



SOLD!! 3.61 ACRE COMMERCIAL TRACT FOR SALE IN PERSON COUNTY NC!

SOLD

For immediate assistance with this listing call Sean Maloy at 844-412-1200.

Having a partially cleared tract in a prime location, with major utilities available, make this a unique opportunity!-Call Sean Maloy at 844-412-1200 to schedule a showing today!

Located within the city limits of Roxboro, NC in central North Carolina, this commercial tract presents an exceptional opportunity for entrepreneurs and investors alike.

This property consists of two parcels that are being sold together. -The tract gently slopes from north to south, has public road frontage on two sides, and rail access along the western boundary. -There are several potential uses of this tract, ie: -warehouse or distribution facility, mini-storage, equipment lot, multi-family housing, office building, small manufacturing operation, etc. -Any use of this property will require county planning board approval and may require rezoning.

Here are the key features and information you should know when considering this property:

- +/-3.61 acres in size
- Current Zoning:- I-2, Heavy Industrial
- Consists of two parcels
- Road Frontage: - - -
- *Approximately 115ft on Old Durham Road/NC-158 - - -
- *Approximately 595ft on Melvin Street
- Rail Frontage:- approximately 760ft on Norfolk and Western Railway -
- Utilities: - - -
- *Electric: -Duke Energy - - -
- *Gas: -Dominion Energy - - -
- *Water: -City of Roxboro - - -
- *Sewer: -City of Roxboro - - -
- *Fiber & Telecommunications: Various Providers -
- Billboard lease provides annual income
- Low City/County Taxes
- Located in the Roanoke Watershed
- Interactive map link: <https://id.land/ranching/maps/a8473d75a2aa85407bf18ecbea4badbf/share->

Person County is a part of the Research Triangle Region of North Carolina, with proximity to the Piedmont Triad Region and is a border county to Virginia. The county is a part of the Research Triangle's premier

manufacturing zone. -I invite you to review the Person County Economic Development website for all the benefits available to business in Person County, NC: <https://personcountyedc.com/>.

Please refer to the Property Documents tab on our listing for a comprehensive Map Package, surveys, and other information. -Contact me directly for more details or to coordinate a site visit.-

MORE DETAILS

Address:

121 Old Durham Road
Roxboro, NC 27573

Acreage: 3.6 acres

County: Person

MOPLS ID: 53352

GPS Location:

36.377600 x -78.981900

PRICE: \$149,900

CONTACT AGENT



SEAN MALOY

**BROKER IN CHARGE / VICE
PRESIDENT OF OPERATIONS**

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