

DOWNTOWN DURHAM
30 Minute Drive



**DOWNTOWN
OXFORD**

OXFORD PARK

FULLY APPROVED PUD:
1,163 HOMES & 500 MF/TH UNITS,
WITH ADJACENT WATER & SEWER

OXFORD, NC - DURHAM, NC MSA



OXFORD PARK

INVESTMENT SUMMARY

**±471.98-ACRE FULLY APPROVED PUD LOCATED 30 MINUTES
FROM DOWNTOWN DURHAM**

OXFORD, NC - DURHAM, NC MSA

Jones Lang LaSalle, a North Carolina licensed real estate broker (“JLL”) has been retained as the exclusive sales representative for Oxford Park (the “Property” or “Project”), a fully approved Planned Urban Development (PUD) located in one of Triangle’s fastest growing areas of Granville County. Started in 2002, Oxford Park is the premier subdivision within the City of Oxford and the PUD is entitled for up to 1,163 single-family homes in addition to as many as 500 combined multifamily and townhome units.

Located 30 minutes from Downtown Durham, 35 minutes from RDU Intentional Airport, and 35 minutes from Research Triangle Park, Oxford Park is well-positioned for development in a thriving submarket that caters to entry-level and first move-up homebuyers looking for small town charm. The completed Phase 1 of the development includes 137 homes with recent resale values between \$240,000-\$425,000, with new zero lot line homes by Sumner Construction selling for an average of \$235,000. Oxford Park also benefits from immediate access to the Oxford Park Swim Club (separate membership) and from the six-field City-run Oxford Athletic Park. Additionally, Oxford Park has access to adjacent water and sewer infrastructure within the Oxford Park Boulevard spine road.

FULLY ENTITLED FOR
UP TO 1,163 SINGLE-
FAMILY HOMES & 500
APARTMENT/TOWNHOMES

SIGNIFICANTLY IN PLACE
DUE DILIGENCE TO
EXPEDITE DEVELOPMENT

THE TRIANGLE AREA IS
ONE OF THE FASTEST
GROWING AREAS IN THE
U.S.

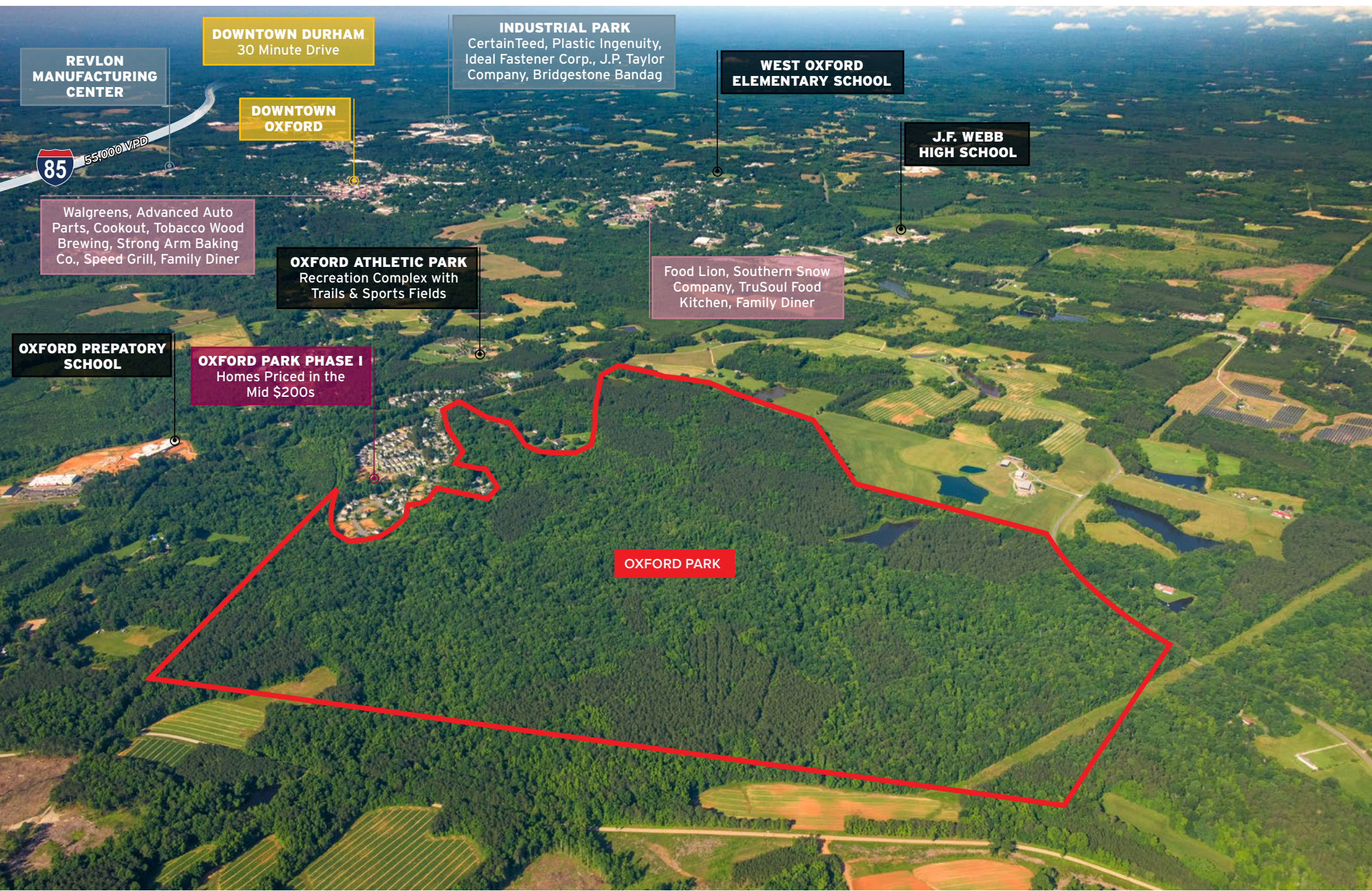
30 MINUTE DRIVE TO
DOWNTOWN DURHAM

30 MINUTE DRIVE TO
RALEIGH-DURHAM
INTERNATIONAL
AIRPORT

35 MINUTE DRIVE TO
RESEARCH TRIANGLE
PARK

PROPERTY DETAILS

ADDRESS	Oxford Park Boulevard Oxford, North Carolina
GRANVILLE COUNTY PIN	192404732443, 192404621137, 192404617715, 192404715140
MUNICIPALITY	City of Oxford, Granville County
ACREAGE (APPROX.)	±471.98
CURRENT USE	Wooded
ZONING	PUD (Entitled for 1,163 homes & 500 apartments/townhomes)
BY – RIGHT USES	Residential, Multifamily, Retail
SITE CONDITIONS	Portions of spine road are in place today
PERMITS	Previous site planes (expired) are available
UTILITIES	Water and sewer available to site, water and sewer agreement in place
AVAILABILITY	Available immediately
PRICING	Unpriced



