



COMMERCIAL REAL ESTATE

# For Sale

## 8 Parcels Totaling 9.13 Acres

### Assemblage On Guilford College Road, Greensboro, NC 27408



**Directions:** North on Hairston Street off of West Wendover Avenue. Left on Sapp Road (property on right). Right on Guilford College Road off of Sapp Road (property on right).

To Learn More About This Property Contact:



**Tim Knowles**  
Broker  
tknowles@bipinc.com  
P 336-379-8771  
P 336-541-5508  
M 336-215-5716



**Bill Strickland, CCIM, MBA**  
Broker  
bstrickland@bipinc.com  
P: 336.369-5974

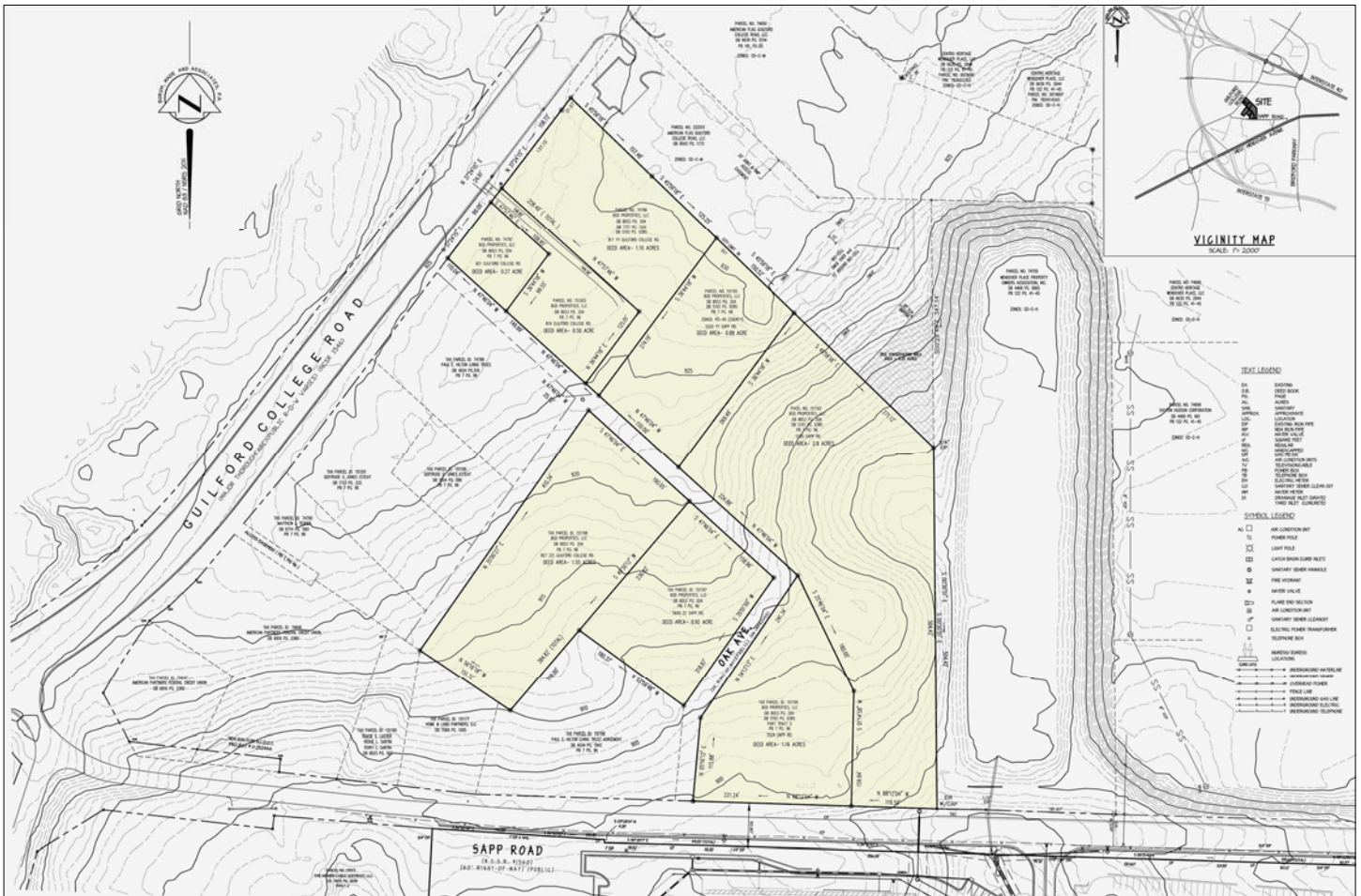


# Assemblage On Guilford College Road, Greensboro, NC 27408

## FEATURES

- Assemblage of 8 parcels totaling 9.13+/- acres
- Brokers have knowledge of other parcels that may be available. Please inquire
- Prime location for retail or mixed-use of retail & multi-family development
- Rezoning and annexation into Greensboro city limits required for high density use connecting to city water and sewer
- Sewer access is NOW AVAILABLE from Sapp Road WITHOUT EASEMENTS thanks to a recent nearby commercial development project on Wendover Avenue
- Rental house of no significant value
- Easy access to I-40, I-73 and W. Wendover Avenue
- Traffic count - 20,562 VPD in 2018
- Parcel ID #'s - 74736, 151203, 74787, 151198, 151193, 151192, 151194, 151197
- **Sales Price: \$3,195,500**

	1 Mile	3 Miles	5 Miles
<b>Population</b>	4,050	58,029	128,889
<b>Households</b>	2,185	26,364	55,212
<b>Avg. HH Income</b>	\$51,881	\$65,992	\$73,312



The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.