on ready for construction. Whether you envision a cohesive neighborhood or individual custom homes, the groundwork is laid for your success.

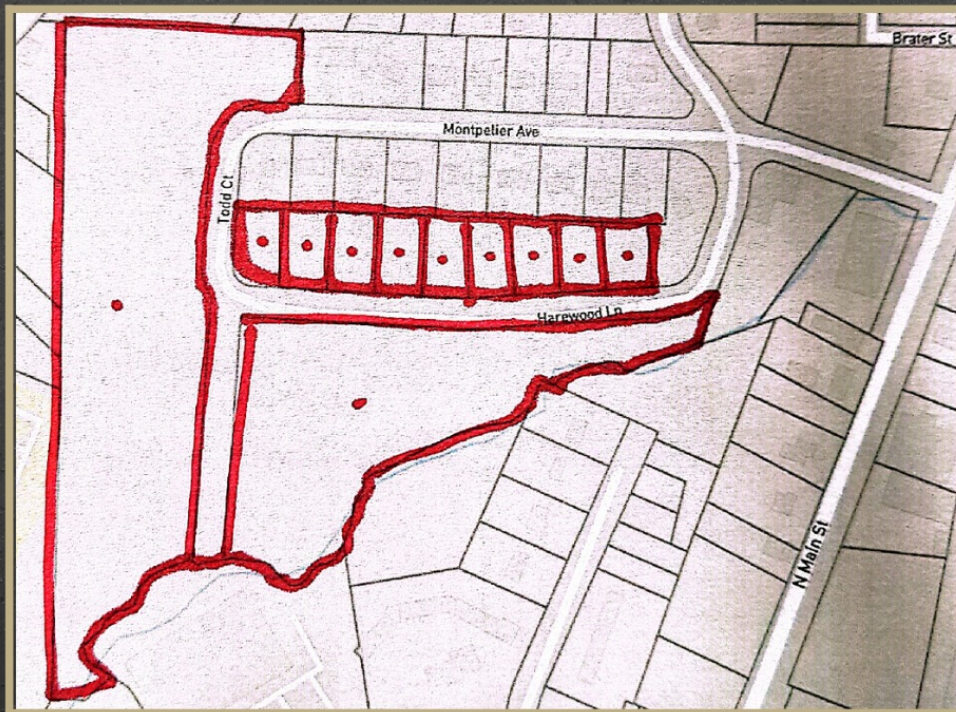
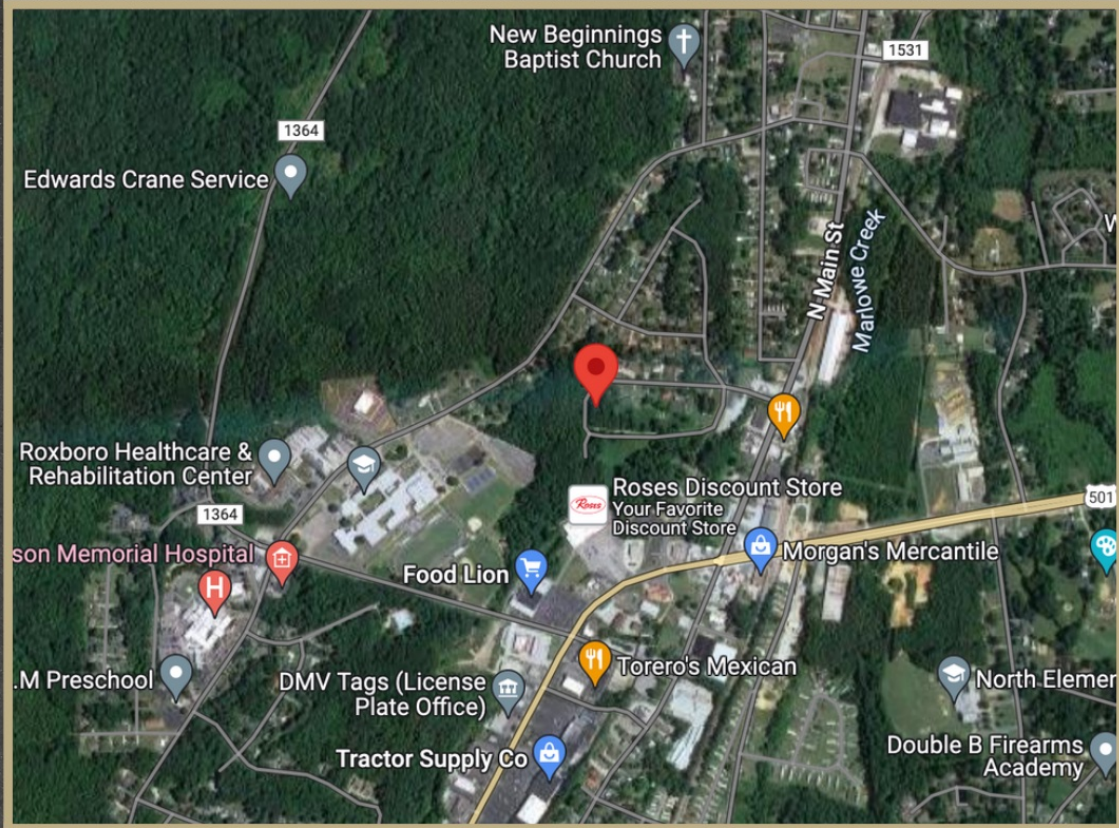
CEN  
TUR  
Y 21

