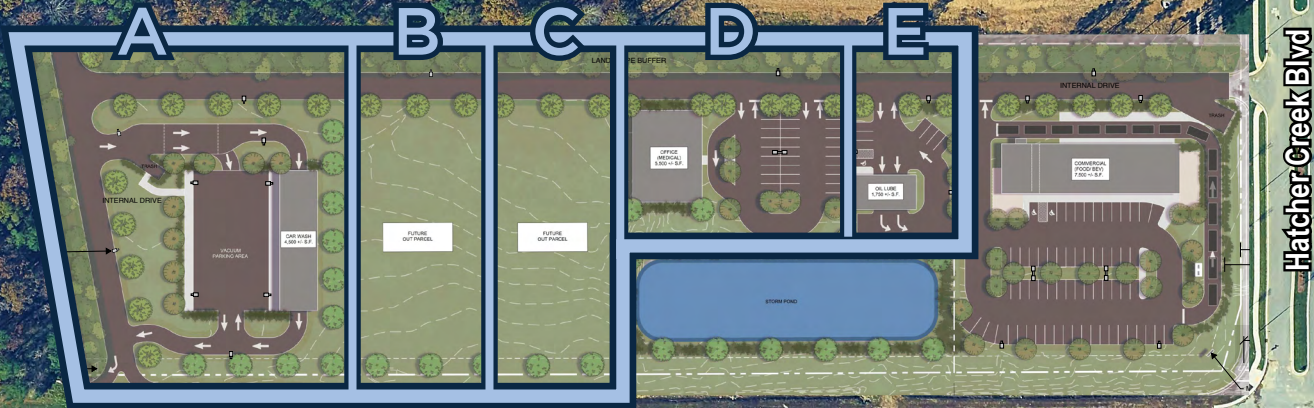


HATCHER CREEK BLVD

Oxford, NC 27565

FOR SALE

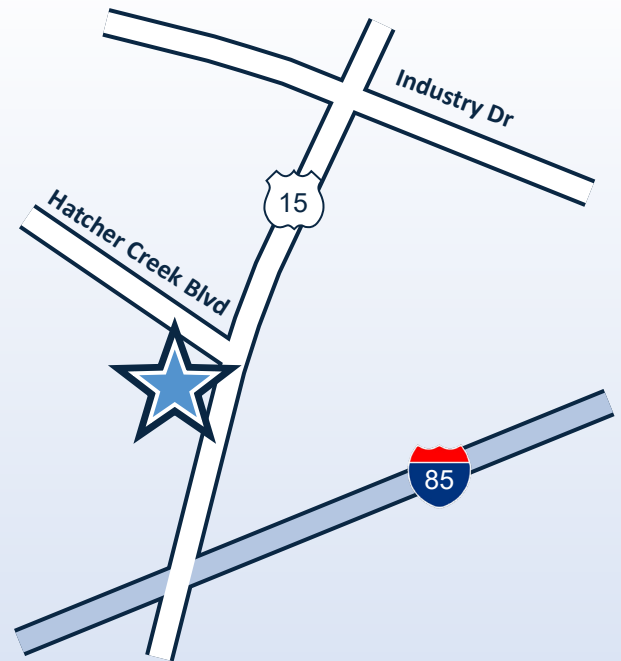
Conceptual Plan



Commercial Lots Available in Oxford, NC

HIGHLIGHTS

- Five parcels are available:
 - Lot A: 1.5 Acres (\$1,650,000)
 - Lot B: 0.75 Acres (\$1,000,000)
 - Lot C: 0.75 Acres (\$1,000,000)
 - Lot D: 0.75 Acres (\$1,000,000)
 - Lot E: 0.33 Acres (\$475,000)
- Great location in Oxford, NC at the corner of Hatcher Creek Blvd and Lewis St - across from the Walmart.
- Roadfront visibility with a planned stoplight at the corner of Hatcher Creek and Lewis.
- Traffic count in front of the site: 12,500 AADT



Gregg Marks

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Bryce Davis

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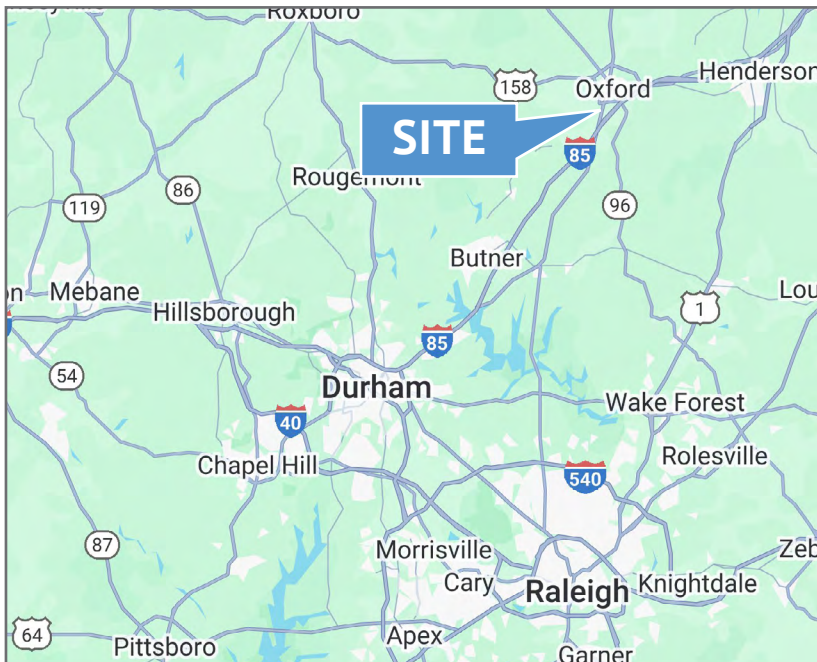


