

LAND FOR SALE

**2504 & 2506 Oakcrest Avenue
Greensboro, NC 27408**

0.35 Acres

\$350,000



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771



Brian Burnham, Broker
bburnham@bipinc.com
P: 336-541-5522
C: 336-362-5612

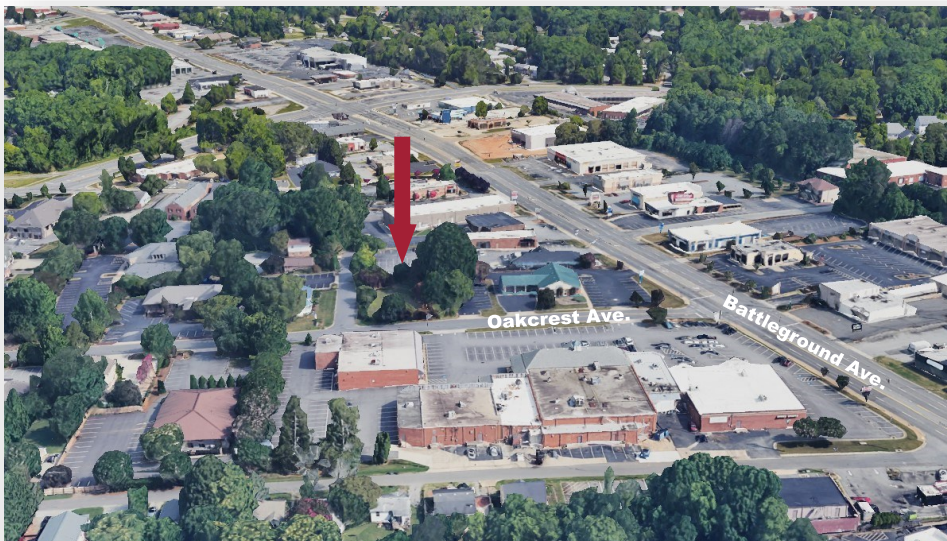
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PROPERTY DESCRIPTION

- 0.35 acre raw land site, on “Drill Hill” (Got it’s name from having a high number of dental offices in the area).
- 1 block off Battleground Avenue with excellent access to restaurants, shopping, work and play.
- Ideal uses might include bank, coffee shop, professional office, dental office or additional parking lot for nearby offices or retail stores.

PROPERTY FEATURES

Zoned: O (Office)
Survey: Available from 2008
Taxes: \$2,192.09
Concept: Development sketch attached



2024 POPULATION



2 Mile	5 Miles
28,544	212,842

AVERAGE HH INCOME

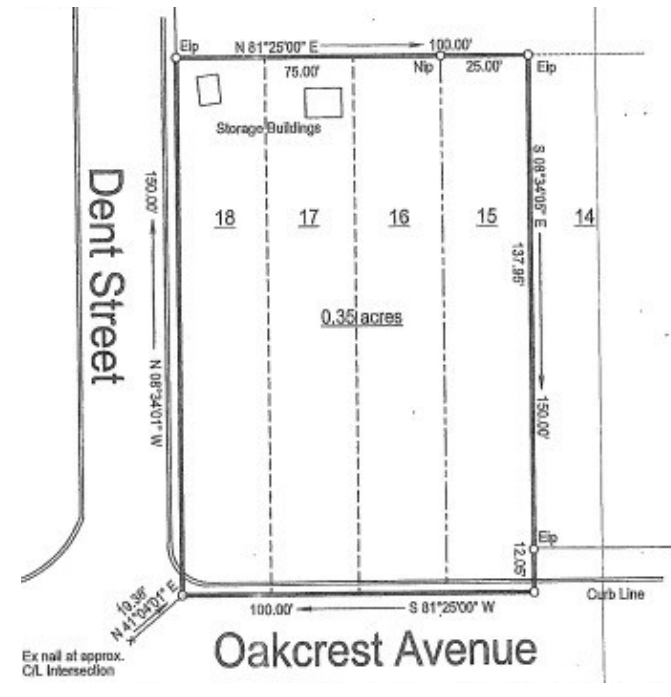


2 Mile	5 Miles
\$117,897	\$77,901

TRAFFIC



Battleground Avenue & Oakcrest Avenue
26,035 Vehicles Per Day



DEVELOPMENT PLAN

The map shows a property bounded by Dent Street to the west and Oakcrest Avenue to the south. The property is divided into a northern section containing a "PROP. BUILDING 3,000 S.F." and a southern section containing a parking area with "6 SPACES" and "7 SPACES".

