



Residential Real Estate

# Small city north of Durham primed for growth with 400 new homes

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A 140-acre site in Roxboro will soon be home to hundreds of new homes. GOOGLE MAPS

By **Evan Hoopfer** – Staff Writer, Triangle Business Journal  
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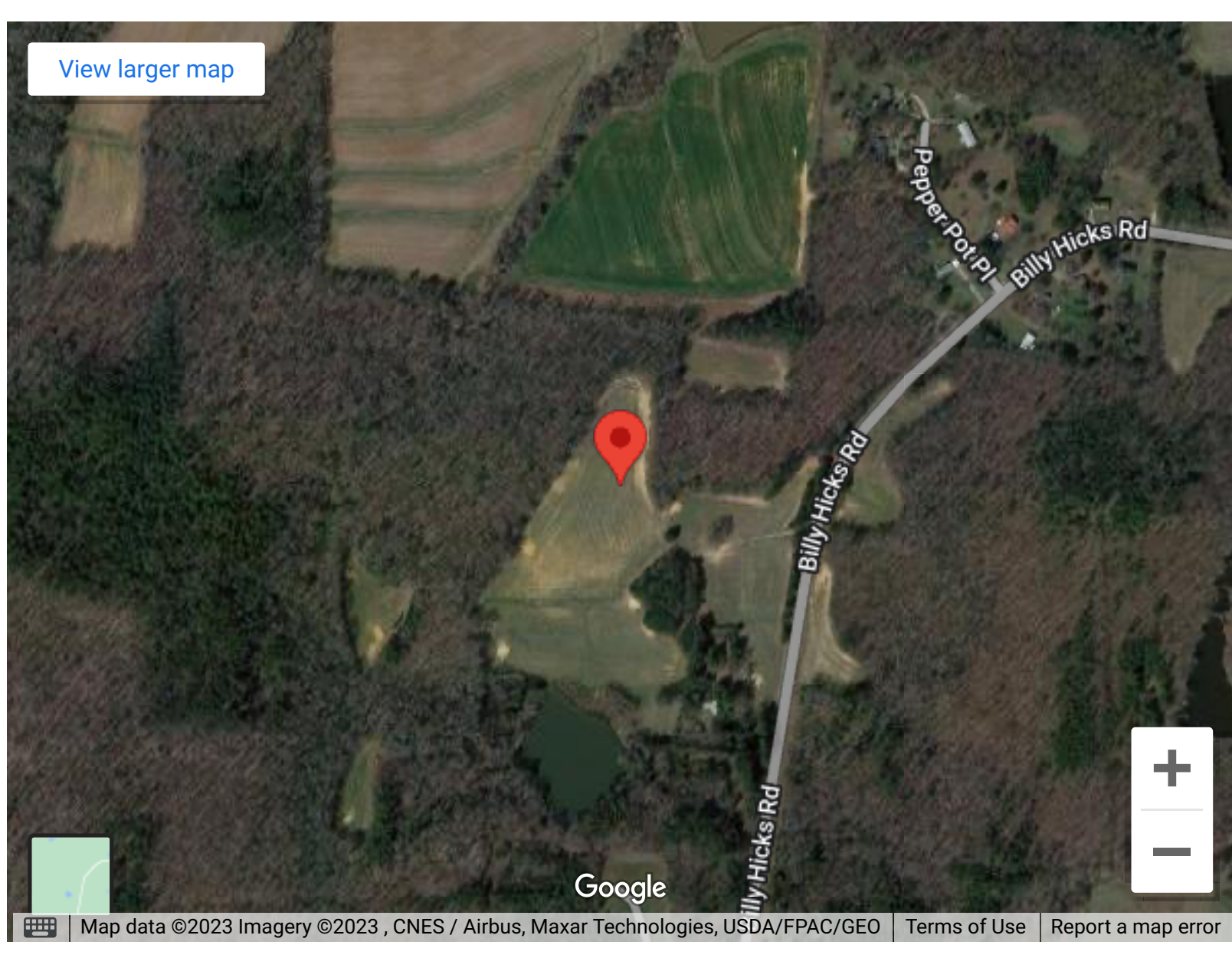
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A small city of 8,000 people north of the Triangle approved a rezoning request that will pave the way for hundreds of new homes.

Roxboro rezoned about 150 acres on Billy Hicks Road on the south side of the city to R-8 during a city council meeting last week. The zoning classification allows for the development of home lots with a minimum size of 8,000 square feet.



The rezoning request was debated during the City Council meeting. The development team, headed by **Tom White** of Axiom Development, originally wanted an R-6 zoning classification, which would allow for lots with a minimum size of 6,000 square feet. The city council thought that would be too dense and opted for the R-8 zoning instead.

White said he doesn't know exactly how many homes will be built on site as his previous plans were drawn up for an R-6 designation, but he estimated the project would contain over 400 new single-family homes. He added that an anticipated price range for the homes would be in the \$300,000s, and that he's looking for a builder to partner with.

"The proximity to Durham makes it appealing for a lot of people," White said. "You still have a lot of the amenities of the large towns without the large city taxes that come with Durham, and you can get that small town feel with Roxboro."

White said the goal is to start work in first quarter 2023. White grew up in Johnston County and also helps run Pintail Oilfield Services, an oil and gas company out of Oklahoma, in addition to developing residential real estate in the Greater Triangle.

White focuses on the halo counties of the Greater Triangle, as some of his other projects are in Nash, Johnston, Harnett and Lee counties.

"I don't care to fight with everybody in Wake and Durham counties," White said.

Roxboro sits about 40 minutes north of Durham in Person County. The city has not seen the kind of growth other small cities and towns have experienced recently in the Greater Triangle, as the city's population has decreased by 3.2 - or by about 270 people - percent since 2010, according to the U.S. Census.

That trend could be changing though as growth seeps north out of Wake and Durham counties. The county is also home to the 1,350-acre Person County Mega Park, one of the **few megasites** in North Carolina that still has space available for a major company to use.

*Evan Hoopfer covers real estate and economic development in the Greater Triangle, focusing on the counties outside Wake and Durham. Have a tip? Reach him at ehoopfer@bizjournals.com or (919) 327-1012.*

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