

402-404 Penry Road
Greensboro, NC 27405

FOR SALE
\$499,000



Multi-Family Entitled Land For Sale
\$499,000
402-404 Penry Road, Greensboro, NC

PROPERTY FEATURES

- 6.3 Acres Located in an Opportunity Zone
- Gently sloping topography
- Zoned PUD (Planned Urban Development) with the following conditions:
 1. Uses limited to a maximum of 120 dwelling units
 2. Maximum building height shall not exceed 50 feet.
- The property slopes gently with a small stream and wetlands on site.
- Water & Sewer (on site) available

LOCATION

- This property is just blocks from the GTCC Greensboro Campus on E. Wendover Avenue.
- Less than 2 miles from the Greensboro Urban Loop
- Less than 4 miles to the new Publix Distribution Center
- Approximately 20 miles (or less) to the proposed Toyota Battery Plant site.



Current Zoning is PUD (Planned Unit Development) with the following conditions:

1. Uses limited to a maximum of 120 dwelling units
2. Maximum building height shall not exceed 50 feet.

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. Streams and wetlands are from a survey by others. It is the buyer's responsibility to verify the location of any streams and/or wetlands.

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**PENRY ROAD
APARTMENT SKETCH**

(2) 24-UNIT BLDGS
(3) 12-UNIT BLDGS
84 TOTAL UNITS

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.



