

# INDUSTRIAL-2 ZONING

## 61.20 ACRES FOR SALE

# 3184 KNOTTS GROVE RD

oxford, north carolina



## PROPERTY OVERVIEW

<b>ADDRESS</b>	3184 Knotts Grove Road
<b>CITY, STATE</b>	Oxford, NC
<b>COUNTY</b>	Granville County
<b>ACREAGE</b>	61.2 Acres
<b>SALES PRICE</b>	\$32,500/acre - \$1,989,000 total
<b>ZONING</b>	I-2 (32.7 ac)/ AR-40 (28.5 ac)
<b>UTILITIES</b>	Public Water & Sewer
<b>PIN</b>	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.

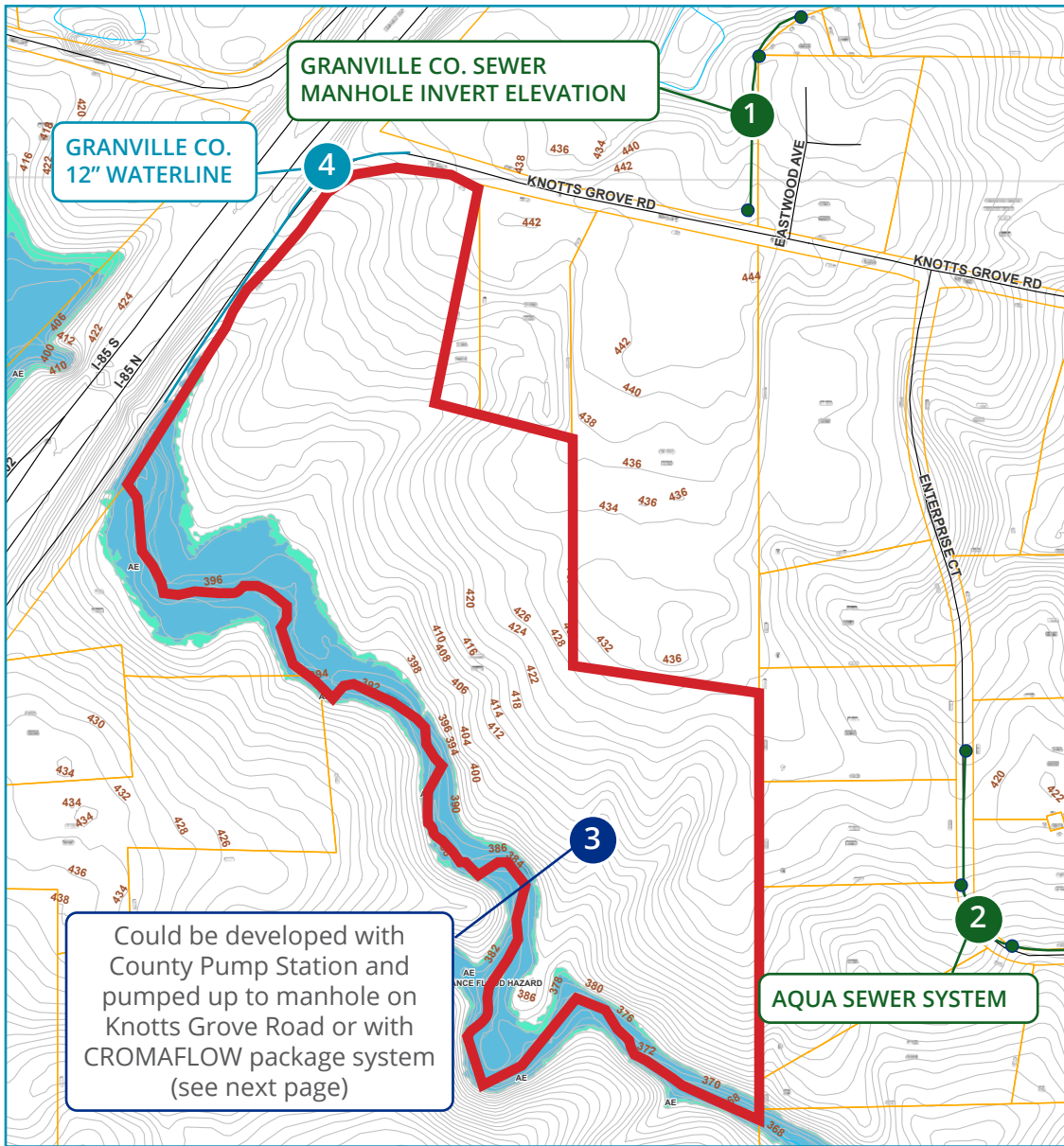


## MIKE KEEN

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## LEGEND

Flood_Hazard_2019	Parcels
AE	Hydro
0.2 PCT ANNUAL CHANCE FLOOD HAZARD	Contours
X	granville_nc_anno
Centerlines	

