

**LAND FOR SALE**

**4634 S. Holden Rd.  
Greensboro, NC 27406**

**8.62 Acres**

**\$800,000**

Sewer Line



1007 Battleground Avenue, Suite 401  
Greensboro, NC 27408  
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**Sales Price: \$800,000**

### Property Description

8.62 +/- acres raw land, currently zoned AG and RS-40 with sewer on site and water at S. Holden Road. Potential future use may include Annexation and Rezoning to enable Highest and Best Use.

*\*Additional 29 +/- acres available by others.*

### Development Conditions

- Highway 220 Scenic Corridor Overlay
- Wetlands exist
- Sewer easement and access at rear of the property line
- Intermittent and Perennial Stream noted on plat

### Highlights

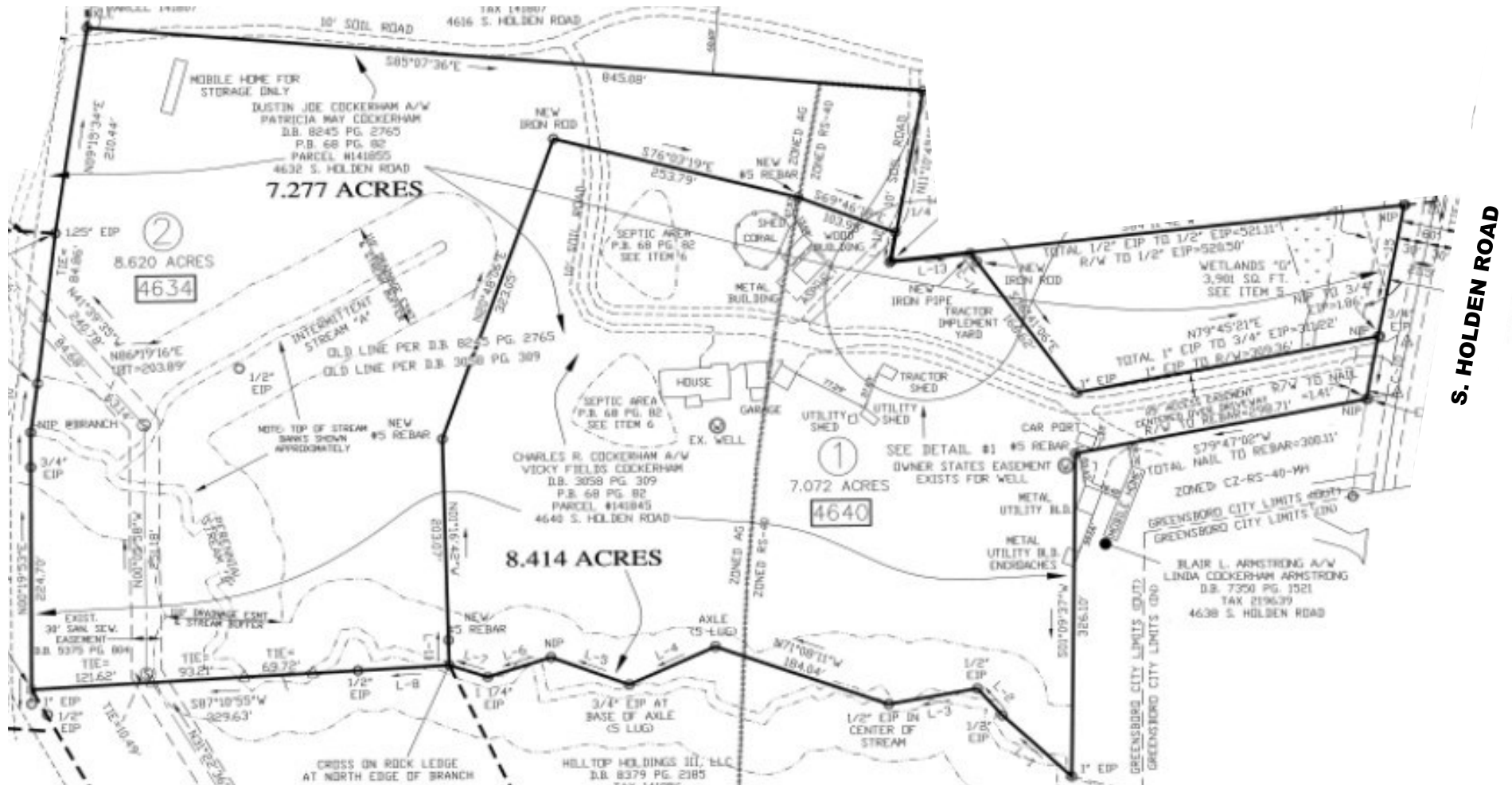
- Water and Sewer
- Rapidly transforming area with Amazon, Toyota Battery and JetZero nearby
- Minutes from I-85/840, Greensboro Perimeter and I-73 South