REVLON MANUFACTURING CENTER

DOWNTOWN DURHAM
30 Minute Drive

INDUSTRIAL PARK
CertainTeed, Plastic Ingenuity, Ideal Fastener Corp., J.P. Taylor Company, Bridgestone Bandag

WEST OXFORD ELEMENTARY SCHOOL

J.F. WEBB HIGH SCHOOL

DOWNTOWN OXFORD

Walgreens, Advanced Auto Parts, Cookout, Tobacco Wood Brewing, Strong Arm Baking Co., Speed Grill, Family Diner

OXFORD ATHLETIC PARK
Recreation Complex with Trails & Sports Fields

Food Lion, Southern Snow Company, TruSoul Food Kitchen, Family Diner

OXFORD PREPATORY SCHOOL

OXFORD PARK PHASE I
Homes Priced in the Mid \$200s

OXFORD PARK

ADJACENT IN-PLACE AMENITIES

Oxford Park offers a superior quality of life, with adjacency to and future connectivity with the City-run Oxford Athletic Park with four baseball fields and two multi-purpose fields. The community also benefits from the existing Oxford Park Swim Club facilities, with have a separate membership structure. The Swim Club is run separately from the fully self-contained Phase 1 HOA structure. Future phases of Oxford Park have the ability to create their own separate HOA(s).



PROPERTY DETAILS

Oxford Park Boulevard is in place today and provides connectivity to future phases with utilities already in place

The PUD open space requirement is already accounted for in the site plan

CC&Rs, Architectural Guidelines, and Previously approved plans for Phases 2, 3, 4a, 8, and 8a - totaling 462 lots – are available for review and updating with more modern lot sizes to increase density

Current 401 Permit allows for up to 293 linear feet of fill or impact within perennial streams within Oxford Park – none of which was used in Phase 1

There is a sewer and water agreement in place with the City of Oxford, which includes a payment to the City for approximately \$530,800 (paid for as individual homes are constructed)

The already completed Phase 1 has a standalone HOA in place. Developers can create a separate HOA for future phases

The Oxford Park Swim Club is separately owned and managed. Residents pay membership dues directly to the Swim Club if they join (\$485 per summer season)

SELECT AVAILABLE DUE DILIGENCE

- Approved PUD and approval commentary (City meeting minutes)

- Subdivision Regulation Ordinance at time of PUD approval

- Architectural guidelines & ARB information (for Phase I)

- Restrictive Covenants (applies only to Phase I)

- Previous approval documents, including CAD files

- Water and Sewer Policy Agreement

- Geotech report

- Conceptual layouts

- Approved Jurisdictional Determination and sketch map (2021)

