

LAND FOR SALE

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

0.35 Acres

\$395,000

Dent St.

**0.35
Acres**

Oakcrest Ave.

Battleground Ave.



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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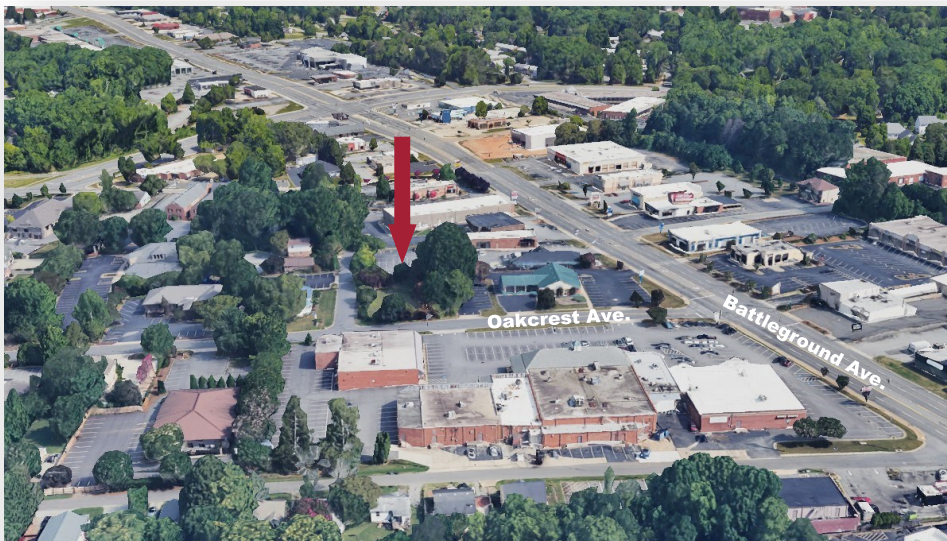
2504 & 2506 Oakcrest Avenue
Greensboro, NC 27408
\$395,000

