

RESIDENTIAL DEVELOPMENT OPPORTUNITY

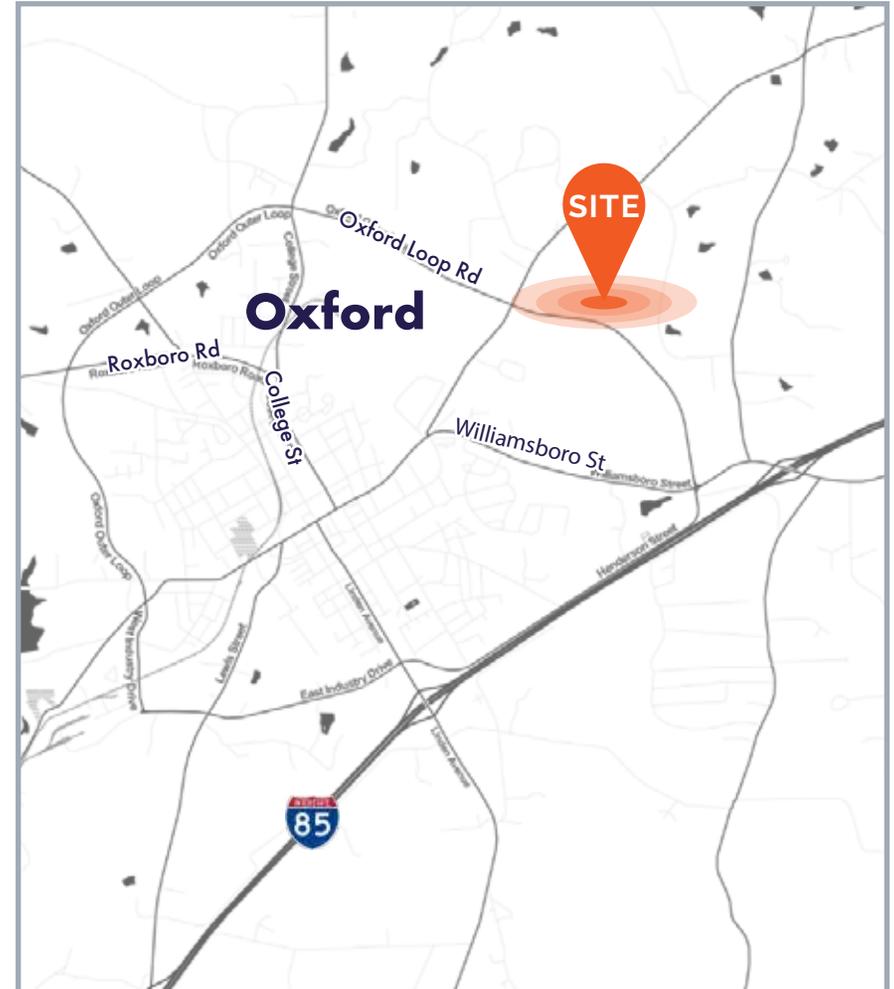
Landis Road

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

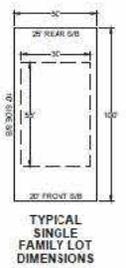


PROJECT SUMMARY

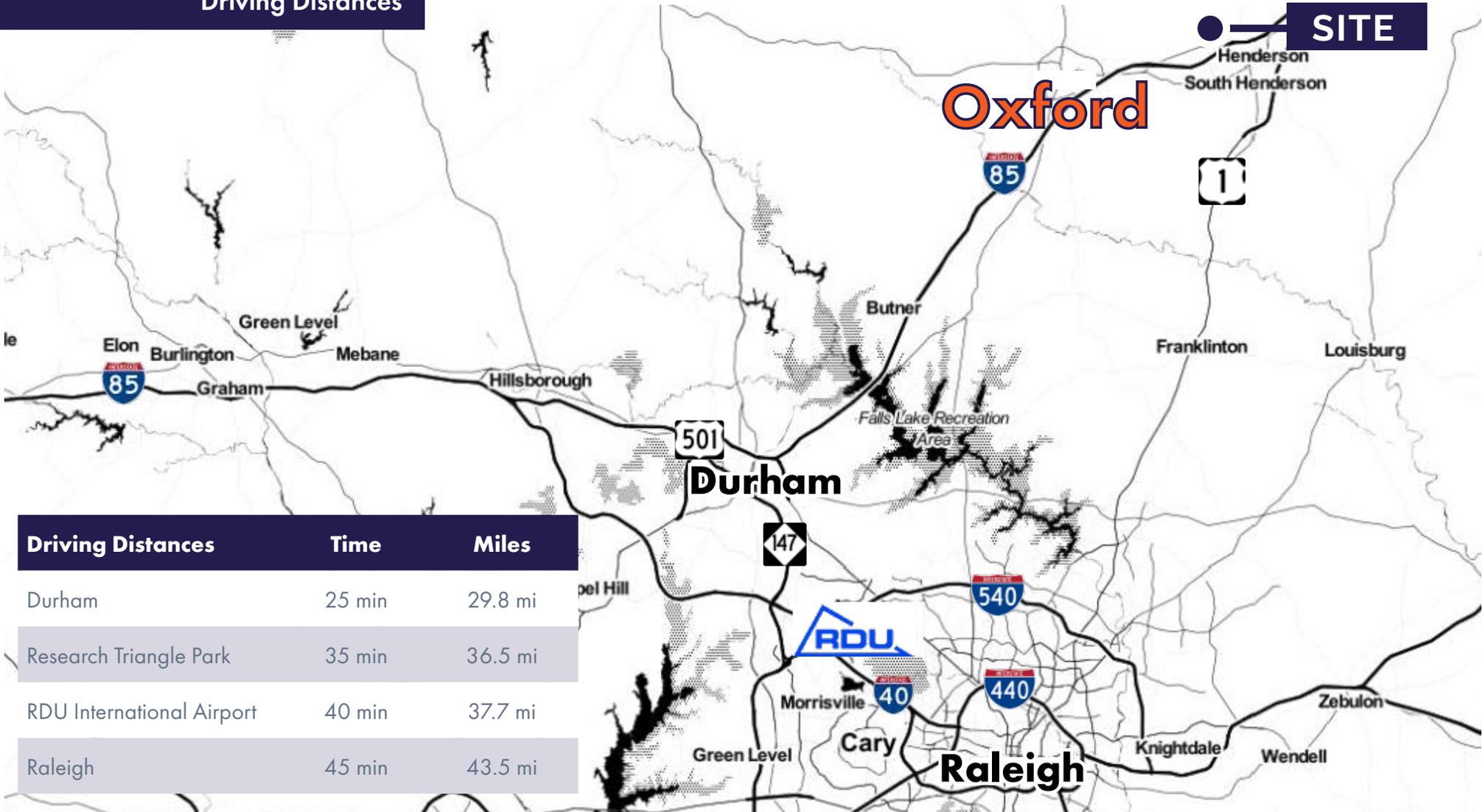
TOTAL PROJECT AREA		66.21 AC	
PROPOSED USES			
	UNITS	GRAINED AREA ACRES	NET IMPRV ACRES
SINGLE FAMILY	108	429	0.48
TOWNHOUSE	216	428.5	0.70
RECREATIONAL OPEN SPACE		155.8 AC	26
TREE SAVE / PRAIRIE OPEN SPACE		88.18 AC	0
TOTAL DWELLING UNITS	324		
TOTAL DENSITY SHOWN	4.9		
TOTAL DENSITY REQUESTED	6.0		

*DENSITY BASED ON 66.21 ACRES.