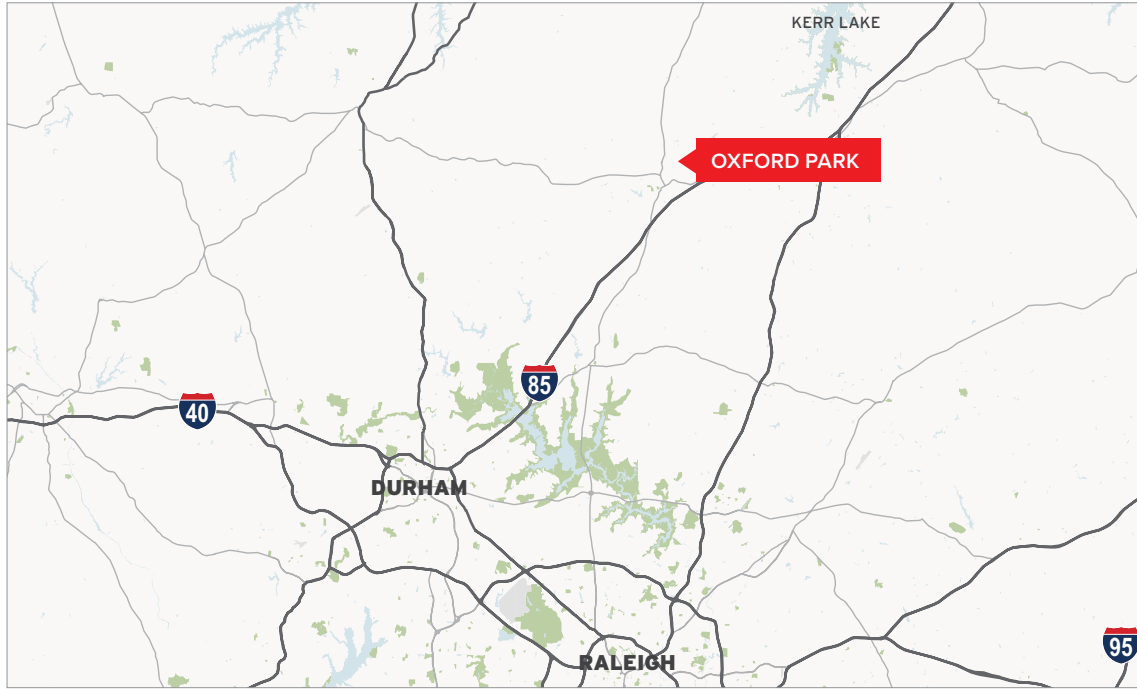
- Buffer Determination letter

- Easement information



**CLICK HERE TO SEE
OXFORD PARK DOCUMENT CENTER**

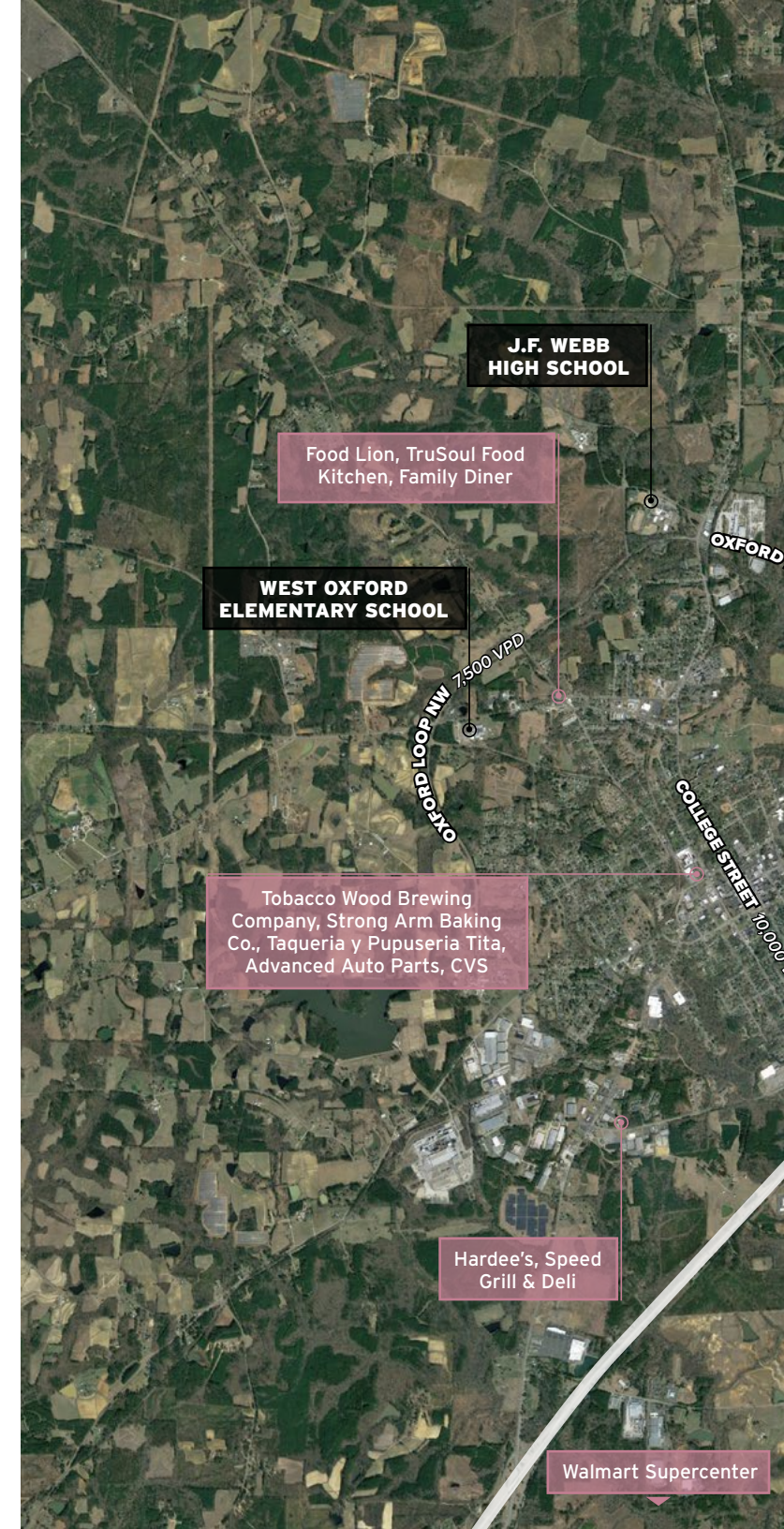
AREA DEMOGRAPHICS

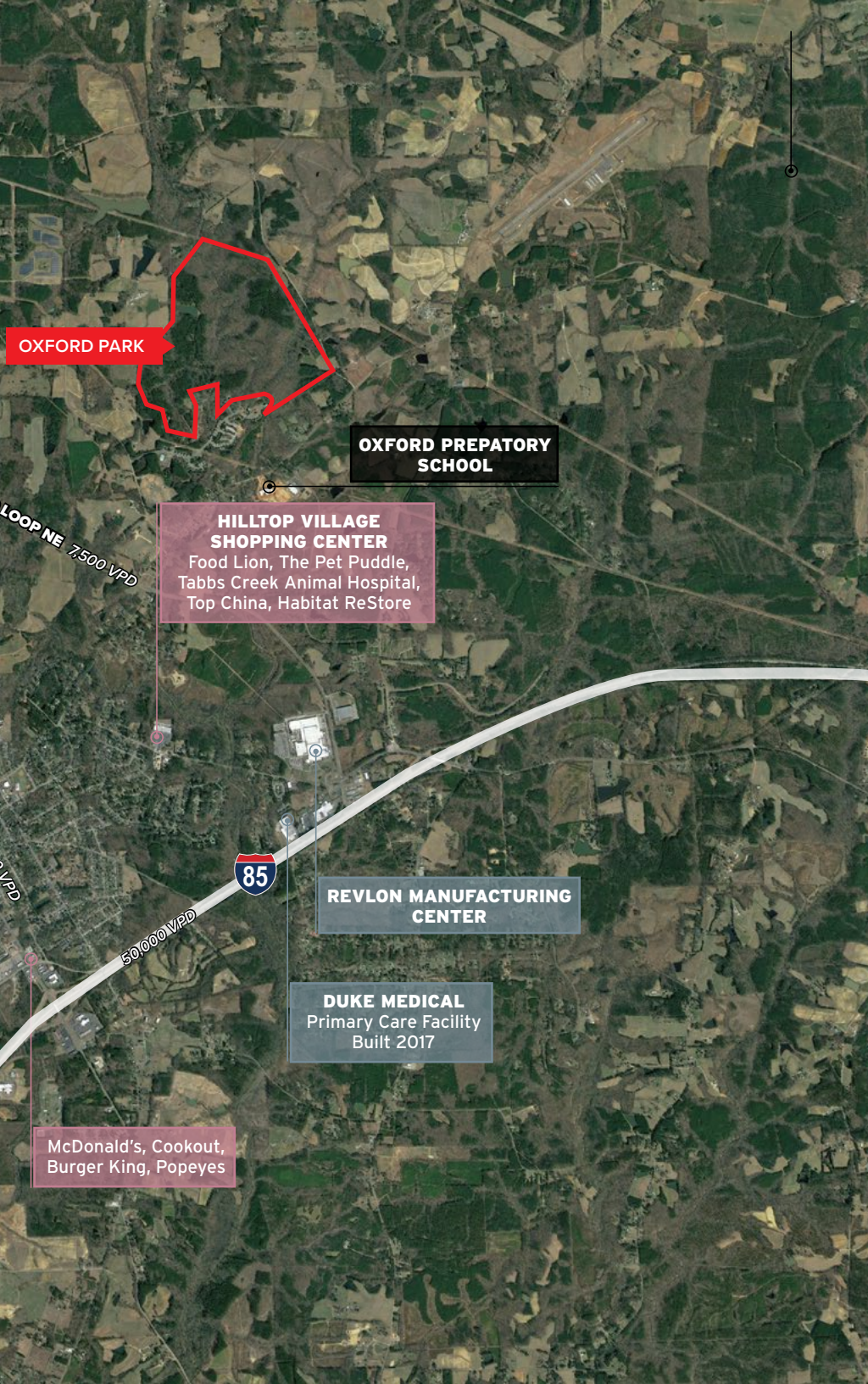


OXFORD PARK SURROUNDING DEMOGRAPHICS

Radius	1-mile	3-mile	5-mile
2021 Estimated Population	510	8,533	15,521
Census Population (2010)	504	8,755	15,869
Historical Annual Change (2000-2021)	0.3%	0.5%	0.4%
Avg Household Income	\$78,639	\$60,185	\$64,098
Median Household Income	\$69,069	\$48,226	\$48,609
Per Capita Income	\$29,977	\$25,461	\$26,710
Median Home Value	\$217,856	\$143,907	\$136,477
Avg Household Net Worth	\$511,710	\$370,799	\$374,103
College Degree + (Bachelor Degree or Higher)	57%	52%	52%
Median Age	45	46	45

Source: Regis





MUST-TRY FAVORITES IN OXFORD, NC:

UPTOWN 101

Uptown 101 has been an Oxford staple since 2017. Known for their great service, steaks, pastas, and sides, it's easy to see why Uptown 101 is an area favorite. Make sure to grab a slice of chocolate cake and stick around for the live music on Saturday nights.

HARVEST RESTAURANT

Harvest restaurant has been a go-to lunch destination since 2011. They serve a variety of soups, salads and sandwiches using only locally sourced ingredients.

GEORGE'S OXFORD VILLAGE

Originally from Turkey, George knew no English when he moved to the US. After learning under various chefs in New England, opened up his namesake restaurant in 1999, which has retained a loyal following since that time.

MILANO'S

Milano's is known for having the best pizza in the Oxford area. Don't let that fool you, however, because their other menu items including burgers, subs, and salads are equally as great.

KERR LAKE

Kerr Lake is a favorite for those that enjoy being on the water. Located just 20 minutes from the site, this man made lake provides residents a great option for boating, water skiing, kayaking, paddle-boarding, and fishing.



