



TRADEMARK  
PROPERTIES

**3184 KNOTTS GROVE RD**

OXFORD, NC 27565

**31.20 ACRES**

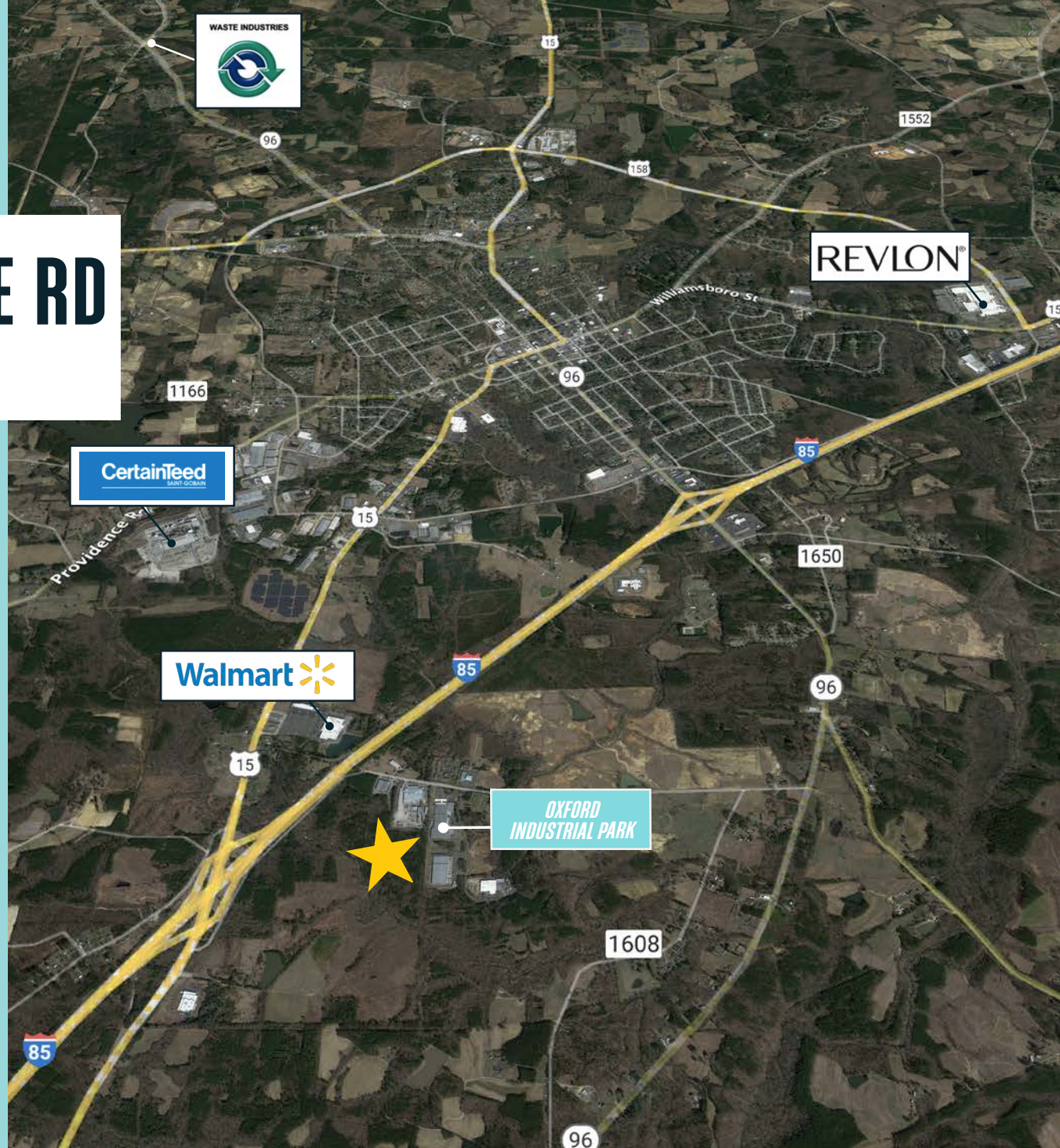
**FOR  
SALE**

**LISTING BROKER:**

**MIKE KEEN**

919.573.1392 (O) | 919.795.1944 (M)

MKEEN@TRADEMARKPROPERTIES.COM



1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552



**3184 KNOTTS GROVE ROAD  
OXFORD, NC 27565**

## PROPERTY DESCRIPTION

COUNTY	Granville County
ACREAGE	61.2 Acres
SALES PRICE	\$41,900/acre - \$2,998,800 total
ZONING	I-2 (32.7 ac)/ AR-40 (28.5 ac)
UTILITIES	Public Water & Sewer
PIN	191102789474

## LOCATION

Easy access to I-85 (Exit 202), US 15 and NC 96. 40 minute drive to Research Triangle Park and Raleigh-Durham International Airport. Approximately 45 miles from N.C. State University's Centennial Campus.

## ZONING - INDUSTRIAL 2 & AR-40

The property is within Granville County planning jurisdiction and has a combination zoning of I-2 and AR-40. The front 32.7 acres is zoned I-2 and the rear 28.5 acres is zoned AR-40. I-2 Zoning permitted uses include-contractor's office, asphalt plant, warehousing, heavy and light industrial, disposal, and solar farm.