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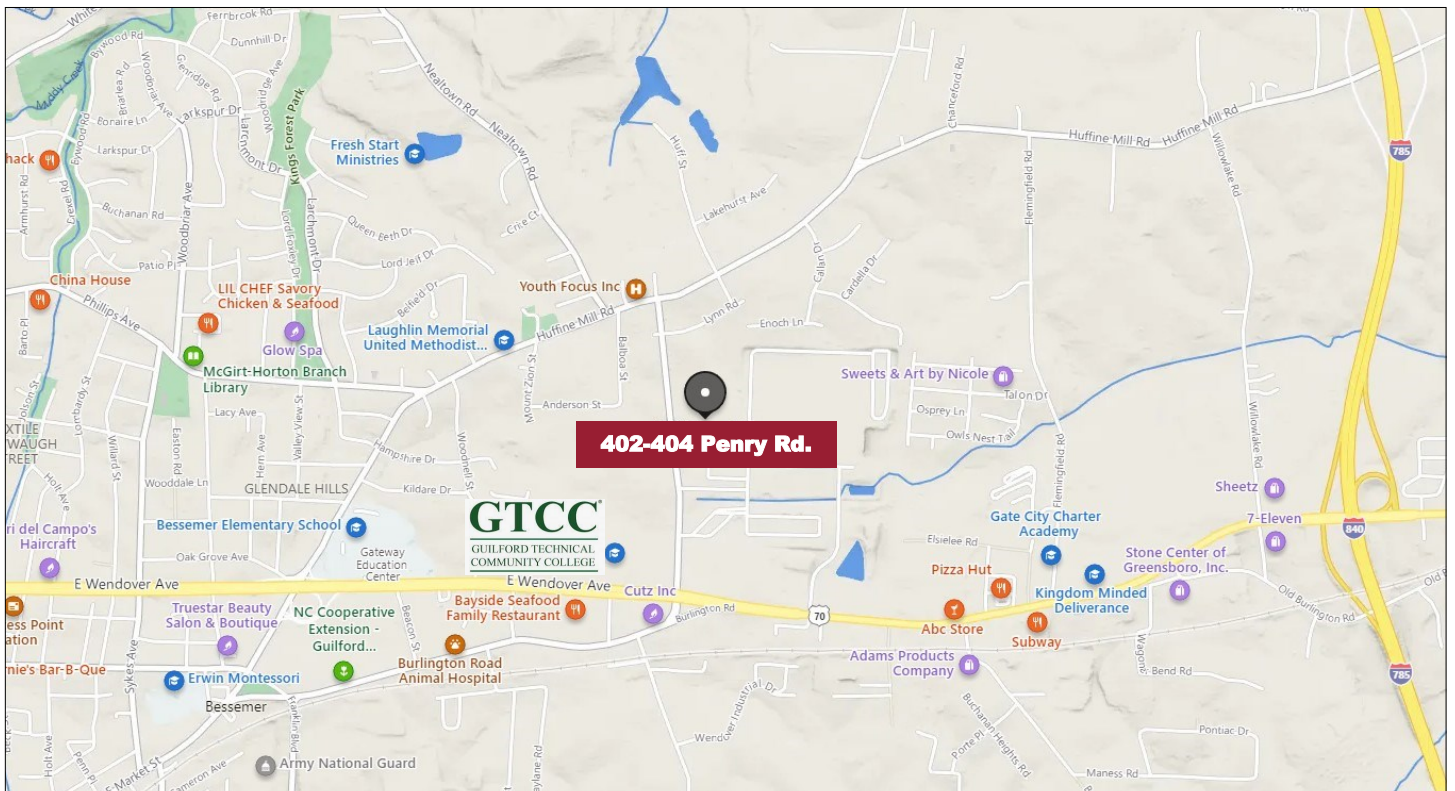
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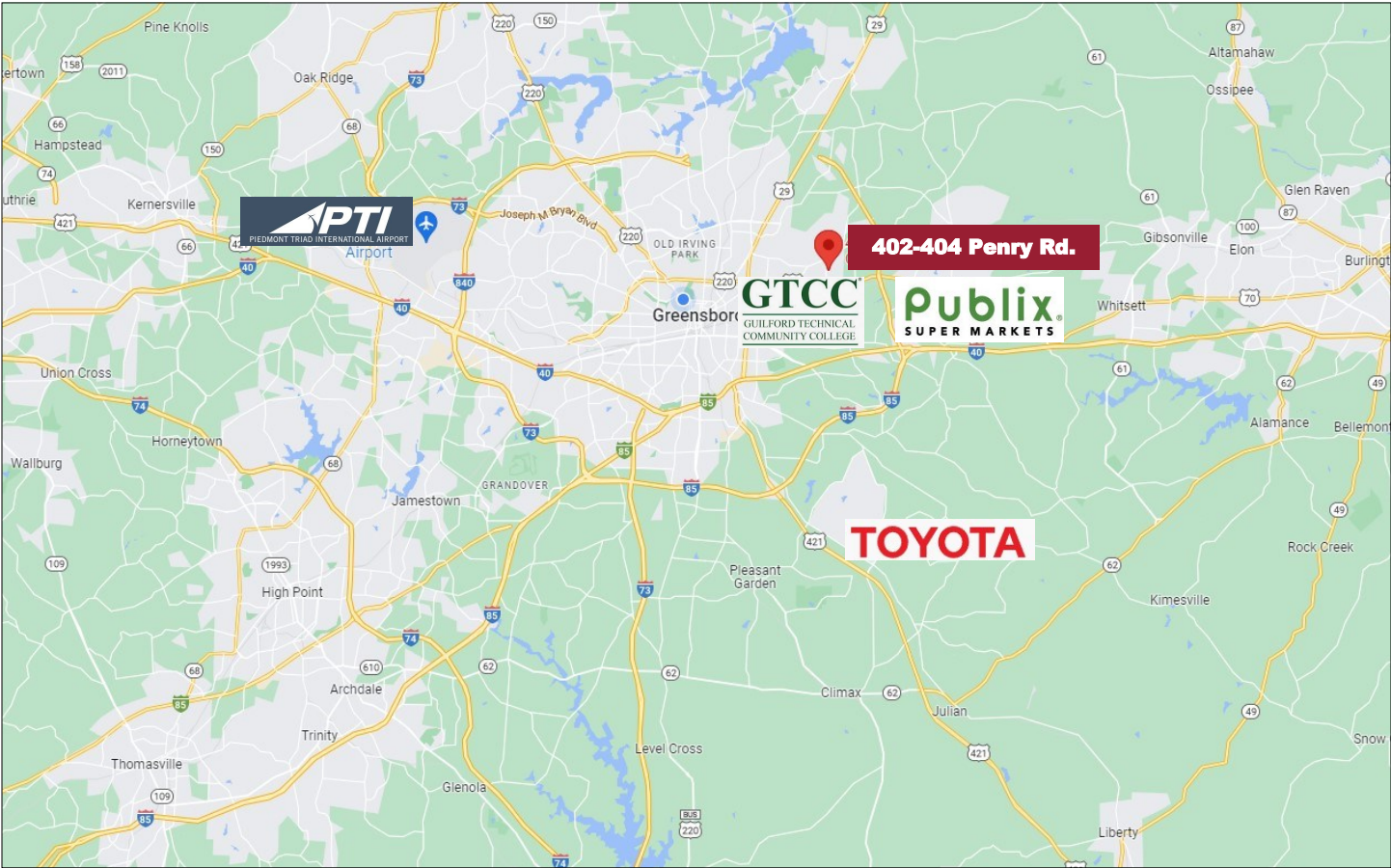
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PENRY ROAD TOWNHOME SKETCH

- (4) 7-UNIT BLDGS
- (2) 6-UNIT BLDGS
- (1) 5-UNIT BLDG
- (2) 3-UNIT BLDGS
- 51 TOTAL UNITS





1007 Battleground Avenue, Suite 401
Greensboro, NC 27408