



**1.76 Acres
3800 S. Elm-Eugene St.**

3800 S. Elm-Eugene Street, Greensboro, NC 27406

**For Sale
\$774,400**



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3800 S. Elm-Eugene Street Greensboro, NC

Property Features

- This 1.76 parcel of land is in the growing southern area of Greensboro near the I-85 interchange
- It is located directly on S. Elm-Eugene Street with an existing curb cut providing a full access intersection across from Vivian Lane with existing left turn lanes in both directions
- It is a stand alone parcel, not in a regulated development
- The area is a highly commercialized area with Walmart, Lowes Home Improvement, Cracker Barrel, a state employees credit union and numerous other fast-food restaurants and commercial businesses. A new Amazon facility is in the works just south of this property past the Tractor Supply
- There are 2 tracts making up the 1.76 acres. The larger tract is 3800 S. Elm Eugene. It has not been annexed into the City; therefore it would require annexation and rezoning for any kind of commercial use. The smaller tract is in the City limits and is zoned R-5. It too would require rezoning

Potential Uses

- Stand alone retail building or small retail strip center
- Bank (or similar use)
- Medical Office (or other office use)
- Restaurant without drive-thru

The uses recommended above may be more favorable to the neighborhood directly behind the property. Any other uses, such as a service station or restaurant with a drive-thru should be vetted with the City of Greensboro prior to a potential buyer considering this property.

Directions to Property

This property is a few blocks north of the interchange at I-85 and S. Elm-Eugene Street and is directly across from Vivian Lane.



2023 Demographics	1 Miles	3 Miles	5 Miles
Population	7,359	38,325	104,047
Average HH Income	\$43,038	\$44,564	\$58,211
Traffic Volume - 6,900 VPD			



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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. Note: All proposed uses are only a recommendation. All uses are subject to planning and zoning approval with annexation. Demographics taken from CoStar and NCDOT.



WYNNMERE SUBDIVISION

TO DOWNTOWN GREENSBORO

EXISTING CURB CUT
WITH FULL ACCESS

VIVIAN LN.

S. ELM-EUGENE ST.

Note: This sketch 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 submit their own plans and obtain any and all necessary zoning, approvals and permits for any kind of development. Furthermore, neither the owner or Brown Investment Properties warrant that the use shown would be approved for this property.

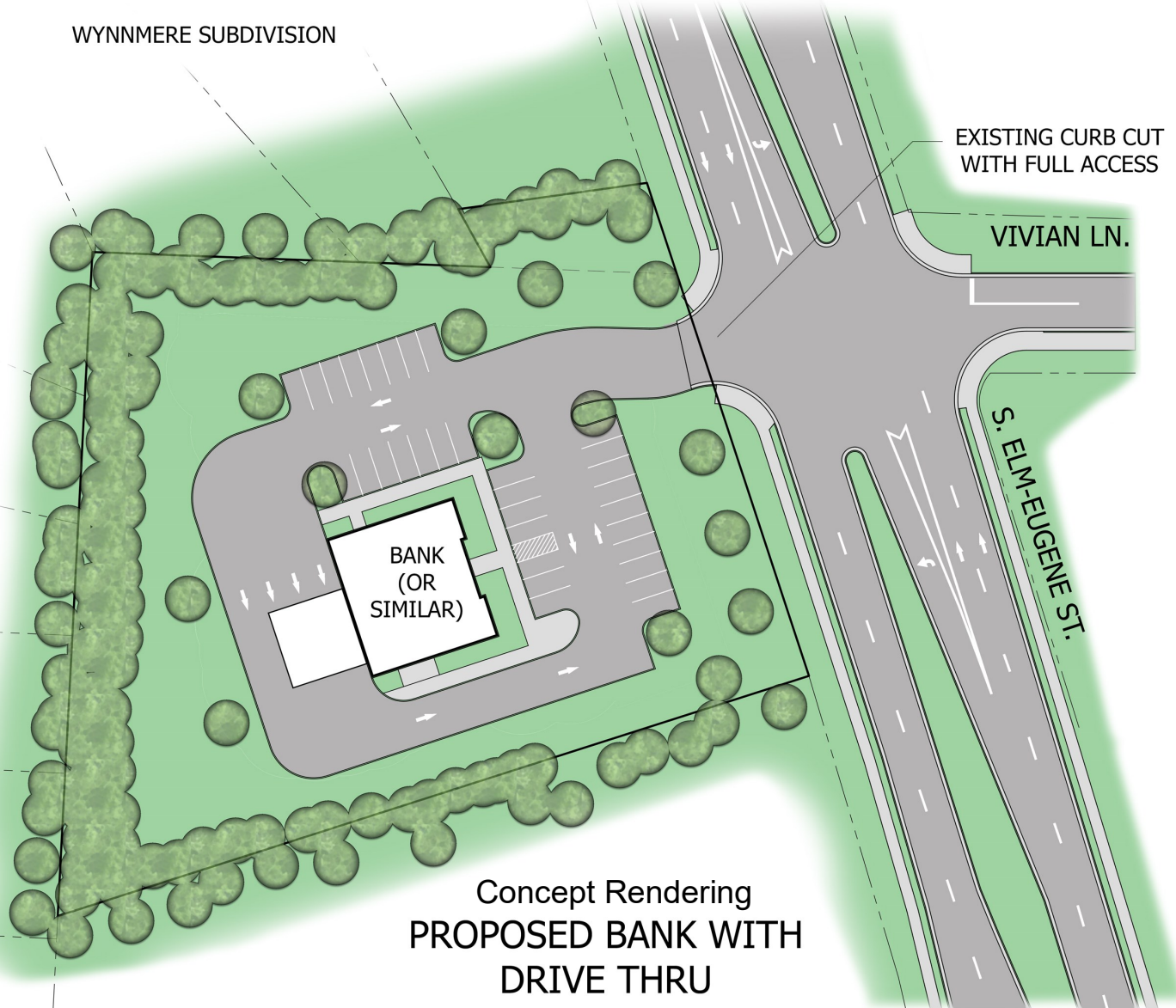
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BANK
(OR
SIMILAR)

Concept Rendering
**PROPOSED BANK WITH
DRIVE THRU**

3800 S. ELM-EUGENE ST.

TO I-85





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WYNNMERE SUBDIVISION

TO DOWNTOWN GREENSBORO

EXISTING CURB CUT
WITH FULL ACCESS

VIVIAN LN.

S. ELM-EUGENE ST.

+/- 15,000
S.F.
RETAIL STRIP
CENTER

Concept Rendering
PROPOSED +/-15,000 SF
RETAIL STRIP CENTER

3800 S. ELM-EUGENE ST.

TO I-85

A map of Greensboro, North Carolina, highlighting the location of 3800 S. Elm-Eugene Street with a red pin. The map shows major highways like I-73, I-40, I-85, and US-29. Key landmarks include the Piedmont Triad International Airport (PTI), Cone Health Moses H. Cone Memorial Hospital, Greensboro Arboretum, Greensboro Coliseum, Walmart Neighborhood Market, and various parks such as Gibson Park, Harris Teeter, and Grandover Resort & Conference Center. The address 3800 S. Elm-Eugene Street is displayed in a black box with white text.