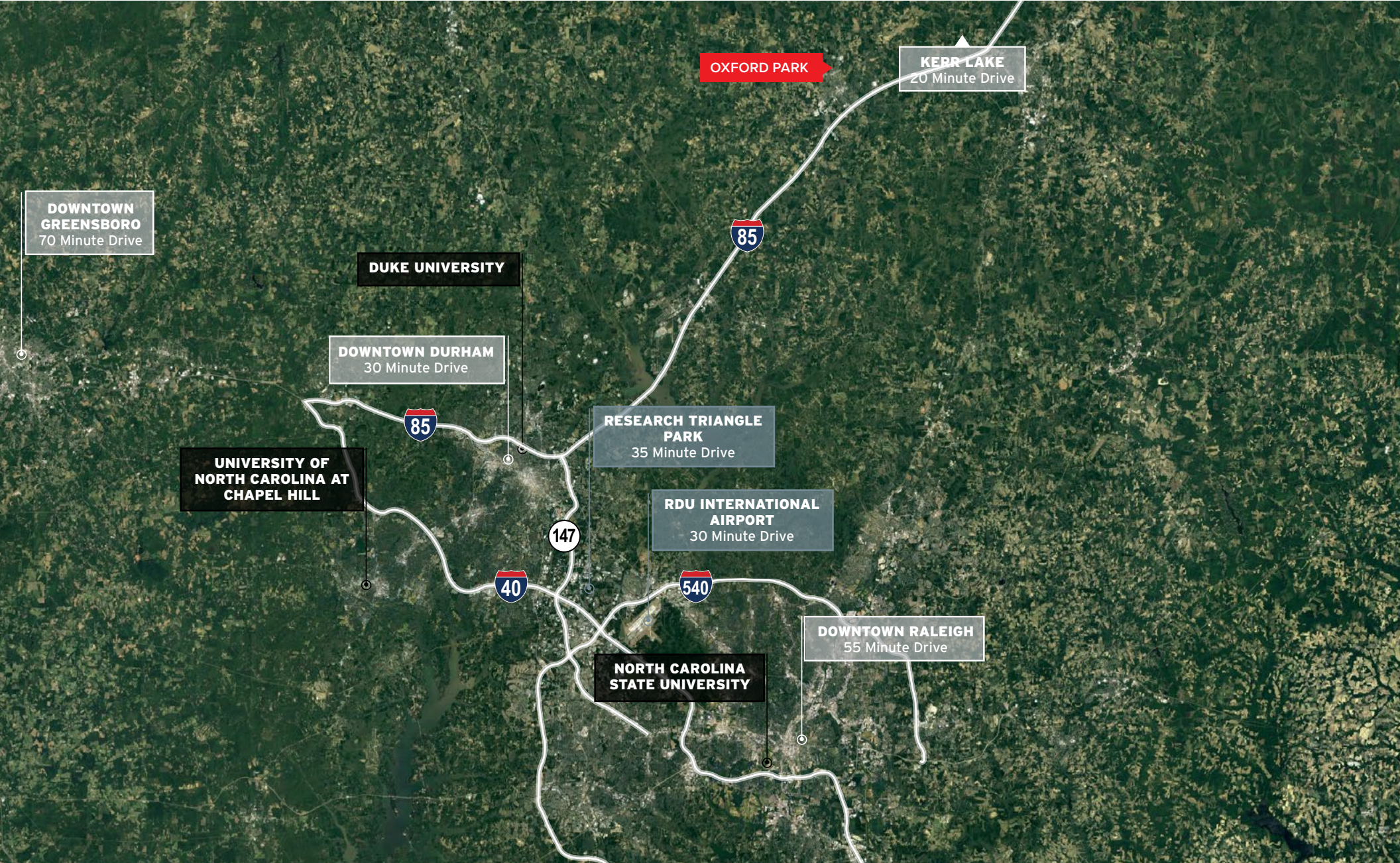
OXFORD PARK PHASE I

Sumner Construction is building out the remaining Oxford Park Phase 1 lots, which has been a great success to date. The company was founded in 1999 and is known for their quality construction in the Oxford community and around the Triangle. The community includes mainly three bedroom three bathroom floor plans between 1,500 and 2,100 square feet with master up and down options. The community also includes two pools (one lap pool and one recreational pool with slides and zero degree entry) and a clubhouse.

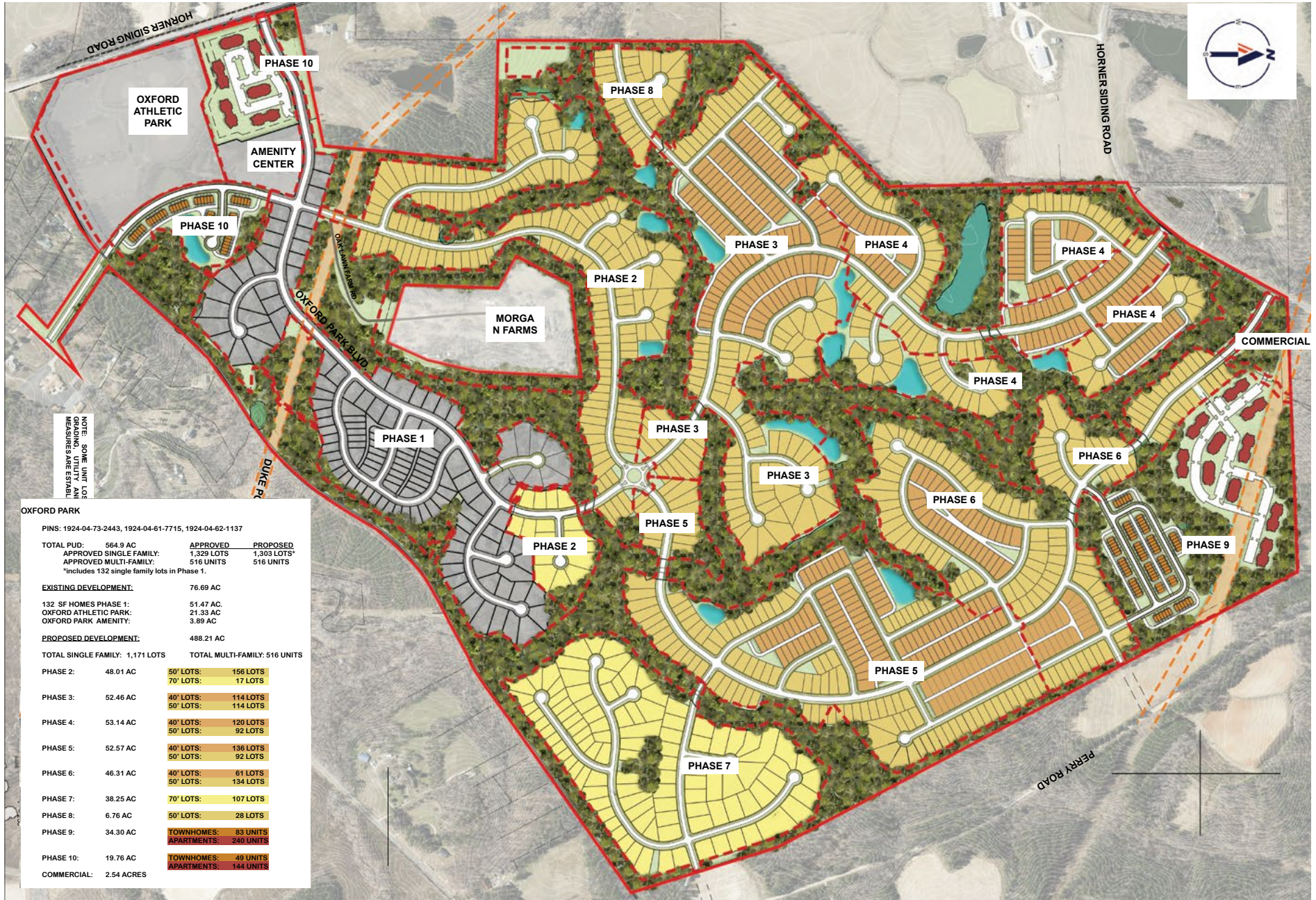




REGIONAL CONNECTIVITY



OXFORD PARK MASTER PLAN



NOTE: SOME UNIT FOOTPRINTS, UTILITY AND MEASUREMENTS ARE ESTIMATED.

OXFORD PARK
 PINS: 1924-04-73-2443, 1924-04-61-7715, 1924-04-62-1137

TOTAL PUD:	564.9 AC	APPROVED	PROPOSED
APPROVED SINGLE FAMILY:	1,329 LOTS	1,303 LOTS	1,303 LOTS
APPROVED MULTI-FAMILY:	516 UNITS	516 UNITS	516 UNITS

*includes 132 single family lots in Phase 1.

