

KNOTTS GROVE

+/- 261.59 ACRE
PRIME RESIDENTIAL
DEVELOPMENT
OPPORTUNITY IN
OXFORD, NC

SHOPPES AT OXFORD
WALMART
JERSEY MIKE'S
BOJANGLES

DOWNTOWN OXFORD

KERR LAKE
20 MIN DRIVE

**THE MEADOWS AT OXFORD
BY LGI HOMES**

DOWNTOWN DURHAM
35 MIN DRIVE

KNOTT'S GROVE RD

LINDEN AVE (NC HWY 96)



KNOTTS GROVE

INVESTMENT SUMMARY

+/- 261.59 ACRE PRIME RESIDENTIAL DEVELOPMENT
OPPORTUNITY IN OXFORD, NC

Jones Lang LaSalle, a North Carolina licensed real estate broker (“JLL”), has been engaged as the exclusive marketing representative for Knotts Grove (the “Property” or “Development”), a fully entitled 836-lot residential development opportunity strategically positioned within 35 minutes of Downtown Durham. This development provides an investor-developer with the rare opportunity to acquire a large-scale, multi-phased residential project featuring pre-secured entitlements for a thoughtfully planned community of single-family residences and townhomes. The Property represents an accelerated development pathway and a compelling opportunity to address the growing housing demand throughout the greater Oxford market area. The development’s advantageous positioning along the I-85 corridor ensures exceptional regional connectivity for future homeowners.

Nestled just 35 minutes north of North Carolina’s renowned Research Triangle, Oxford presents a compelling small-town community poised for substantial residential, commercial, and industrial expansion. Just a short drive from Raleigh and strategically positioned near the pristine shores of Kerr Lake—one of North Carolina’s most picturesque waterfront destinations—Oxford offers an exceptional foundation for residential development opportunities.

IN-PLACE

MUNICIPAL WATER AND SEWER
CAPACITY APPROVAL

20 MINUTE

DRIVE TO KERR LAKE

APPROVED

FOR 593 DWELLING UNITS
(DETACHED), 243 DWELLING
UNITS (ATTACHED)

