

NEW

# NATIONAL LAND REALTY®

## 3.5± Acres Zoned B-1 for Commercial Use in High-Growth Roxboro

3.5 +/- Acres | Person County, NC | \$1,225,000



Property lines are an estimation only. Property is subject to a new subdivision plat.



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## PROPERTY SUMMARY

This **3.5 ± acre site** presents an exceptional opportunity for commercial development in the rapidly growing City of Roxboro. As part of a **4.82-acre parent tract**, this parcel is being subdivided, with the owner retaining the rear portion. Owners are willing to sell this as one parcel or subdivide it into two.

A **conceptual site plan** has been developed, showcasing **two commercial shell buildings**, making it an ideal location for various business types. The **B-1 zoning** allows for a wide range of uses, including **quick-service restaurants (QSRs)** and other retail or service establishments.

With Roxboro experiencing **unprecedented commercial and residential growth**, this site offers excellent investment potential in a high-demand market. Contact us today to learn more!

## ADDRESS

75 Weeks Drive  
Roxboro, NC 27573

## LOCATION

From Durham head northwest on I-85 S. Take exit 176 for US-501 N/Duke St toward Gregson St/Northgate. Use the right 2 lanes to turn right onto US-501 N/N Duke St. in 26 miles turn right onto Weeks Drive.

## ACREAGE BREAKDOWN

3.5 +/- acres laydown yard

## PROPERTY HIGHLIGHTS

- Click [HERE](#) for our Digital Commercial Brochure:
- **Zoning:** B-1 – Ideal for retail, dining, and service businesses. Water and sewer are available.
- **Lot Size:** 3.5 +/- acres (to be subdivided). Potential buyer are encouraged to contact the listing agents for additional information on acquiring a portion or all of the property.
- Development Standards are as follows: **Minimum Lot Area:** 5,000 SF, **Lot Width:** 50', **Setbacks:** Front – 30' | Side – 15' | Rear – 20' **Max Building Height:** 35' **Parking Requirements:** 1 space per 150 SF of enclosed floor area
- The City of Roxboro Planning Board unanimously recommended the approval of a major site plan for the building of a Chick Fil-A on 2/3/2025 located at 1600 Durham Road.

[nationalland.com/listing/35-acres-zoned-b1-for-commercial-use-in-highgrowth-roxboro](https://nationalland.com/listing/35-acres-zoned-b1-for-commercial-use-in-highgrowth-roxboro)







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