**Accessible Amenities:** Schools, medical facilities, and essential services are conveniently located within reach.

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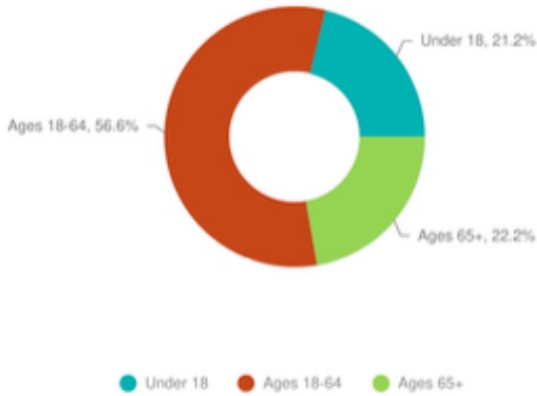


# INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

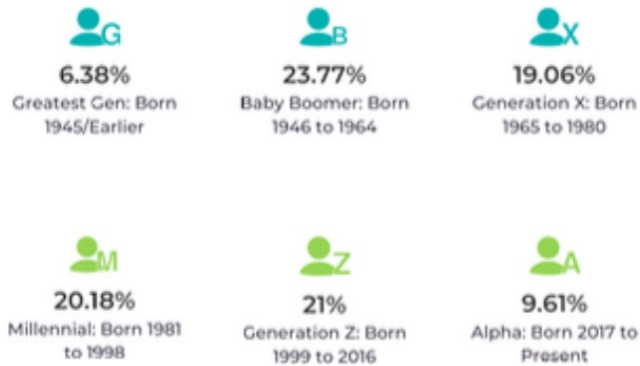
## POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

<b>11,826</b> Population	<b>5,044</b> Households	<b>43.2</b> Median Age
<b>2.28</b> Avg Size Household	<b>\$49,832</b> Median Household Income	<b>\$159,217</b> Median Home Value
<b>56</b> Wealth Index	<b>126</b> Housing Affordability	<b>65.3</b> Diversity Index

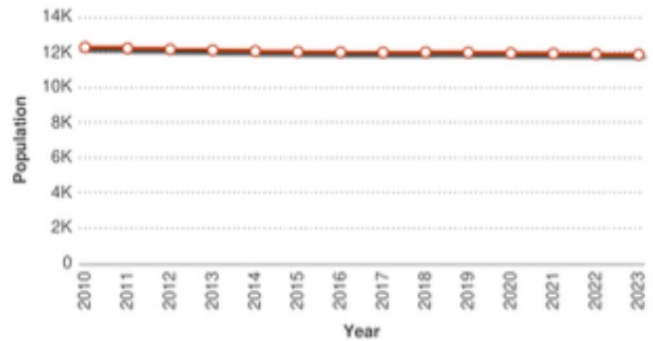
### POPULATION BY AGE



### POPULATION BY GENERATION



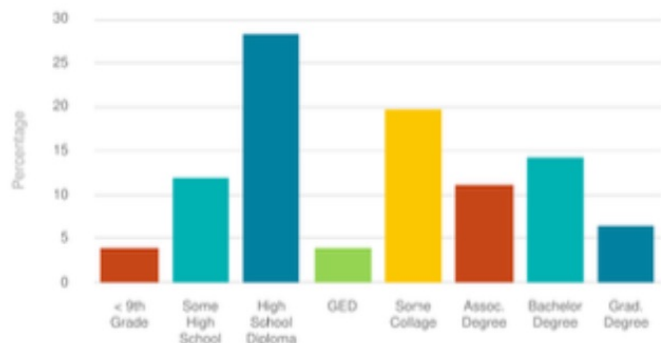
## HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



