



TRADEMARK
PROPERTIES

1001 NEW COMMERCE DR

OXFORD, NC 27565

8.02 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

0 NEW COMMERCE DRIVE
OXFORD, NC 27565

PROPERTY DESCRIPTION

- › +/- 8.01 acres located just off the I-85 interchange at NC-96 (14,400 AADT)
- › Includes 0.01 acres designated for a potential billboard sign at the I-85 southbound off-ramp
- › Zoned Highway Business
 - › Permitted uses include: Hotel, General Commercial, Restaurant/Drive-thru, Gas/Fuel Station, Heavy Equipment Rental/Sales, Office, Major Vehicle Maintenance/Repair, Storage-Self Service, Warehouse/Indoor Storage, Light Industry, and Vehicle Renting/Leasing/Sales
- › Public water and sewer available
- › PINs: 192210353877 & 192200369388
- › Within two miles of the property:
 - › Sheetz, McDonald's, Hardee's, Walmart Supercenter, Lowe's, Dollar Tree, and multiple banks, gas stations, and local restaurants
- › Convenient access to downtown Oxford and Granville Medical Center
- › Ideal for commercial or mixed-use development with strong highway access



**Not to scale, for illustrative purposes only.*

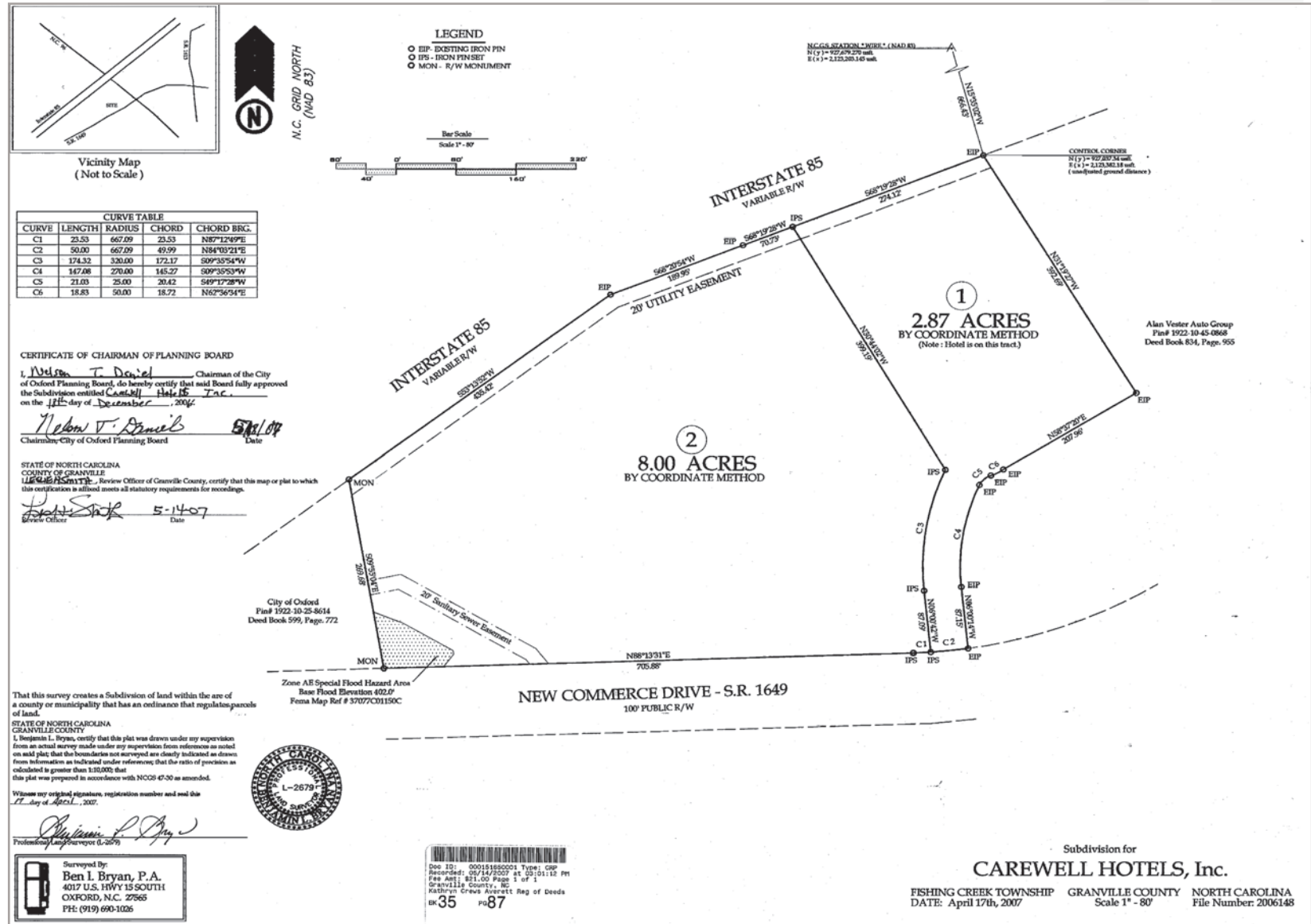