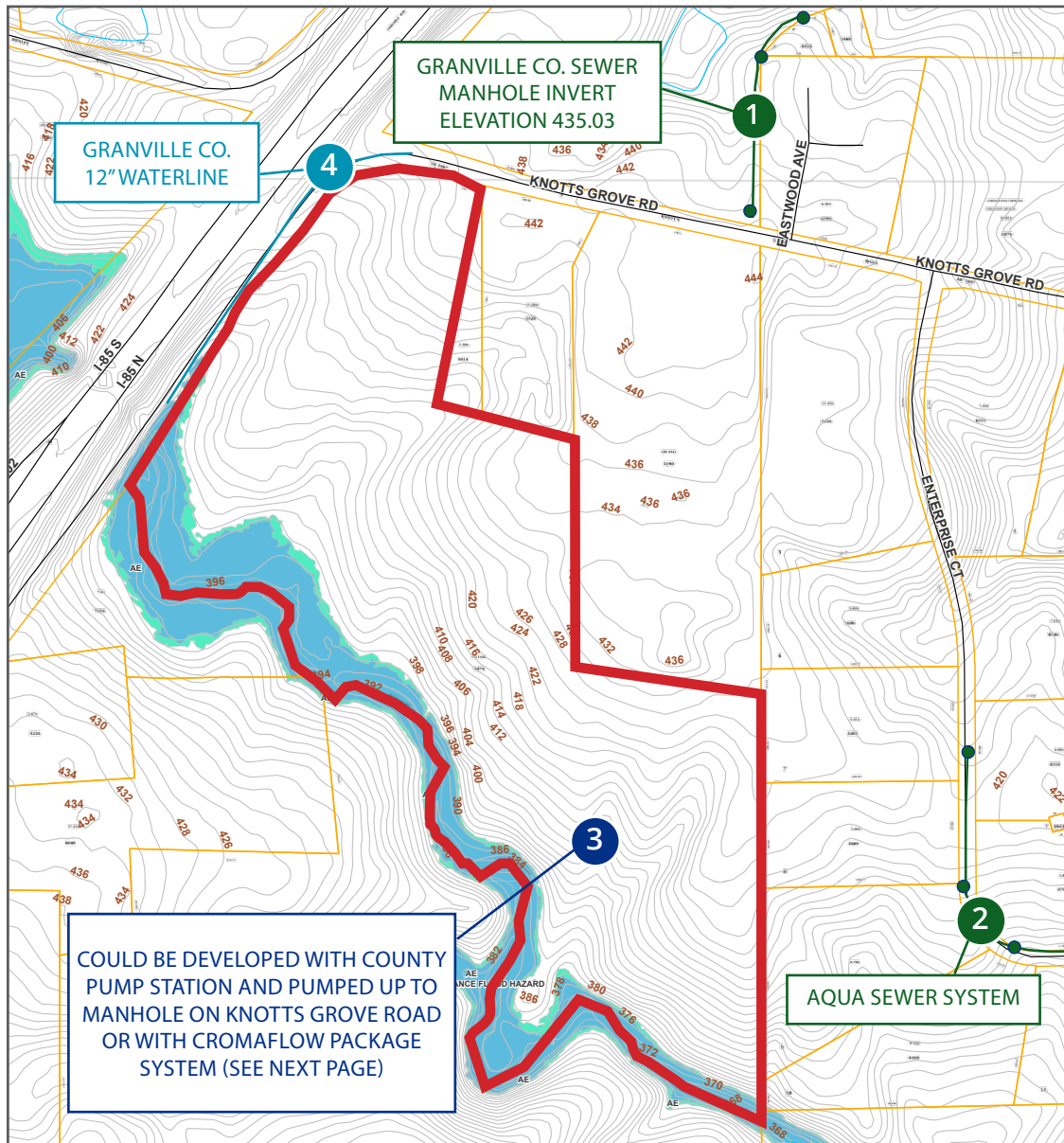


**SALE PRICE: \$2,998,800**

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## LEGEND

Flood\_Hazard\_2019

AE

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

X

Centerlines

Parcels

Hydro

Contours

granville\_nc\_anno

## TOPOGRAPHY & UTILITIES

The property slopes gradually from north to south towards Hatcher Creek where there are roughly nine acres in the floodplain along the creek. A 12" public waterline owned Granville Utilities runs in front of the property along Knotts Grove Road.

## SEWER OPTIONS

Three options for public sewer include:

**OPTION 1** - Granville Utilities has a gravity manhole located 800' east for the property along Knotts Grove Road. The front 5-10 acres can be served if the property topography was raised 2-10'. In order to serve the whole property, a pump station can be constructed at the bottom and pumped to this manhole.

**OPTION 2** - The privately-owned sewer system in Oxford Industrial Park, to the east, would require an easement and permission to connect. Oxford Industrial Park is a 125-acre, 14 lot industrial park with seven vacant I-2 zoned lots. No marketing is available for the park.