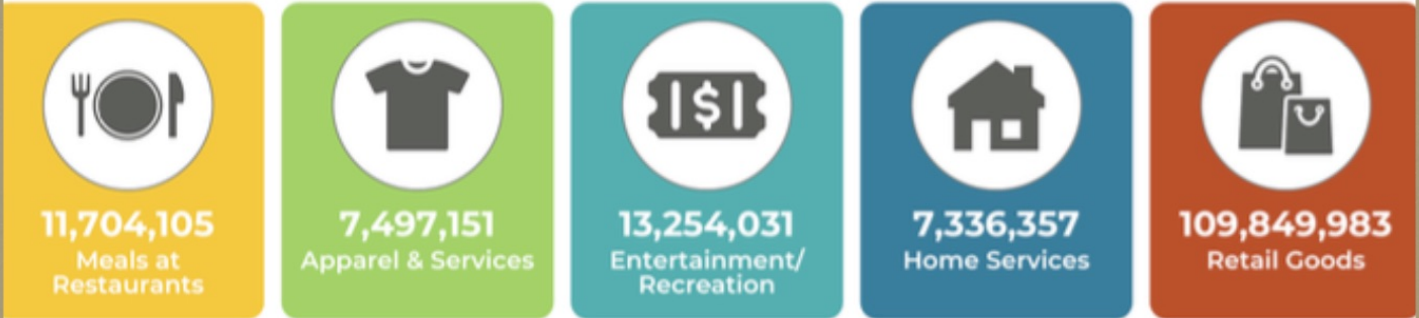
### POPULATION BY EDUCATION



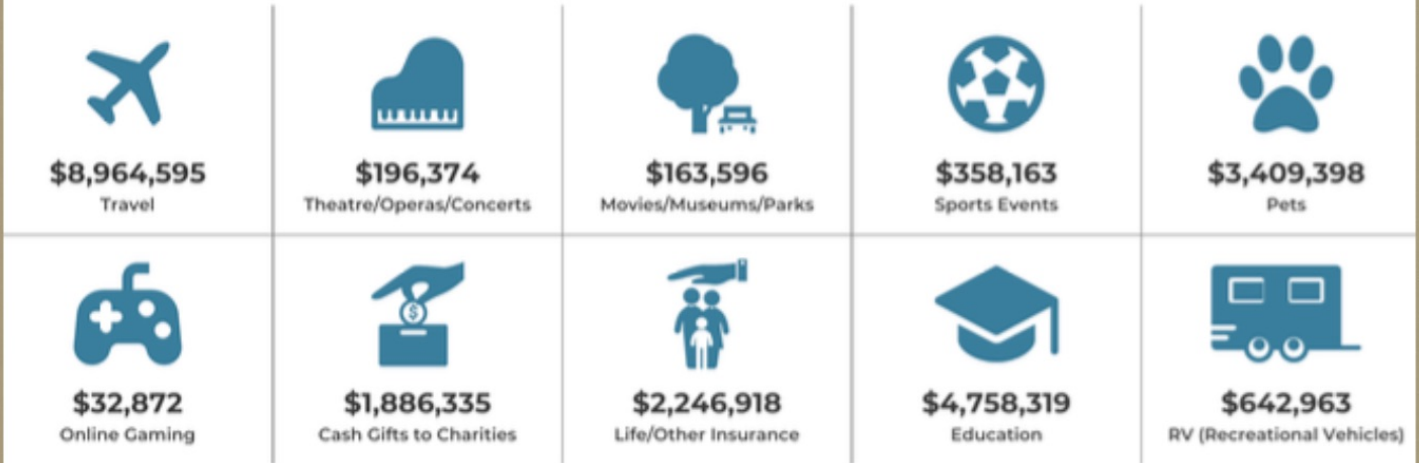
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



