



4080, 4130 DURHAM ROAD, ROXBORO, NC



PRIME COMMERCIAL LAND FOR SALE IN THE GATEWAY TO PERSON COUNTY

40 ± ACRES

\$4,500,000

PROPERTY OVERVIEW

ACREAGE	40.07
ADDRESS	4080, 4130 Durham Road, Roxboro, NC
ZONING	B-1 & R-12*
PARCEL NUMBERS	6308; 21608; 22661; 5599; & 23096
BEST USE	Mixed-use development
ROAD FRONTAGE	Durham Road/US-501; Bessie Daniel Road
PRICE	\$4,500,000
UTILITIES	Public water and sewer available

*Entire parcel could possibly be rezoned to B-1



ROXBORO'S SOUTHERN EDGE NEAR DURHAM

This expansive 40± acre land parcel offers significant retail potential and comprises five distinct parcels, presenting a compelling investment opportunity near the Triangle of North Carolina. Situated along Durham Rd, this prime location is exceptionally suited for a diverse range of business ventures.



N/F
REBECAH A MOONEY
PIN # 0904-00-32-8893
DB 682 PG 524

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N/F
HAROLD T BROOKS
LTD PARTNERSHIP
PIN # 0904-18-41-4071
DB 186 PG 189

N/F
MICHAEL R DAVIS, SR
PIN # 0904-15-52-1524
DB 68 PG 314
PB 1 PG 90

N/F
MICHAEL R DAVIS, SR
PIN # 0904-19-52-1412
DB 68 PG 520
PB 1 PG 90

N/F
MICHAEL R DAVIS, SR
ALEXSE C DAVIS
PIN # 0904-19-52-1300
DB 354 PG 528

N/F
HAROLD T BROOKS
LTD PARTNERSHIP
PIN # 0904-18-41-4071
DB 186 PG 189

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4633.65'	1114.10'	1114.10'	S 02°00'33" E	174°39'
C2	4633.65'	1395.59'	1395.59'	S 05°04'33" E	145°44'
C3	4633.65'	1546.79'	1546.44'	S 11°01'53" E	84°59'39"
C4	4633.65'	14.81'	4.81'	S 14°31'04" E	203°54'
C5	4633.65'	1166.69'	1166.68'	S 19°24'14" E	7°03'20"
C6	1104.00'	1122.83'	1115.81'	N 65°26'46" W	67°40'10"

LINE	BEARING	DISTANCE
L1	N 00°55'33" W	200.30'
L2	S 00°23'48" E	158.93'
L3	N 89°28'05" W	50.18'
L4	N 05°13'56" W	185.82'
L5	S 79°42'32" W	185.90'
L6	S 45°29'26" W	54.47'
L7	S 09°09'03" E	31.54'
L8	N 77°14'12" W	89.73'
L9	N 37°01'43" W	36.18'
L10	N 72°53'25" W	209.26'
L11	N 36°29'18" W	209.58'
L12	S 72°52'28" W	213.00'
L13	N 56°15'11" W	269.83'
L14	N 42°20'33" W	77.58'
L15	S 46°14'22" E	111.12'
L16	N 10°09'11" W	89.11'
L16	N 85°08'06" E	281.50'
L17	N 72°53'25" W	192.99'
L17	N 48°50'17" E	175.18'