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

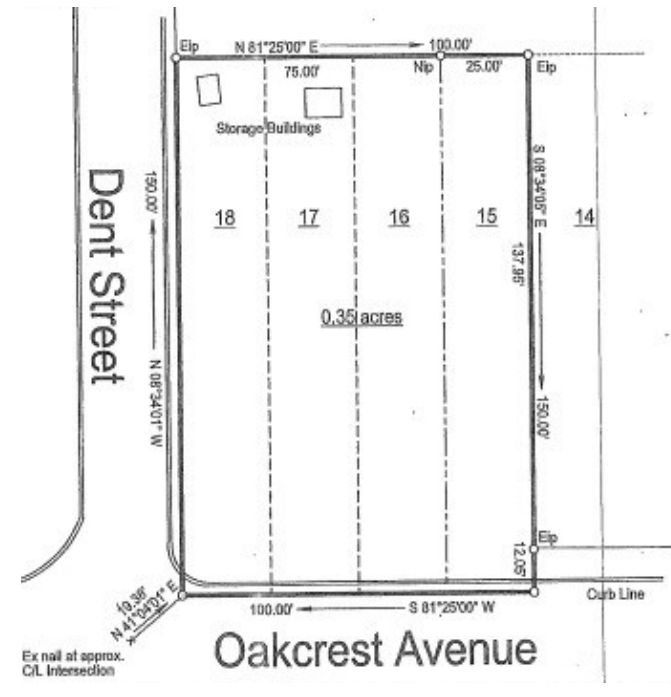


2 Mile	5 Miles
\$117,897	\$77,901

TRAFFIC



Battleground Avenue & Oakcrest Avenue
26,035 Vehicles Per Day

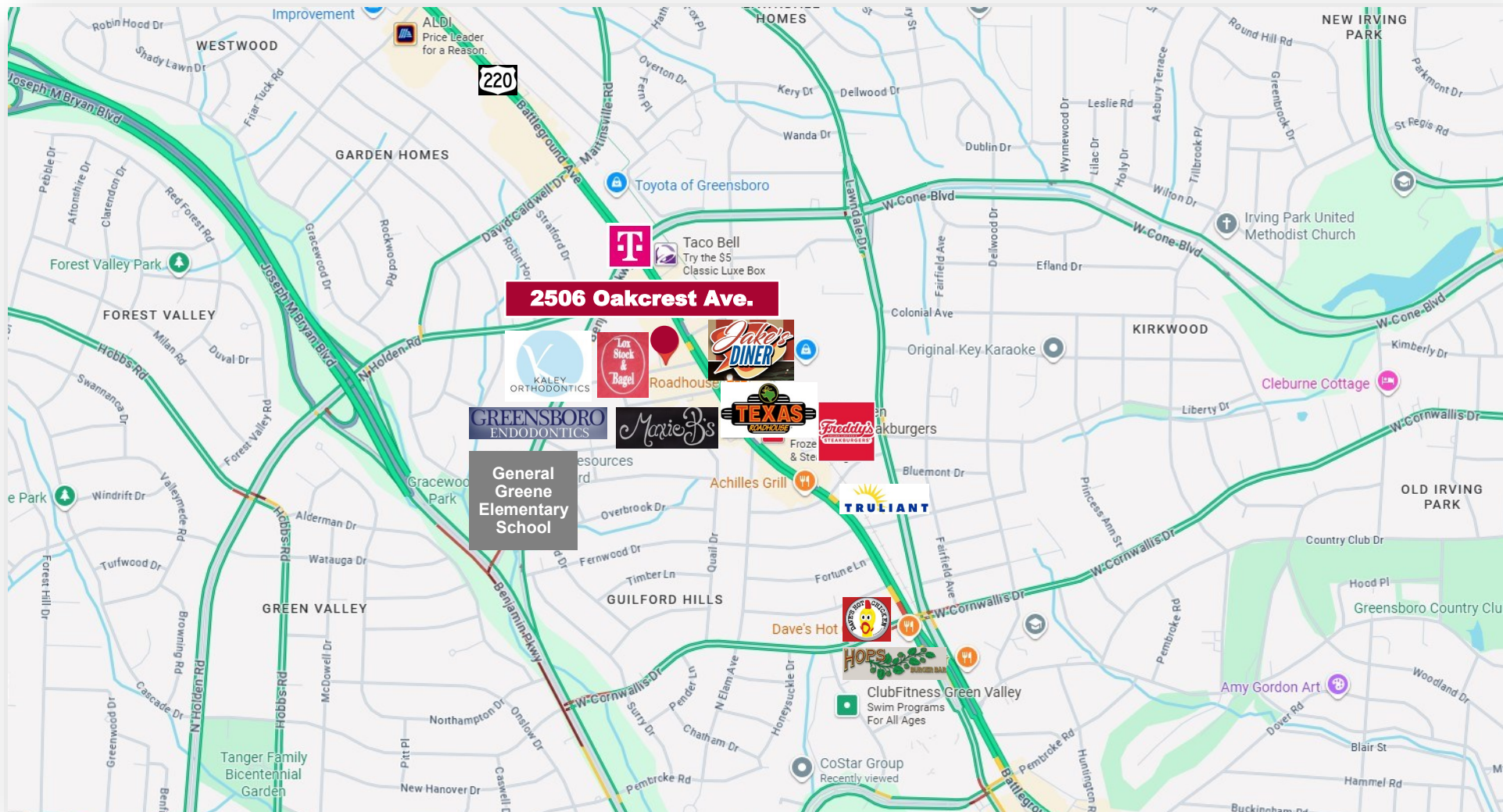


DEVELOPMENT PLAN

The map illustrates a property development plan situated between Dent Street and Oakcrest Avenue. Key features include:

- Property Dimensions and Bearings:**
 - Top boundary: $N81^{\circ}25'00''E$ 100.00'
 - Right boundary: $S08^{\circ}34'05''E$ 150.00'
 - Bottom boundary: $S81^{\circ}25'00''W$ 100.00'
 - Left boundary: $N08^{\circ}34'01''W$ 150.00'
- Internal Features:**
 - Prop. Building:** 3,000 S.F., located in the northern section.
 - Parking Lot:** Located in the southern section, containing 6 spaces and 7 spaces.
 - Streets and Yards:** 8' STREET YARD is indicated on both the west and south sides of the property.
 - Dedication:** PROP. R/W DEDICATION 0.062 AC. is noted for the street yard areas.
- Survey Points and Lines:**
 - EIP (End of Improvement Point):** Marked at the corners of the property.
 - NIP (Nail Point):** Located on the top boundary.
 - Curved Lines:** Indicate the curb line and the intersection of Dent Street and Oakcrest Avenue.
- Orientation:** A north arrow is located in the upper right corner, pointing towards the top of the page.
- Additional Notes:**
 - EX. NAIL AT APPROX. Q. INTERSECTION (Quarter Intersection) is noted near the bottom left corner.
 - The map is titled **DEVELOPMENT PLAN** at the bottom center.

- 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.