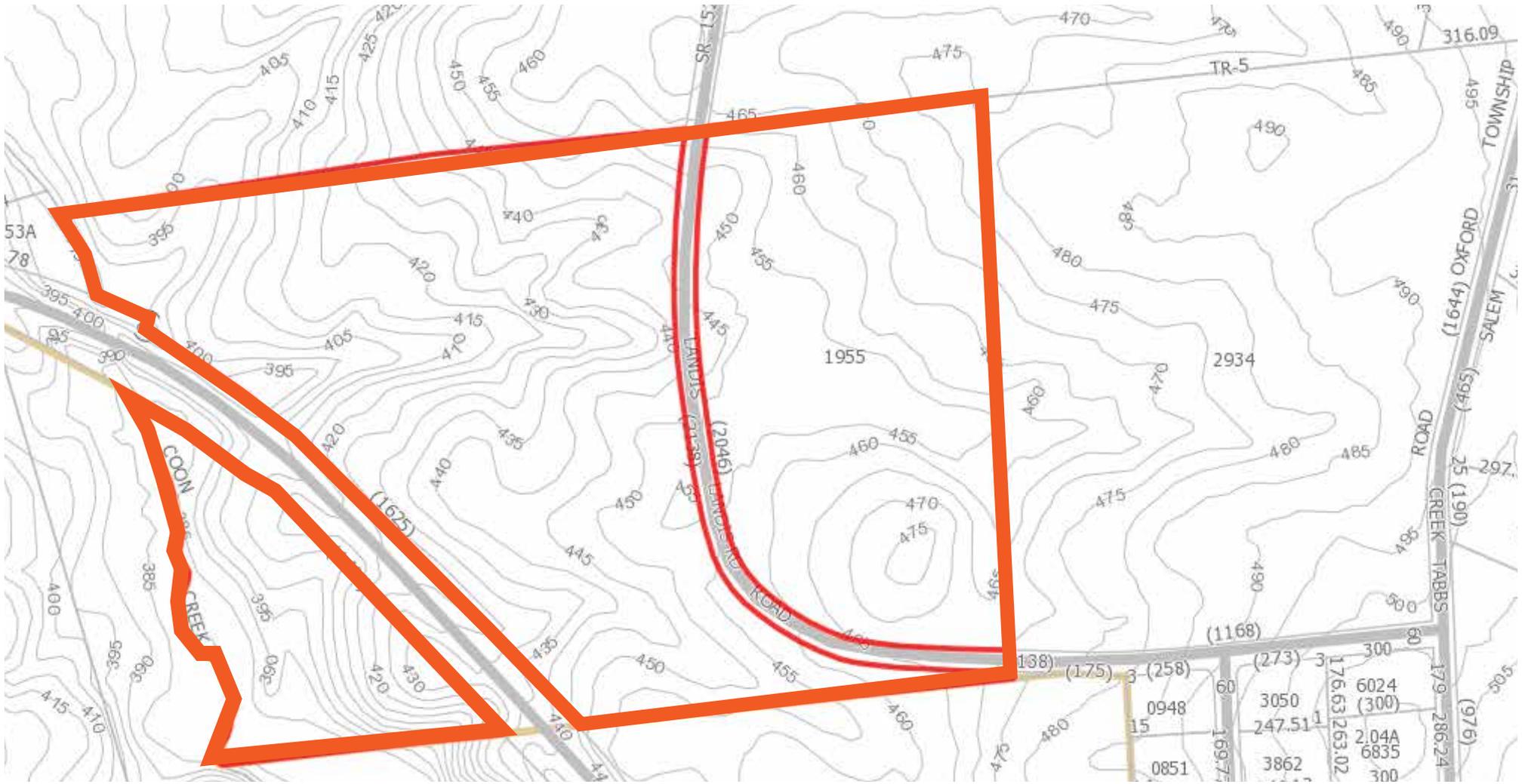
- PROJECT NOTES**
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY TIMMONS GROUP AND ALTA. SURVEY PREPARED BY BASS NOON & KENNEDY.
 - THIS PLAN IS CONCEPTUAL IN NATURE AND HAS NOT BEEN REVIEWED BY ANY AGENCY.
 - UNIT COUNT IS SUBJECT TO CHANGE PENDING WETLAND AND STREAM DETERMINATIONS, PERMITTING, GRADING, SEWER AND STORMWATER DESIGN.
 - THIS SITE REQUIRES TOWN OF OXFORD REZONING AND ANNEXATION. THIS LAYOUT ASSUMES SA 6150 CU ZONING DISTRICT.
 - AREA WEST OF OXFORD LOOP ROAD IS NOT INCLUDED IN THIS DEVELOPMENT PLAN.



Driving Distances



Topography Map



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