35 MINUTE

DRIVE TO
DOWNTOWN DURHAM

SIGNIFICANT VISIBILITY

DIRECTLY FROM I-85

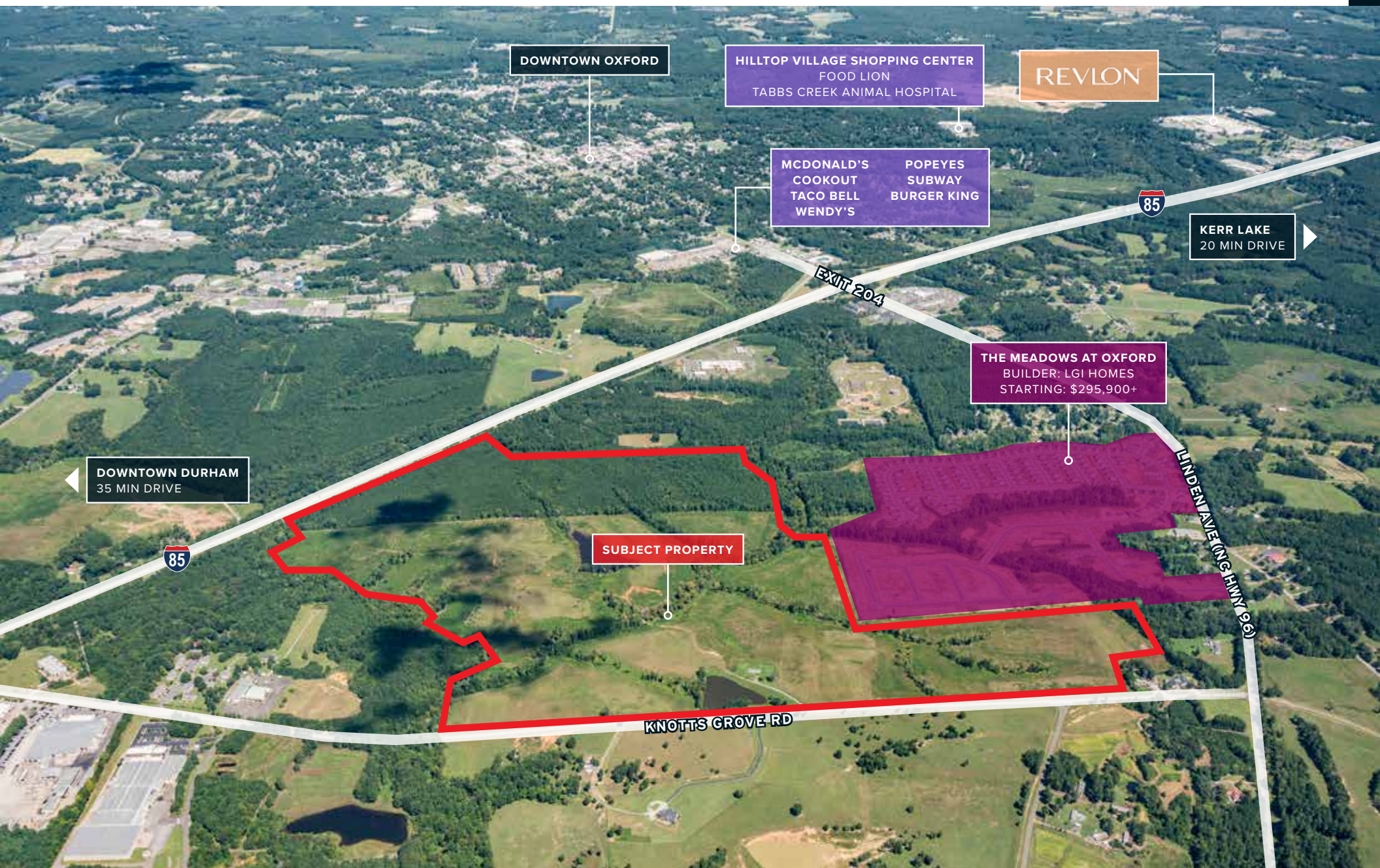
CONVENIENT

REGIONAL ACCESS VIA I-85

PROPERTY DETAILS

ADDRESS	3543 Knotts Grove Rd, I 85 Service Road, 715 & 725 New Commerce Drive Oxford, NC 27565
NOTABLE FRONTAGE (APPROX.)	Knotts Grove Road: +/-0.76 mi Interstate 85: +/- 1,970 ft,
GRANVILLE COUNTY PINS	192203204703, 192203113781, 192203122783, 192203034097
GOVERNING AUTHORITY	City of Oxford, Granville County
ACREAGE (APPROX.)	261.59
CURRENT USE	Vacant Land
ZONING	GR3 (CU) Conservation Development
BY RIGHT USES	Residential
UTILITIES	Available
ACCESS	Knotts Grove Road
AVAILABILITY	Available Immediately
PRICING	Unpriced

THE OFFERING



OXFORD, NC: THE EMERGING RESIDENTIAL HOTSPOT

Knotts Grove provides an exciting development opportunity for a sizable project within a growing submarket of the greater Triangle region. Oxford, NC has attracted investment from established home builders like LGI Homes and DRB Homes, along with the mixed residential development at Hatchers Creek.