EXISTING DEVELOPMENT:	76.69 AC
132 SF HOMES PHASE 1:	51.47 AC
OXFORD ATHLETIC PARK:	21.33 AC
OXFORD PARK AMENITY:	3.89 AC

PROPOSED DEVELOPMENT:	488.21 AC
TOTAL SINGLE FAMILY:	1,171 LOTS
TOTAL MULTI-FAMILY:	516 UNITS

PHASE	ACRES	LOT TYPES	TOTAL LOTS
PHASE 2:	48.01 AC	50' LOTS: 156 LOTS 70' LOTS: 17 LOTS	173 LOTS
PHASE 3:	52.46 AC	40' LOTS: 114 LOTS 50' LOTS: 114 LOTS	228 LOTS
PHASE 4:	53.14 AC	40' LOTS: 120 LOTS 50' LOTS: 92 LOTS	212 LOTS
PHASE 5:	52.57 AC	40' LOTS: 136 LOTS 50' LOTS: 92 LOTS	228 LOTS
PHASE 6:	46.31 AC	40' LOTS: 61 LOTS 50' LOTS: 134 LOTS	195 LOTS
PHASE 7:	38.25 AC	70' LOTS: 107 LOTS	107 LOTS
PHASE 8:	6.76 AC	50' LOTS: 28 LOTS	28 LOTS
PHASE 9:	34.30 AC	TOWNHOMES: 83 UNITS APARTMENTS: 240 UNITS	323 UNITS
PHASE 10:	19.76 AC	TOWNHOMES: 49 UNITS APARTMENTS: 144 UNITS	193 UNITS
COMMERCIAL:	2.54 ACRES		



DOWNTOWN DURHAM'S REVIVAL AND ECONOMIC GROWTH

THE DOWNTOWN AREA HAS EXPERIENCED IMPRESSIVE REVITALIZATION WITH MORE THAN \$1.8 BILLION INVESTED SINCE 2000

Google

Google announced their plans to open a new cloud engineering hub in Durham, resulting in 1,000 new jobs.

4,500
RESIDENTS

20,000+
WORKING POPULATION

55%
EMPLOYEE POPULATION GROWTH
SINCE 2010

25%
EMPLOYEES IN KNOWLEDGE
INDUSTRIES

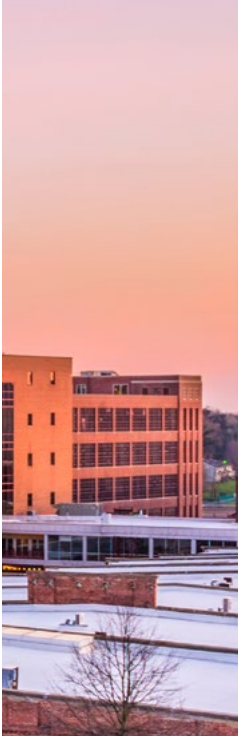
3.1M
SF OFFICE

828,000
SF OFFICE PROPOSED / UNDER
CONSTRUCTION



TRIANGLE'S LARGEST EMPLOYERS

COMPANY	PRODUCT OR SERVICE	EMPLOYEES
DUKE UNIVERSITY AND HEALTH SYSTEMS	HEALTHCARE	38,591
STATE OF NORTH CAROLINA	GOVERNMENT	24,083
WAKE COUNTY PUBLIC SCHOOL SYSTEM	EDUCATION	17,000
WALMART	RETAIL	16,200
UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL	EDUCATION	12,204
WAKE MED HEALTH AND HOSPITALS	HEALTHCARE	9,773
NORTH CAROLINA STATE UNIVERSITY	EDUCATION	9,019
FOOD LION	RETAIL	8,600
TARGET	RETAIL	8,000
IBM	TECHNOLOGY	8,000
HARRIS TEETER	RETAIL	5,346
CISCO SYSTEMS	TECHNOLOGY	5,000
WAKE COUNTY GOVERNMENT	GOVERNMENT	4,389
BLUE CROSS AND BLUE SHIELD NORTH CAROLINA	HEALTHCARE	4,200
CITY OF RALEIGH	GOVERNMENT	3,974
PFIZER	PHARMACEUTICALS	3,610
FIDELITY INVESTMENTS	FINANCIAL SERVICES	3,600
LENOVO	TECHNOLOGY	3,000
DUKE ENERGY	UTILITIES	2,800
CREDIT SUISSE	FINANCIAL SERVICES	2,700
WELLS FARGO	FINANCIAL SERVICES	2,660



DOWNTOWN DURHAM EVOLUTION

MANUFACTURING CENTER TO HIP MIXED-USE DESTINATION

Downtown Durham's economy has undergone a significant transformation since the nineteenth century, moving from a manufacturing-based economy to a tech and life sciences hub. While this transition came with a number of growing pains, Durham has emerged into the 21st century with a thriving Downtown area where the pulse of its former industrial life can still be felt in the preserved architecture and repurposed tobacco and cotton mills.

OXFORD PARK: 30 MINUTES FROM DOWNTOWN DURHAM



Downtown's population has achieved an impressive density, paralleling the growth in the amount of office space, housing units, and dining and entertainment options. The population moving into Downtown Durham is likely well-educated, employed at either Duke University or the nearby startups, and earns a high salary.

The number of households within a 1-mile radius has increased 37% since 2000, and 47% have a college degree or higher.

1-Population Density indicates residents per square mile

30

NEW RETAIL SHOPS
OPENED SINCE 2010

31

NEW GOODS AND SERVICES
BUSINESS OPENED SINCE 2010

1,600

NEW RESIDENTIAL UNITS
CREATED SINCE 2010

62

NEW RESTAURANTS
AND BARS OPENED SINCE 2010





DOWNTOWN DURHAM IS AN

INNOVATION + ENTREPRENEURSHIP HUB

Located 30 minutes from Oxford Park, in the heart of Downtown Durham has positioned itself as the East Coast's Silicon Valley, boasting a number of startup incubators such as Google Hub for Entrepreneurs, Durham Innovation District, The Startup Factory, and American Underground. The city's long-term synergy between private industry and government continues to be a model for innovation, education, and economic development.

AMERICAN UNDERGROUND

Highly competitive for admission, American Underground is a co-working space for early-stage start-ups. It boasts over 95,000 square feet of office space and currently has 257 companies in four locations downtown with 874 workers.

GOOGLE TECH HUB

Durham was selected as one of the seven hubs in North America for entrepreneurial ventures. The Tech Hub provides entrepreneurial centers with technical support, business tools, and infrastructure upgrades so that they can support increasing demand from developers and startups.

THE STARTUP FACTORY

The most capitalized technology accelerator in the Southeast, the Startup Factory provides startups with access to hands-on mentorship from angel investors and technology experts, as well as up to \$200,000 in seed capital.

WEWORK

WeWork is the most recognizable of start-up-focused co-working suites that offers companies lease term flexibility and over-the-top amenities, such as kombucha on tap, breakout rooms, and a variety of bright and airy lounges.

NC BIOLABS

Biolabs are the premier co-working space for life science startups. Opened in April 2018, NC Biolabs is equipped with lab equipment, on-demand lab and office space, environmental health and safety (EHS) support, and capital connections. This facility has room for about 40 tenants.