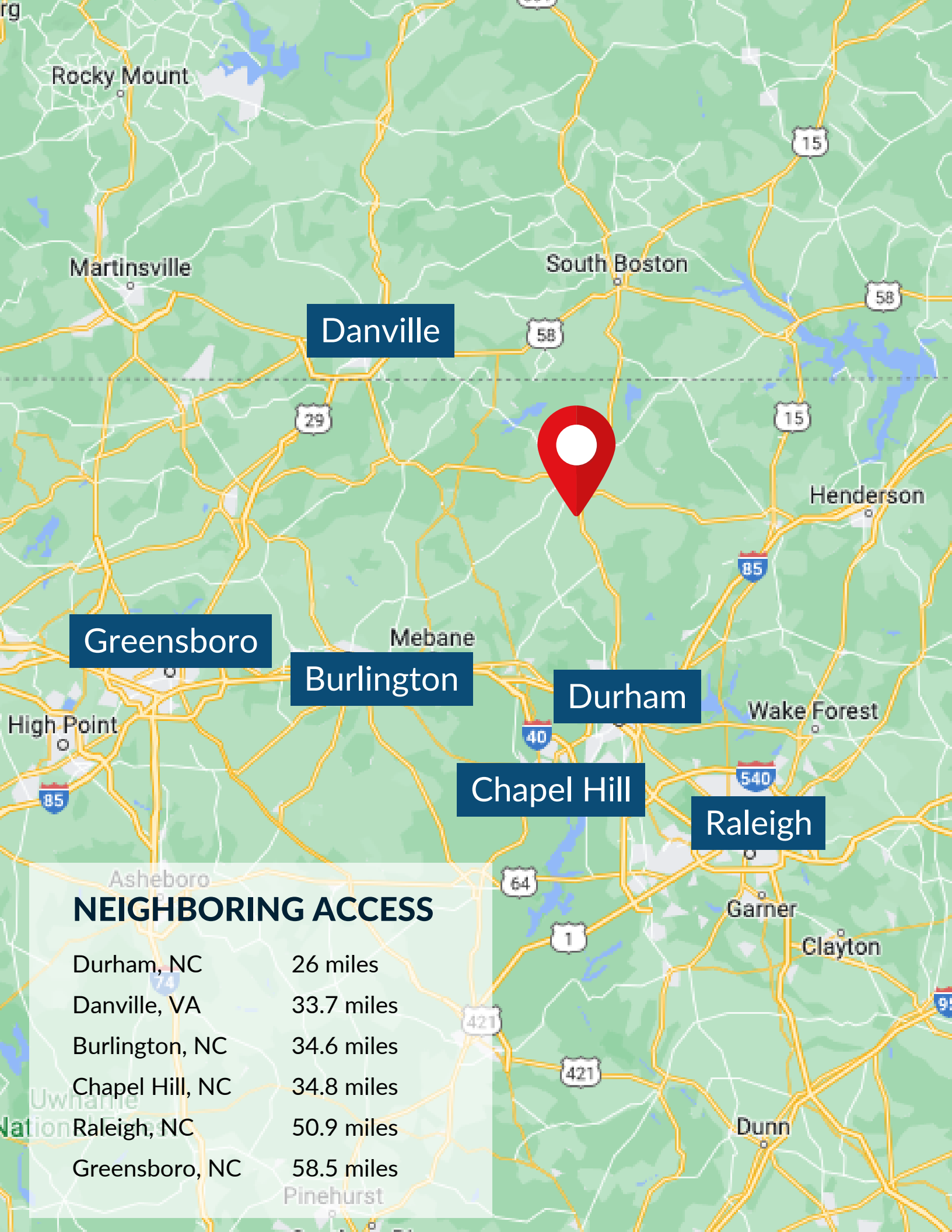
17,500

ANNUAL AVERAGE DAILY TRAFFIC

Strategically positioned at a corner site, this property enjoys maximum visibility and accessibility along a heavily traveled four-lane route leading to Roxboro in Person County. This prime location represents a one-of-a-kind opportunity in the region.

Durham Road





Danville

Greensboro

Burlington

Durham

Chapel Hill

Raleigh

NEIGHBORING ACCESS	
Durham, NC	26 miles
Danville, VA	33.7 miles
Burlington, NC	34.6 miles
Chapel Hill, NC	34.8 miles
Raleigh, NC	50.9 miles
Greensboro, NC	58.5 miles

PASSIVE INCOME OPPORTUNITY

Utilize existing buildings for rental income while developing your mixed-use vision.



Here are a few reasons why you should grow in Person County, NC

within
30 minutes to Durham, NC

within
60 minutes to Raleigh, Chapel Hill, RTP & Greensboro, NC

39,386 Population living in Person County as of July 2022.

1,350 acre NC-certified Person County Mega Park

**PICKETT
SPROUSE**

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REAL ESTATE



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