SALE PRICE:
\$1,500,000

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SURVEY

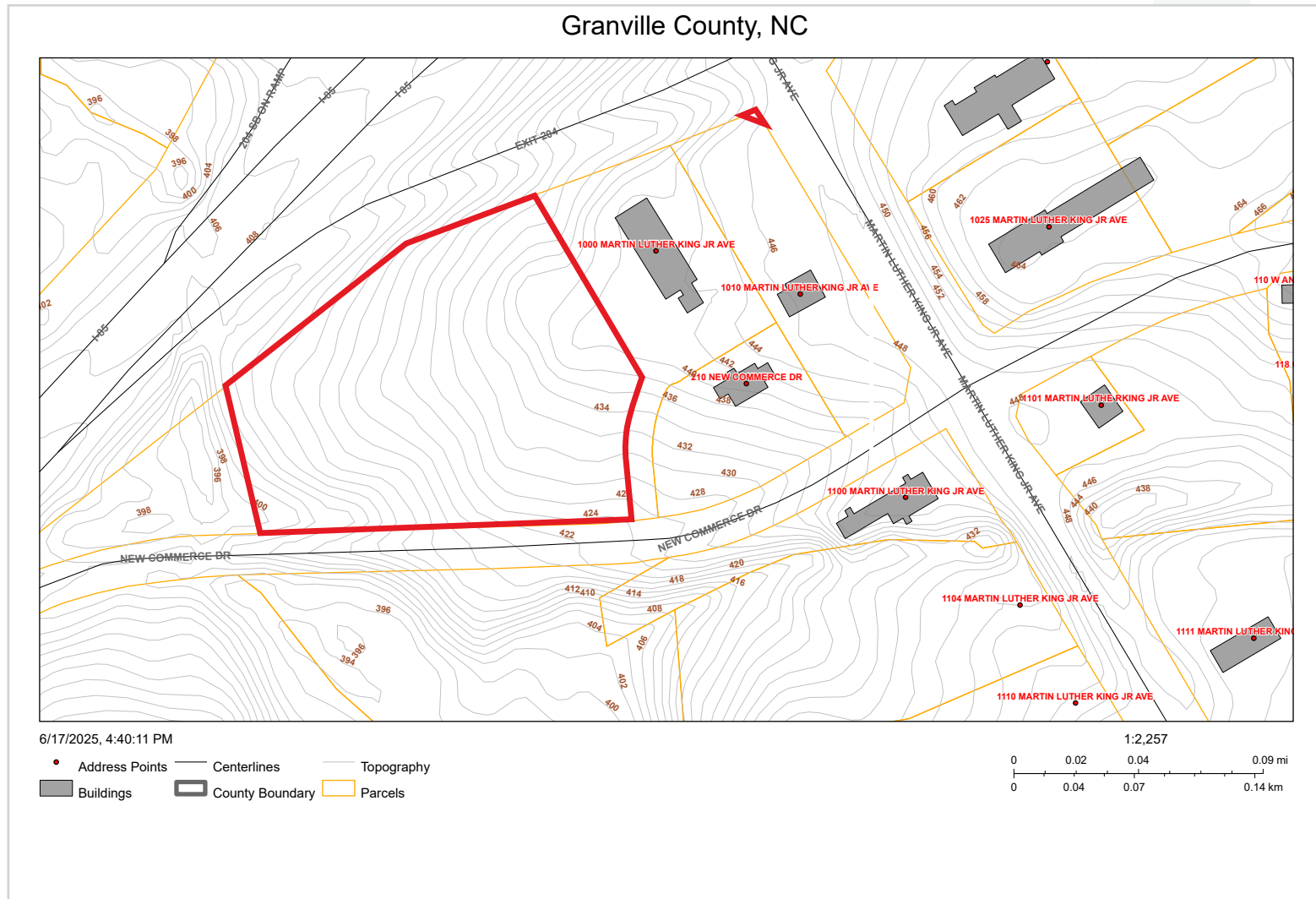


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TYPOGRAPHY MAP



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INTERSTATES AND HIGHWAYS

- › With six exits along I-85, Granville County enjoys direct access to one of the East Coast's primary transportation corridors.
- › From here, travelers can reach Washington, D.C. in about 4 hours and Atlanta, Georgia in approximately 6.5 hours—without ever leaving I-85.
- › The interstate also serves as a vital connector, linking Granville County to major routes like I-40 and I-95, which provide direct access to destinations across the Eastern Seaboard and all the way to California.
- › In addition to I-85, Granville County is supported by a network of highways—158, 96, 50, and 15—making regional travel, daily commuting, and freight transportation fast and convenient.



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THIS IS OUR TRADEMARK

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