DURHAM ID

“IT IS HARDER TO GET INTO AMERICAN UNDERGROUND THAN HARVARD UNIVERSITY.”

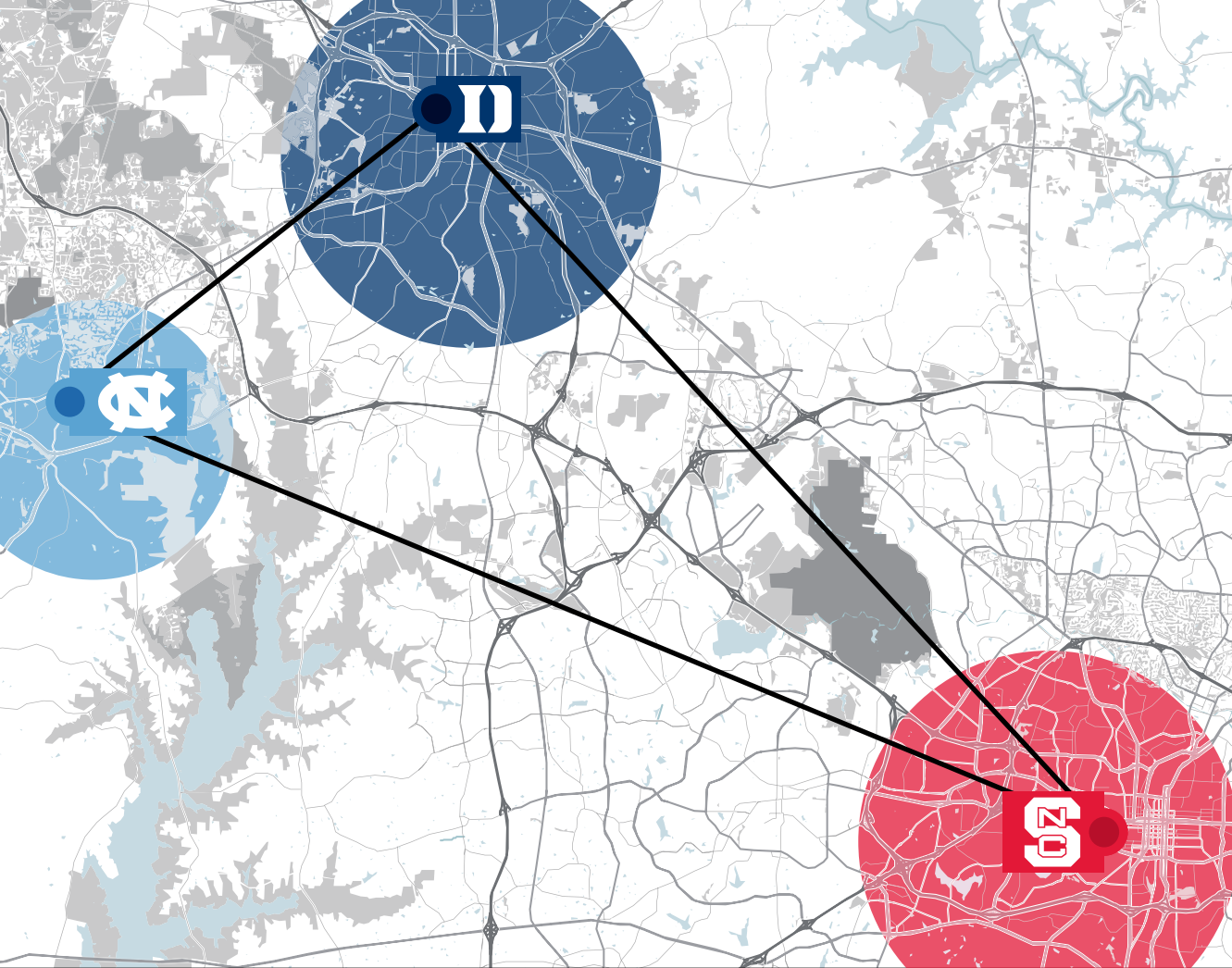
TONY TATA, FORMER SECRETARY OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

DURHAM INNOVATION DISTRICT

Following Longfellow Real Estate Partners' success with Kendall Square in Boston, the firm has partnered with local company Measurement Inc. to develop an Innovation District in Downtown Durham.

The Innovation District will create a central, collaborative district focused on high-quality life sciences and technology companies. It will bring together innovative scientists and entrepreneurs from Duke University, UNC Chapel Hill, and RTP companies. Assuming 200 SF per employee, the 1M SF of new office space would result in 5,000 additional employees in Downtown Durham. This project will significantly alter the employment makeup in Durham, bringing in a greater number of STEM employees.

1.7M SQUARE FEET IN TOTAL AREA	1.0M SQUARE FEET OF NEW OFFICE/LAB
375,000 SQUARE FEET OF EXISTING OFFICE	115,000 SQUARE FEET OF EXISTING LAB
50,000 SQUARE FEET OF NEW RETAIL	300 NEW RESIDENTIAL UNITS



DUKE UNIVERSITY

Durham

ADMISSIONS.DUKE.EDU

Nº 10
IN THE NATION IN
R&D SPENDING

FORBES FEB 2021 ARTICLE

84% of Duke graduates go on to pursue advanced degrees

\$1.2 billion in annual research expenditures

No. 12 Among Universities, Research Institutions, and Hospitals for NIH funding, \$484M (2020)

UNIVERSITY OF NORTH CAROLINA

Chapel Hill

RESEARCH.UNC.EDU

Nº 5
BEST PUBLIC
UNIVERSITY IN THE
UNITED STATES

U.S. NEWS & WORLD REPORT'S 2018
"BEST COLLEGES" GUIDEBOOK

\$1.1 billion in annual research expenditures

More than \$10 billion in annual revenue generated from Carolina-based startups

No. 6 University - in US for federal research, \$721M

NC STATE UNIVERSITY

Raleigh

NCSU.EDU

Nº 2
BEST VALUE
AMONG NC PUBLIC
UNIVERSITIES

100+ startups and spinoffs based on NC State research, attracting a total of **\$1.6 billion** in venture capital