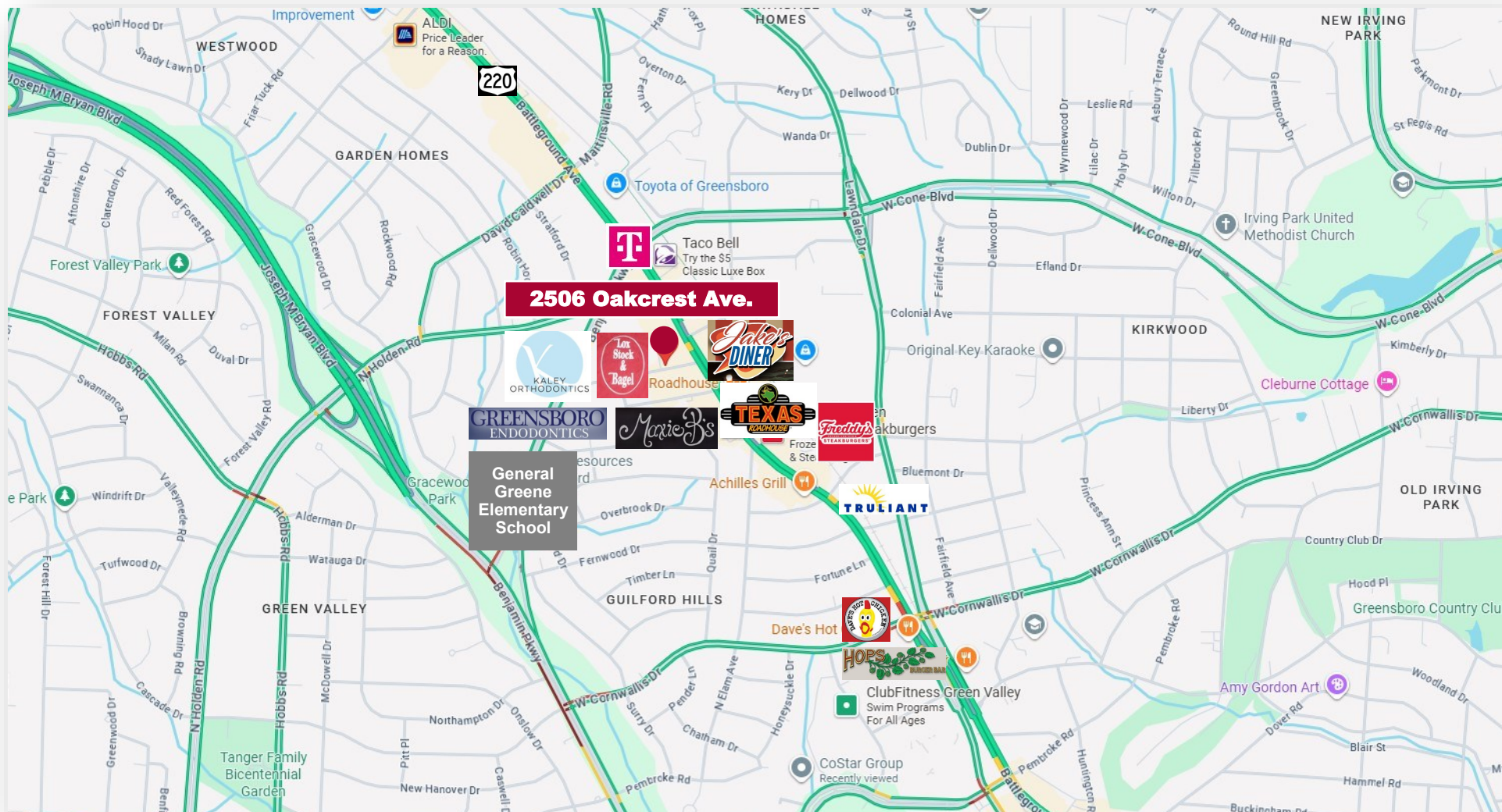
Boundaries and Measurements:

- North Boundary:** Bearing $N81^{\circ}25'00''E$, distance 100.00'. It includes an Easement of Impassment (EIP) and a Nail Point (NIP).
- East Boundary:** Bearing $S08^{\circ}34'05''E$, distance 150.00'.
- South Boundary:** Bearing $S81^{\circ}25'00''W$, distance 100.00'. It includes an Easement of Impassment (EIP) and a Nail Point (NIP).
- West Boundary:** Bearing $N08^{\circ}34'01''W$, distance 150.00'. It includes an Easement of Impassment (EIP) and a Nail Point (NIP).

Other Features:

- Streets:** DENT STREET and OAKCREST AVENUE.
- Curbs:** CURB LINE is indicated on Dent Street.
- Street Yard:** 8' STREET YARD is shown on both the west and south boundaries.
- Dedications:** PROP. R/W DEDICATION 0.062 AC. is shown on the west and south boundaries.
- Notes:** "EX. NAIL AT APPROX. Q. INTERSECTION" is noted near the southwest corner.
- North Arrow:** Located in the upper right corner, pointing towards the top of the page.

- Note: This sketch is intended for illustrative purposes only and is not a certified survey and is not for recordation conveyances or sales. It has not been submitted to, or reviewed by any governing municipality for the use shown. It is the buyer's responsibility to submit their own plans and obtain any and all necessary zoning, approvals and permits for any kind of development. Furthermore, neither the owner of Brown Investment Properties warrant that the use shown would be approved for this property.



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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.