DRIVE TIME HIGHLIGHTS



3-MIN
Downtown
Oxford



4-MIN
Walmart



20-MIN
Kerr Lake



35-MIN
Downtown
Durham



50-MIN
Downtown
Raleigh

DEMOGRAPHIC HIGHLIGHTS

45.7

MEDIAN AGE

3.3%

UNEMPLOYMENT RATE

87.3%

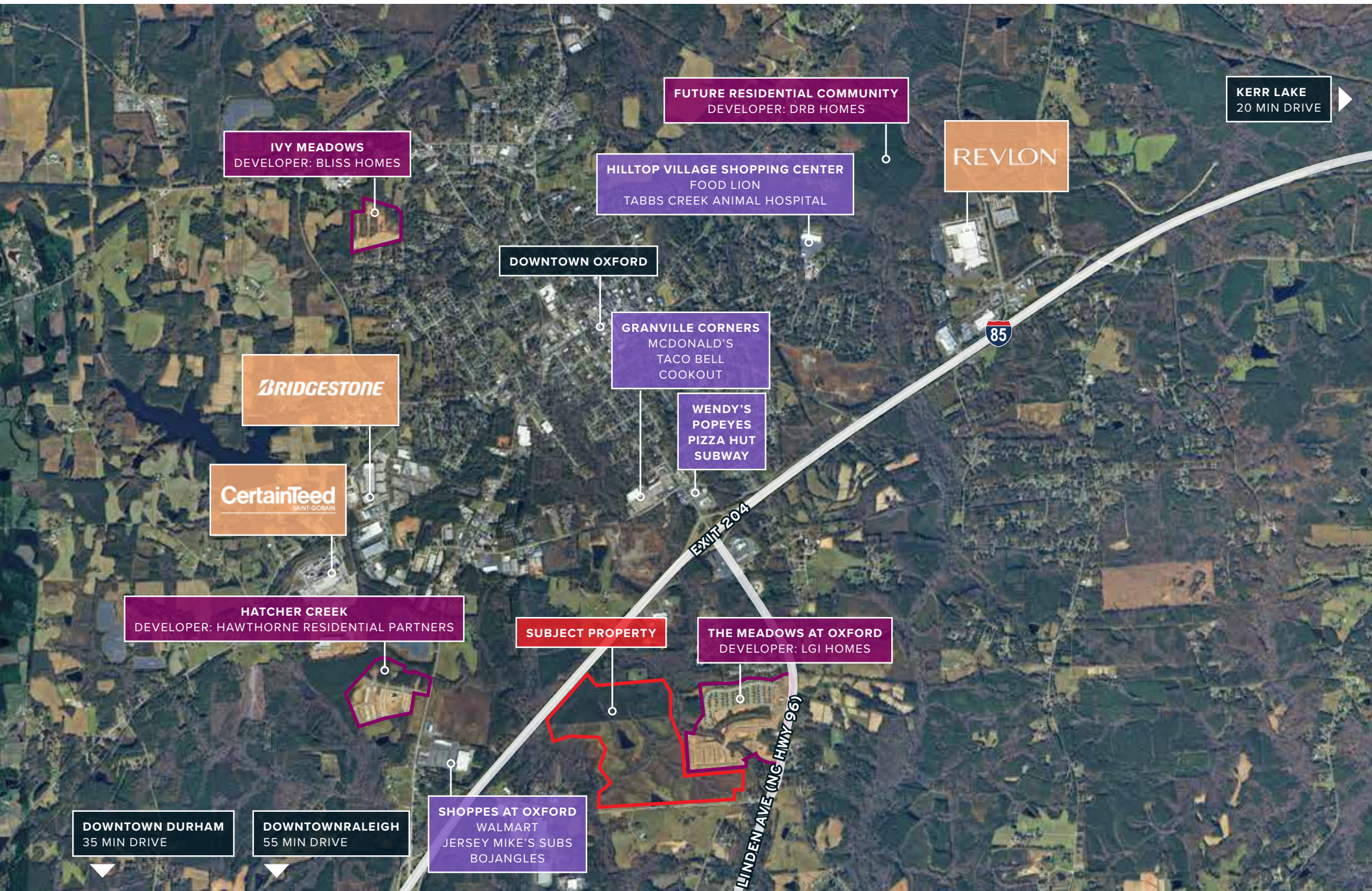
POPULATION GROWTH
(2010-2025)

25.1

AVERAGE MINUTES
TRAVEL TO WORK

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION			
Estimated Population (2025)	1,239	10,542	15,000
Projected Population (2030)	1,256	10,558	15,052
Census Population (2010)	1,247	10,393	14,263
Growth (2010-2025)	-0.7%	1.4%	5.2%
HOUSEHOLDS			
Estimated Households (2025)	523	4,452	6,241
Projected Households (2030)	534	4,487	6,296
Census Households (2010)	502	4,151	5,624
Growth (2010-2025)	4.1%	7.2%	11.0%
AVERAGE HOUSEHOLD INCOME			
Estimated Average Household Income (2025)	\$74,486	\$77,185	\$79,819
Projected Average Household Income (2030)	\$73,515	\$76,093	\$78,562
Census Average Household Income (2010)	\$39,763	\$49,161	\$49,524
Growth (2010-2025)	87.3%	57.0%	61.2%
POPULATION			
Median Age	45.7	43.3	43.4
College Degree + (Bachelor Degree or Higher)	21.3%	21.8%	22.2%
Unemployment Rate	3.3%	2.9%	2.6%
Average Minutes Travel to Work	25.10	23.70	23.10