No. 16 school for entrepreneurship according to the Princeton Review

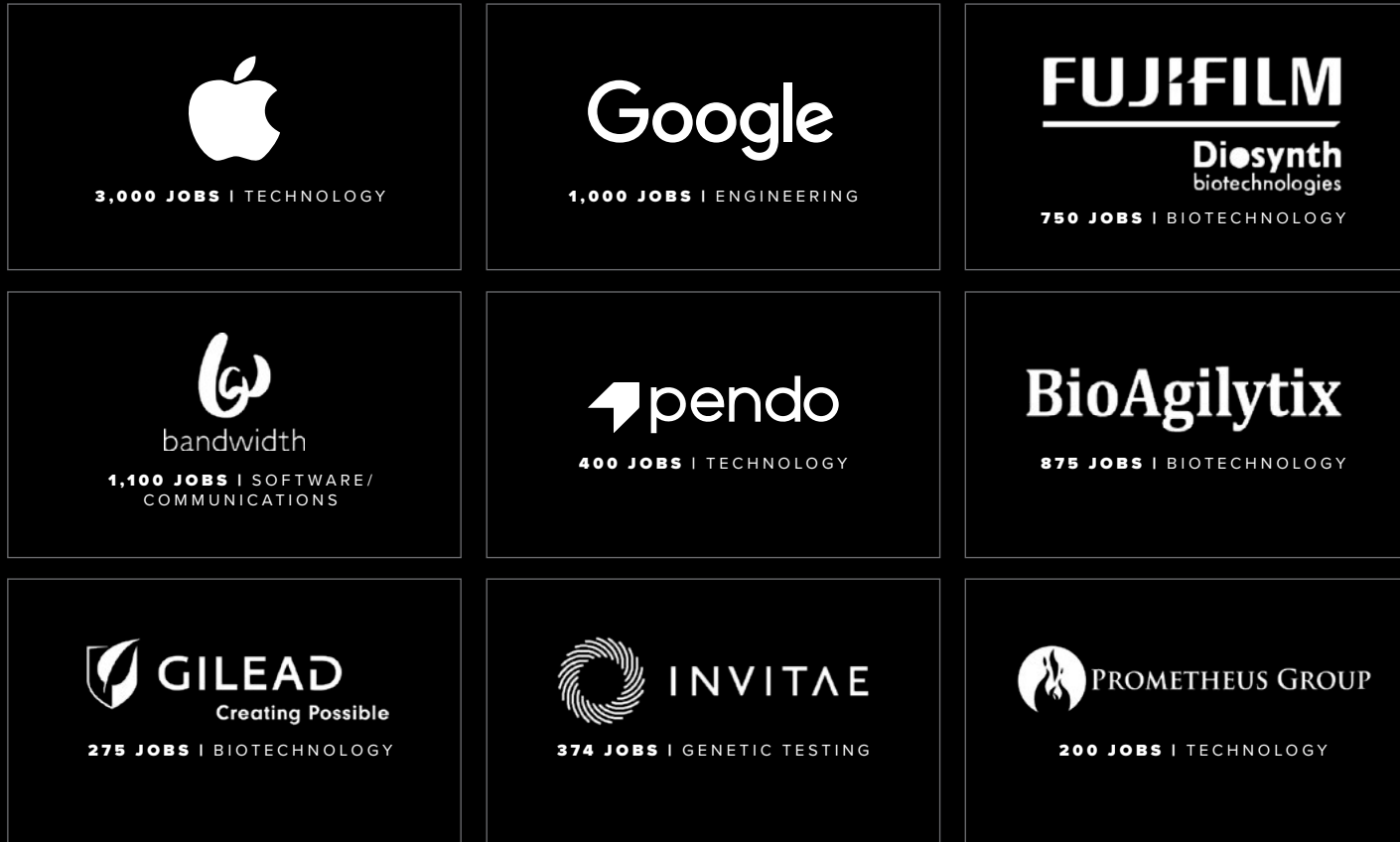
No. 5 in invention disclosures among universities without a medical school

TIER-1 RESEARCH UNIVERSITIES

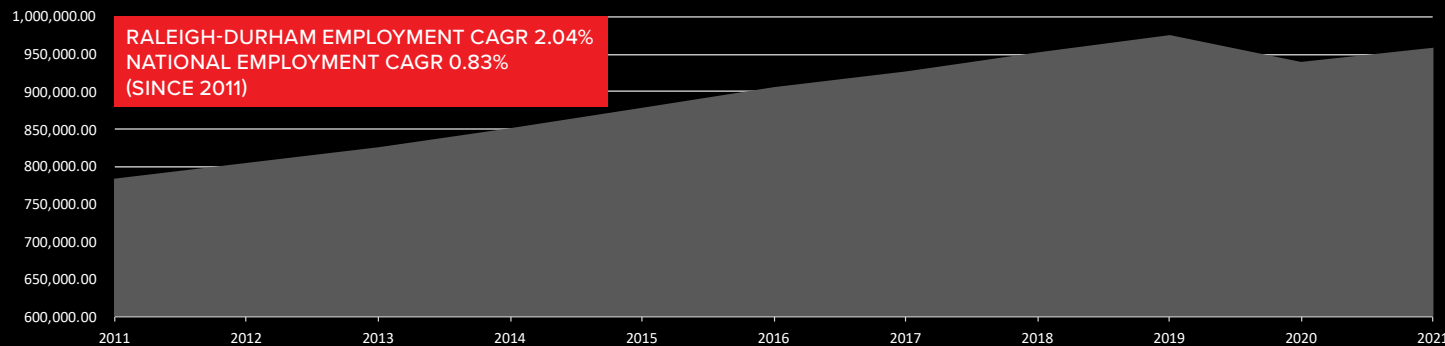
ECONOMIC DRIVERS PROPELLED BY LEADING ACADEMIC INSTITUTIONS

The Research Triangle area is home to twelve colleges and universities that enroll more than 100,000 students. Not only do these institutions provide the area with more than 25,000 graduates each year, they also are a fundamental reason why the Triangle region is home to the second most educated workforce in the country. Approximately half of the population holds a Bachelor's degree and nearly one in five people hold a graduate degree.

RECENT REGIONAL ECONOMIC + JOB ANNOUNCEMENTS



RALEIGH-DURHAM EMPLOYMENT GROWTH (2011-2021)



LARGEST EMPLOYERS



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