

FOR SALE

2603 Murrayhill Road
Greensboro, NC 27403



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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2603 Murrayhill Road Property Description

Sales Price \$285,000

PROPERTY FEATURES

- 1.08 +/- Total Acres
- Level, buildable lot
- Zoned for Office Use
- The owner has site development plans from March of 2023 by Triad Design Group for a 5,578 SF Dental Office

LOCATION

- This property is located one block from the intersection of Meadowview Road and Gate City Blvd.
- It is adjacent to Hillsdale Park with walking trails and South Buffalo Creek running through it
- Access to I-40 is less than 1 mile
- The site is close to major retail including Four Seasons Mall , retail strip centers, hotels/motels and numerous restaurants
- Also, within a mile is the Khoury Convention Center

POTENTIAL USES

- Medical/Dental Office or other types of stand alone office buildings
- Hotel (would require rezoning)
- Single building multifamily (would require rezoning)

DEMOGRAPHICS

- Schools
Murhey & Foust Elementary Schools
Smith High School

Additional Demographic information available at request

Property Details

Total Acreage 1.08 Acres

Zoning CD-0

Sales Price \$285,000

Utilities Contiguous

Topography Level Lot

POPULATION



1 Mile	3 Miles
9,408	81,175

AVERAGE HH INCOME



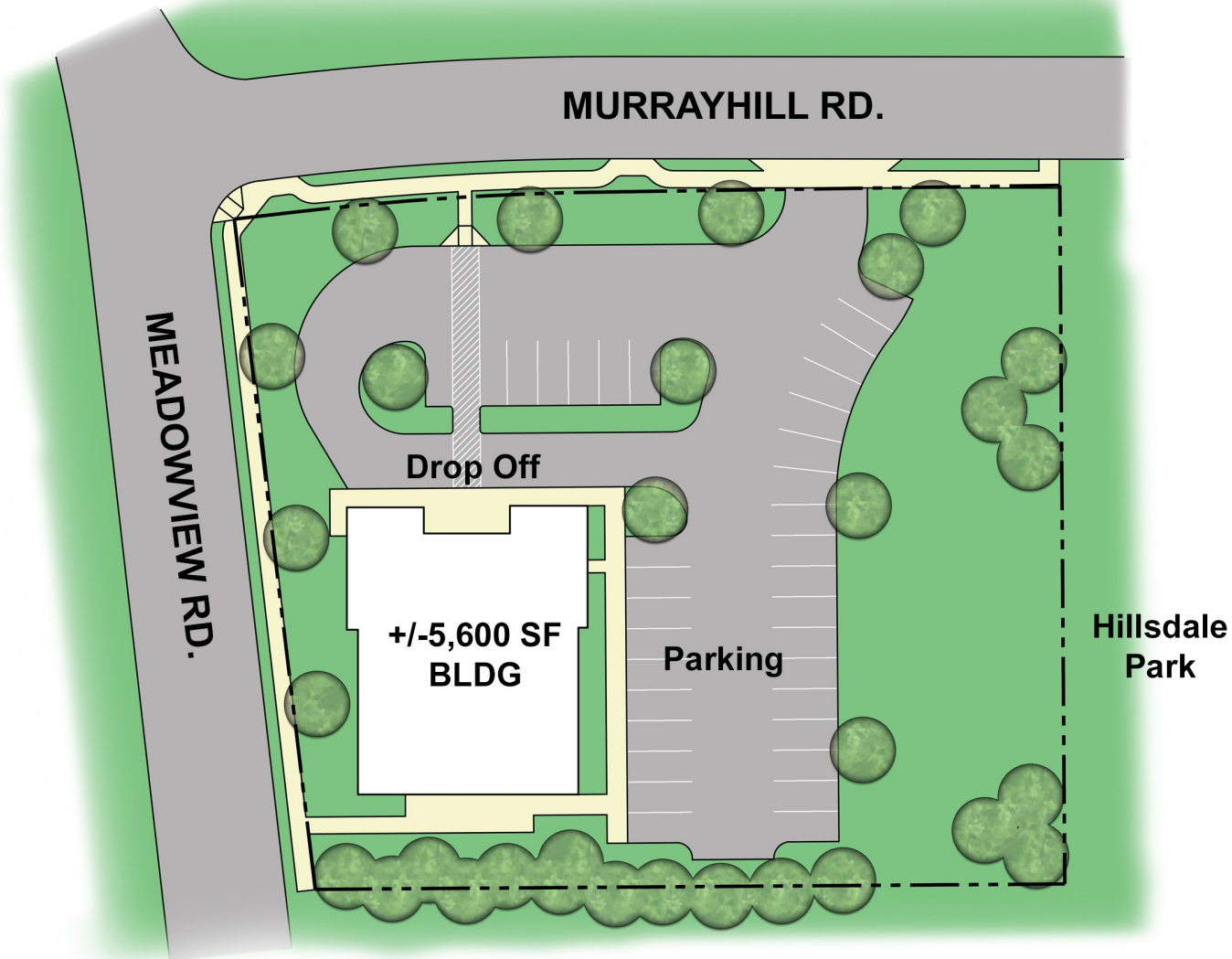
1 Mile	3 Miles
\$41,789	\$42,989

TRAFFIC



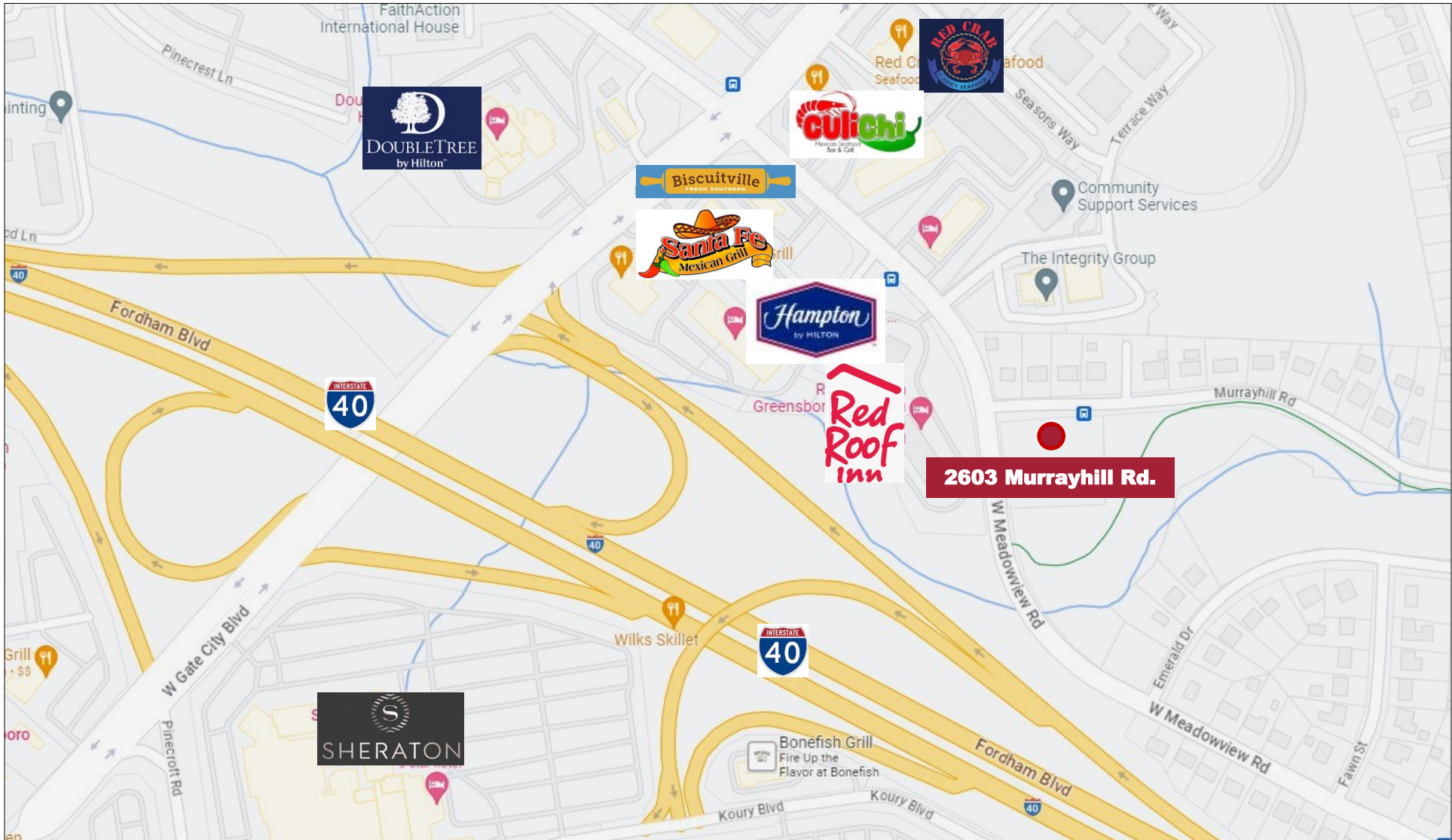
Meadowview Road & Murrayhill Rd.

6,585 Vehicles Per Day



Note: This rendering is from a site plan by Triad Design Group, and they own the rights to the design. It is intended for illustrative purposes only. It has not been submitted to, or reviewed by, any governing municipality for the use shown. It is the buyer's responsibility to do their own due diligence and to submit their own plans and obtain any and all necessary zoning, approvals and permits for any kind of development. Furthermore, the owner of the property does not warrant that this plan (or similar) would be approved for this property. This rendering may not be used without permission.

**PROPOSED OFFICE BUILDING
2603 Murrayhill Rd.
Greensboro, NC**



Note: All proposed uses are only a recommendation. All uses are subject to planning and zoning approval.



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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.