## 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.



# 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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FOR MORE INFO CONTACT DANNY  
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[WWW.CROMAFLOW.COM](http://WWW.CROMAFLOW.COM)



YOUR NC AUTHORIZED CROMAFLOW DEALER

**MIKE KEEN**

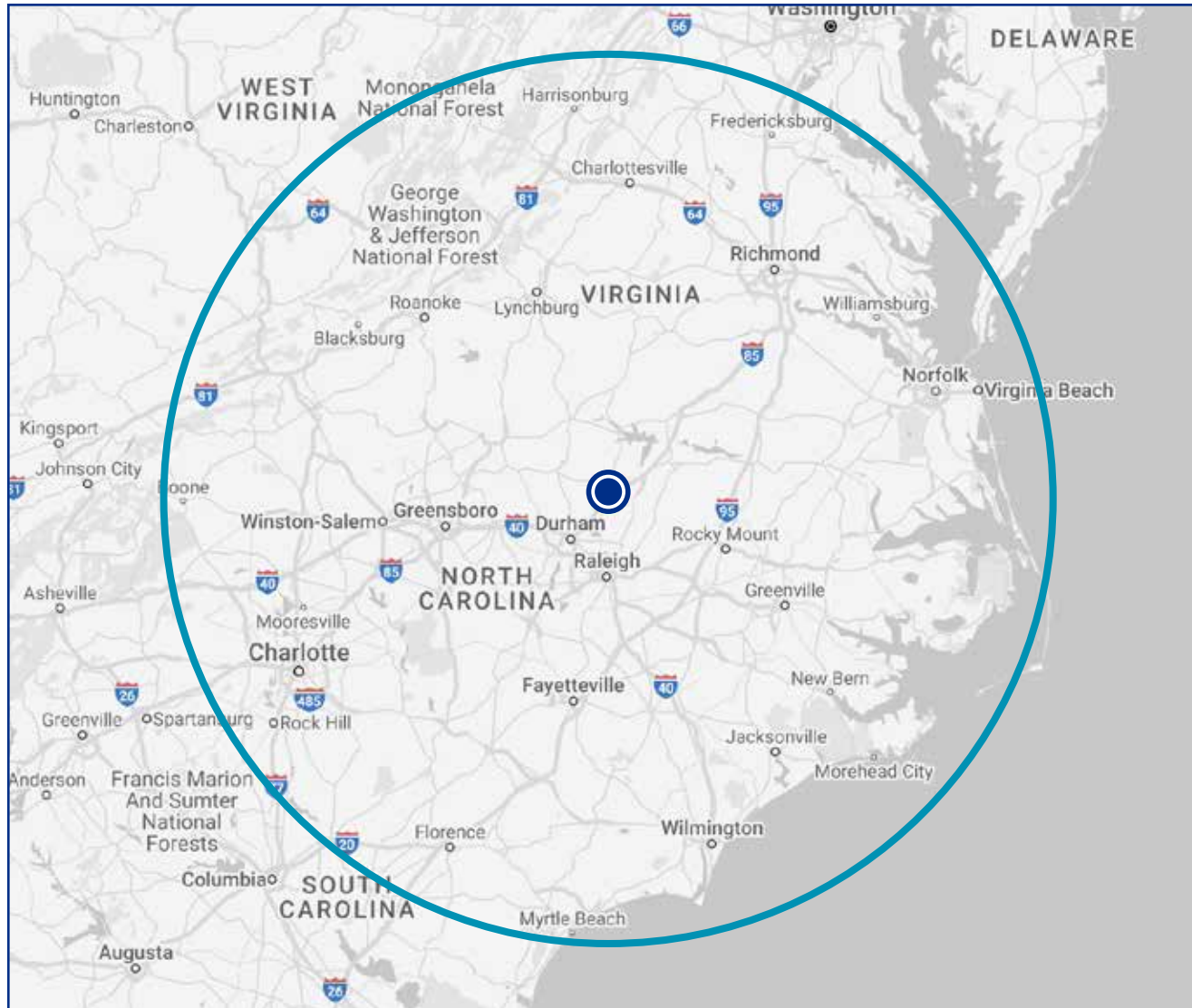
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~6 HOUR DRIVETIME RADIUS



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