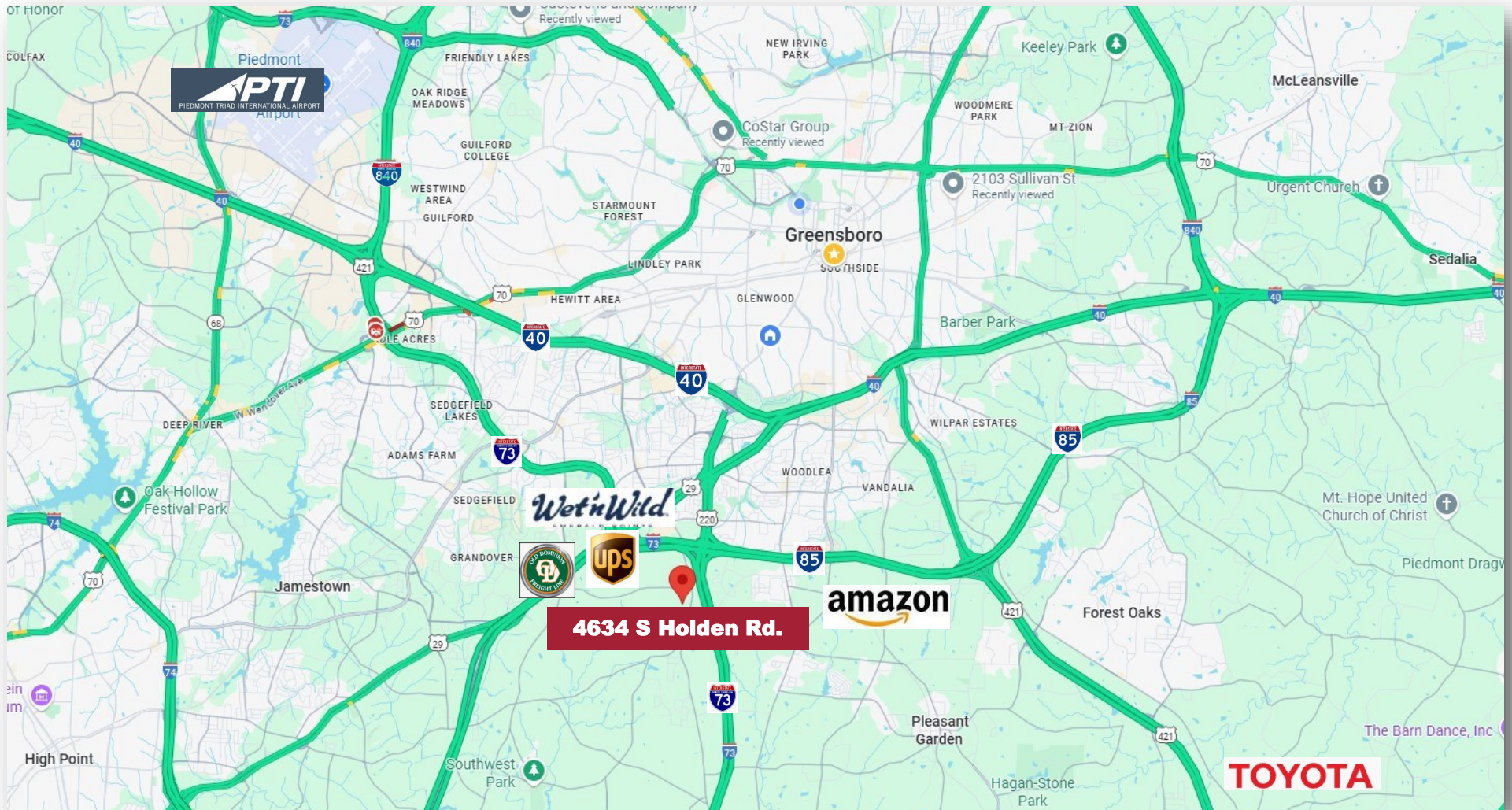


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# Plat of 4634 S. Holden Road





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