**OPTION 3** - NC has recently approved a private underground wastewater process system - CROMAFLOW.

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# CROMAFLOW

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WORRY-FREE, RELIABLE, AFFORDABLE, AND EFFECTIVE WATER AND WASTEWATER TREATMENT SYSTEMS BY CROMAFLOW PROVIDE COMFORT AND COMPETITIVE ADVANTAGE TO RESIDENTIAL AND COMMERCIAL DEVELOPERS AND LAND OWNERS - AVAILABLE IN NORTH CAROLINA!

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Whether your soils "won't perc" or your project is in an environmentally sensitive river basin or lake region --perhaps you'd like to see how our system might create more density per acre, or, you just don't want a traditional septic system, **call us**. We'll work with your soil scientists, civil engineers, site designers and real estate advisors such as **TradeMark Properties** to help you make the best decision possible regarding your wastewater management requirements.



FOR MORE INFO CONTACT DANNY  
(252) 801-6446 • DANNY@WEAREGIS.COM

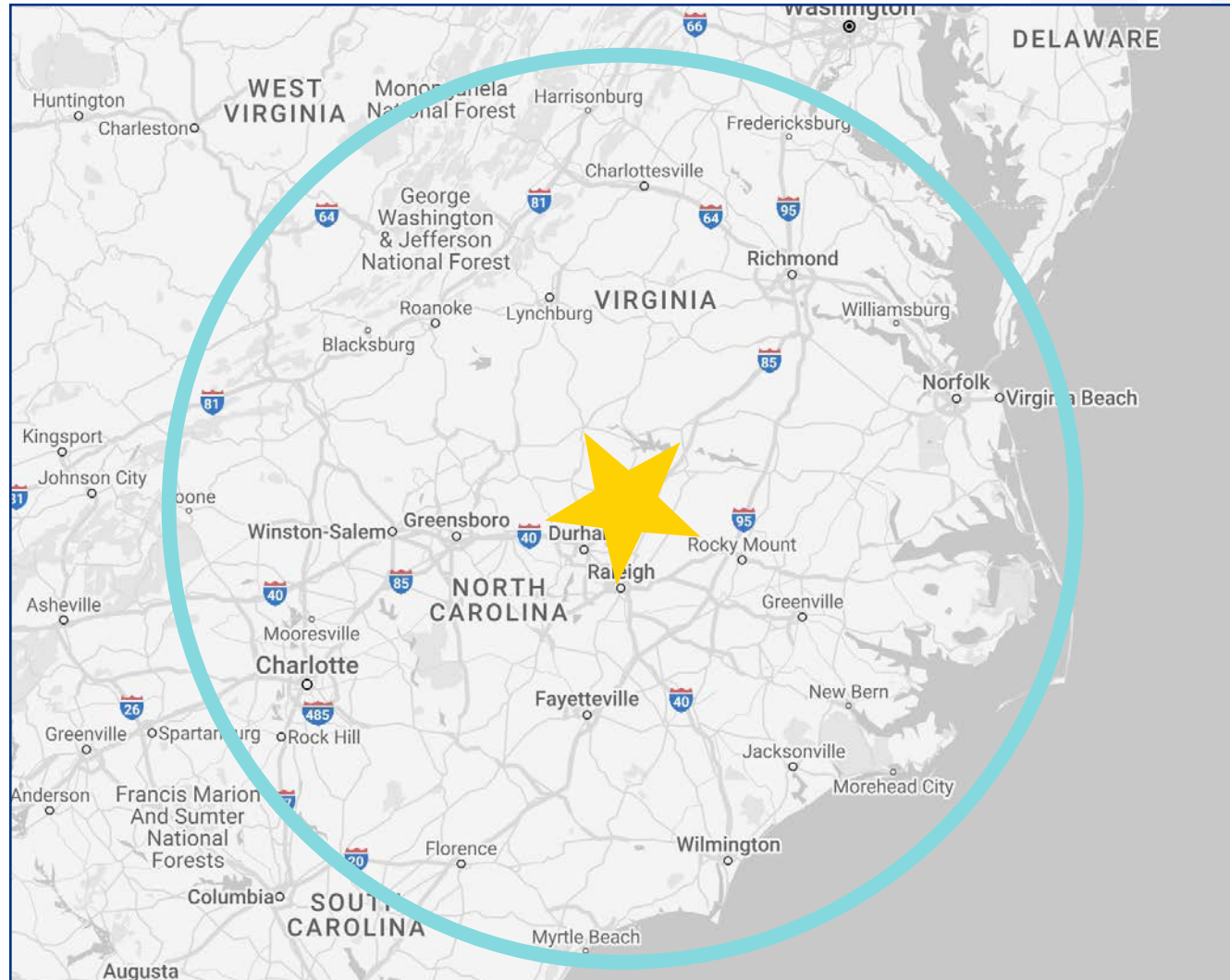
[WWW.CROMAFLOW.COM](http://WWW.CROMAFLOW.COM)



YOUR NC AUTHORIZED CROMAFLOW DEALER

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**~6 HOUR DRIVE TIME**



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**THIS IS OUR TRADEMARK**

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