LOCATIONAL OVERVIEW



SITE CONDITIONS

IMMEDIATE ACCESS – I-85 is a primary north/south artery connecting the Raleigh-Durham MSA with Richmond with 40,000 VPD. Future residents will have quick access to the site from I-85 via Exit 202 or Exit 204.

REGIONAL CONNECTIVITY – The property is located 3 mins from Downtown Oxford, NC and is reachable to Kerr Lake in roughly 20 minutes, with over 850 miles of shoreline making it an extremely visited recreation destination. Additionally, the Raleigh-Durham MSA is located 30-55 minutes to the south and was ranked as the “Best Performing Large Metro Area” in 2025. (Milken Institute)

ZONING: Currently, the site is zoned General Residential 3 (GR3) permitting a low-density residential use. The GR3 zoning district is designed for low-density housing, specifically allowing single-family detached homes in areas with access to public utilities. The property has been designed in 3 phases and construction drawings have been submitted to the Town of Oxford for the first phase.

APPROVED UTILITIES: The property has all necessary utility service and capacity approved with Will Serve letters available for review.

SELECT AVAILABLE DUE DILIGENCE

- PHASE 1 ESA

- GEOTECHNICAL REPORT

- SUBMITTED CONSTRUCTION DRAWINGS (PHASE 1)

- APPROVED SITE PLAN WITH LOT DIMENSIONS

- SURVEY (BOUNDARY & TOPO)

- UTILITY WILL SERVE LETTERS

doi:10.1371/journal.pone.0144073.t002





OXFORD, NC

DISCOVER BEAUTIFUL OXFORD

Oxford, NC is situated in the picturesque northern Piedmont region of North Carolina, approximately 40 miles north of Raleigh. The city lies strategically at the intersection of Interstate 85 and US Highway 15, providing convenient connections to major surrounding markets.

The city showcases a meticulously preserved historic downtown district, while the surrounding Granville County offers abundant natural attractions, most notably Kerr Lake, for outdoor recreation enthusiasts. Once heavily dependent on tobacco cultivation, the region's economy has successfully diversified into manufacturing and service sectors while maintaining its distinctive Southern charm and character. The area uniquely blends a rich colonial heritage dating back to its 1746 founding with advantageous proximity to the innovation-driven Research Triangle Park region.

GRANVILLE COUNTY, NC EMPLOYMENT HIGHLIGHTS

REVLON

BEAUTY PRODUCTS

(REVLON'S SITE IN OXFORD, NC IS THE COMPANY'S LARGEST MANUFACTURING PLANT.)

CERTAINTEED

ROOFING, SIDING, INSULATION, GYPSUM AND CEILINGS

(\$118M EXPANSION ANNOUNCED FOR OXFORD PRODUCTION FACILITY - 2022)

IDEAL FASTENER CORPORATION

2ND LARGEST ZIPPER MANUFACTURER IN THE WORLD


(EMPLOYS 225+ IN OXFORD, NC)




EXPERIENCE OXFORD: YOUR MUST-VISIT CHECKLIST

KERR LAKE


Stretching across the North Carolina-Virginia border, Kerr Lake stands as one of the region's most captivating natural treasures. With over 850 miles of shoreline embracing 50,000 acres of crystal-clear waters, this massive reservoir offers an escape that feels worlds away from the everyday. Whether you come for world-class fishing, water sports, or camping beneath the stars, Kerr Lake offers a genuine connection to nature just minutes from Oxford, NC.




STRONG ARM BAKING CO.



OXFORD HOT SAUCE FESTIVAL



OXFORD OAKS DISTILLERY



TOBACCO ROAD BREWING

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