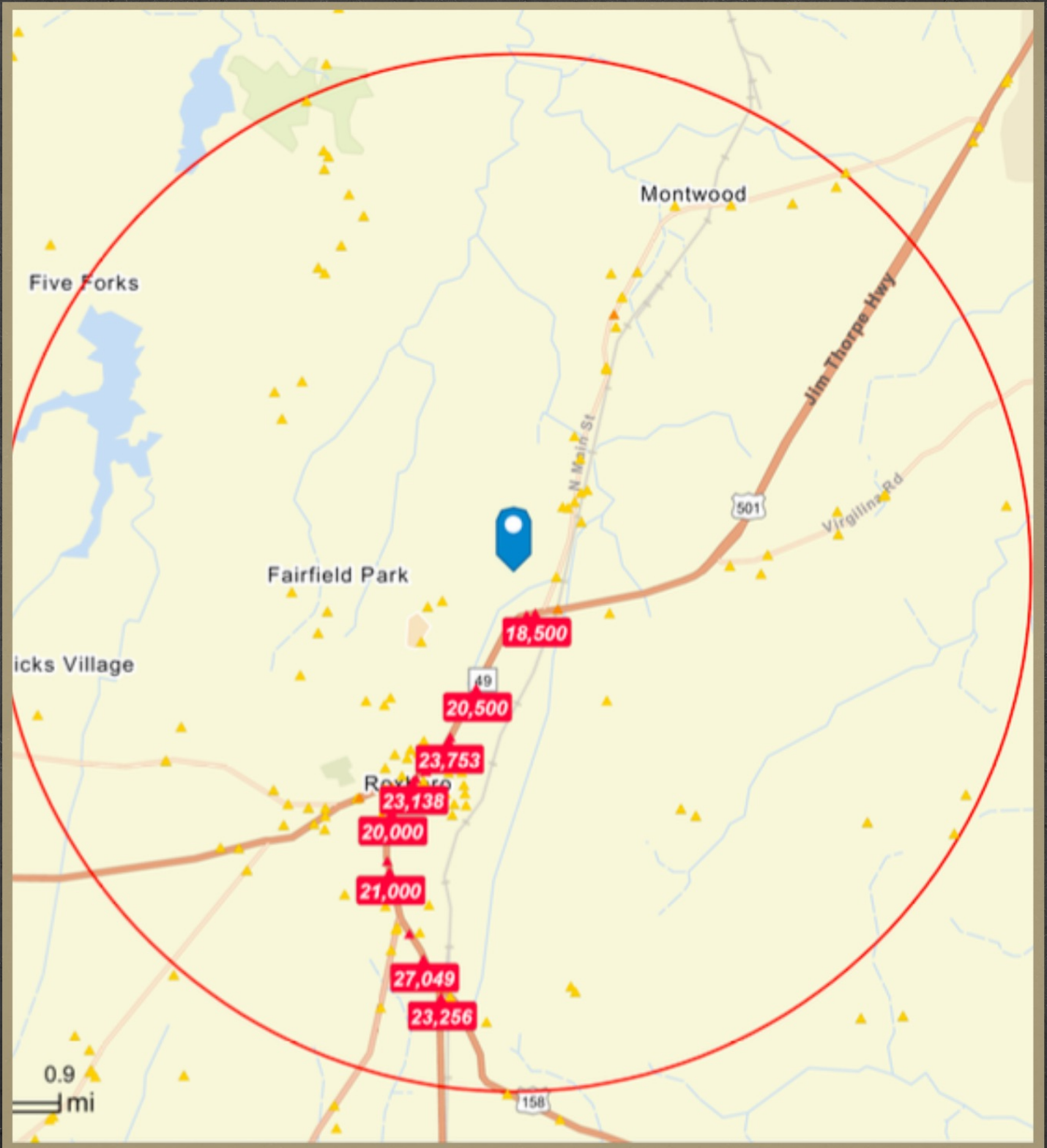
### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



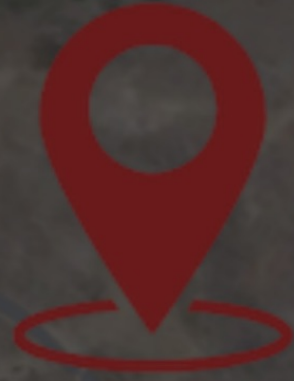
# TRAFFIC COUNT(RING: 3 MILE RADIUS)



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