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LOCATION OVERVIEW



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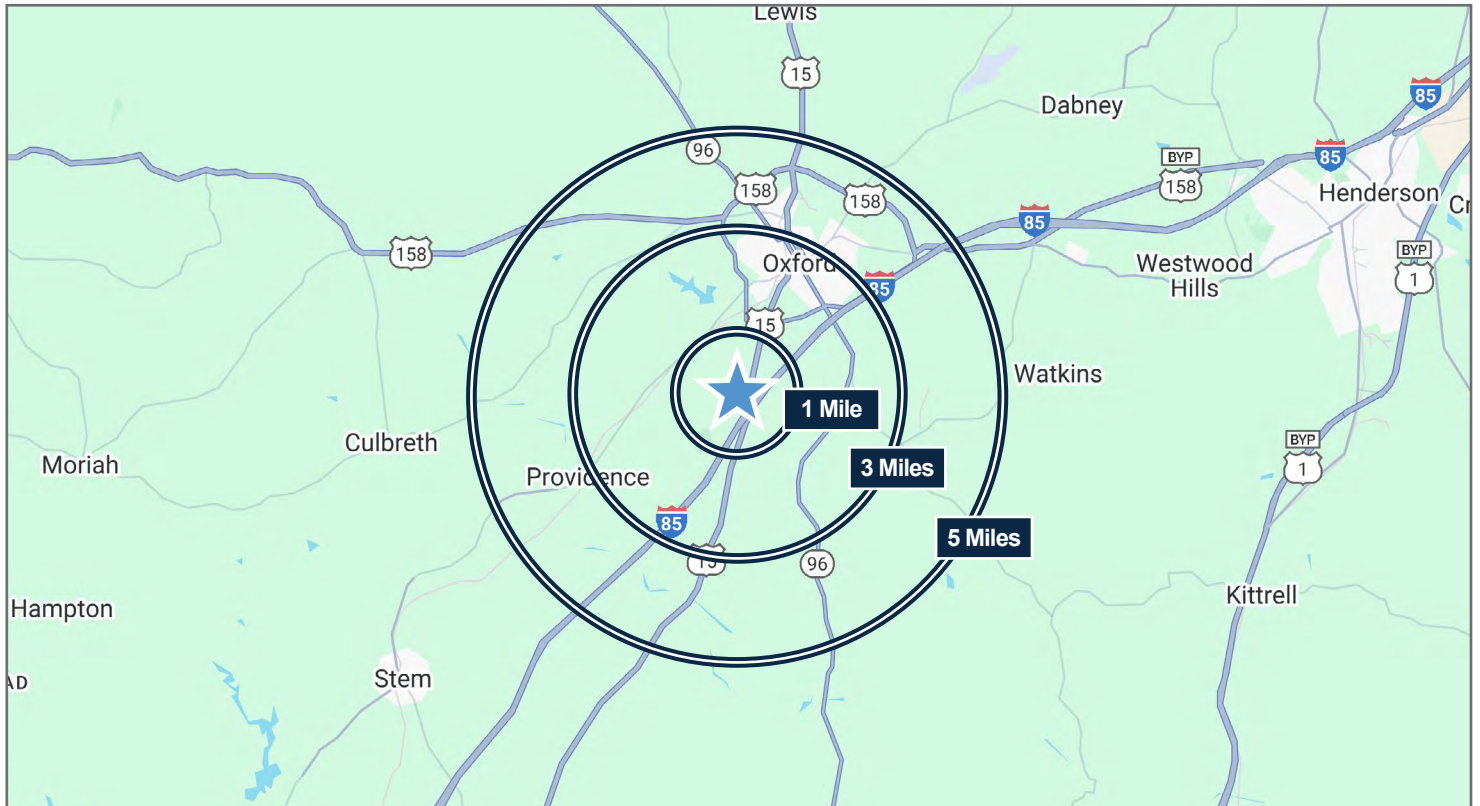
HATCHER CREEK BLVD

Oxford, NC 27565

FOR SALE

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2024 Population	344	9,967	16,046
2029 Population	379	10,916	17,585
Annual Pop Growth	10.17%	9.52%	9.59%
2024 Households	131	4,097	6,491
2029 Households	145	4,497	7,125
Annual HH Growth	10.69%	9.76%	9.77%
2024 Average HH Income	\$66,149	\$69,513	\$75,433
2024 Median HH Income	\$42,500	\$52,761	\$58,036



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