

**FOR SALE**  
**\$175,000**

**RETAIL**

**5309 Liberty Road**  
**Greensboro, NC 27406**



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# 5309 Liberty Road Greensboro, NC 27406

## Description

Prime 1/2 +/- Acre outparcel near the main entrance to Forest Oaks subdivision in Southeast Guilford County. Level site ready for a new freestanding retail business opposite an existing retail strip center with thriving businesses. The property is within 2.5 miles of the I-85 Bypass Loop and 7 miles from the new Toyota Battery plant.

## Property Features

- 0.49 Acres
- Level Outparcel with retail development potential
- Zoned LB (Guilford County)
- Sales price: \$175,000
- Directions: I-85 South Bypass Urban Loop toward Asheboro, take 421 South to Exit 194 (Company Mill Road), take a left, another left at Liberty Road. Property is 1 mile on the right







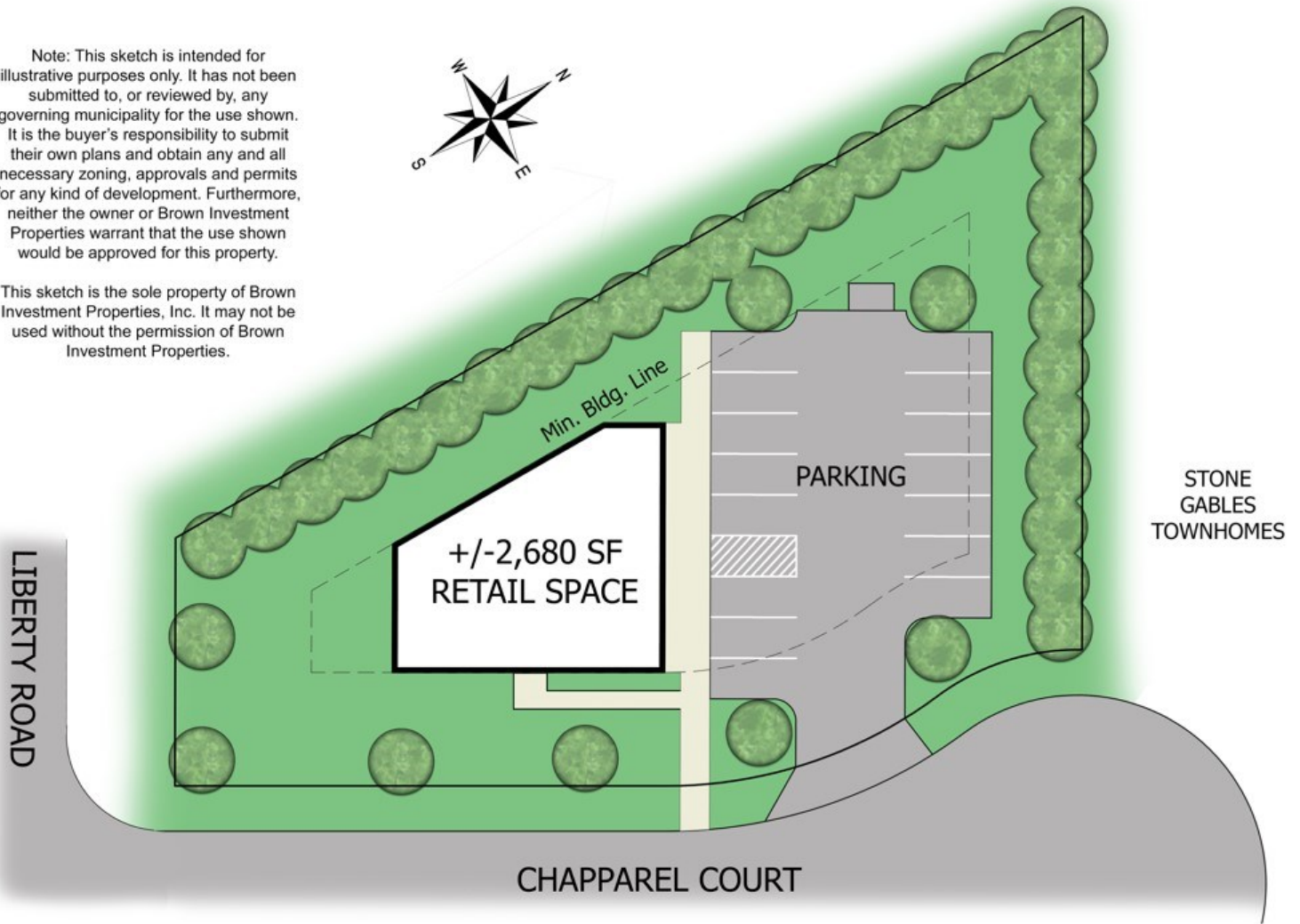
**0.49  
Acres**



# Proposed Retail Space 5309 Liberty Road

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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## POTENTIAL RETAIL SPACE 5309 LIBERTY RD. GREENSBORO, NC

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

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.



DEED MAP

JACK E. FIELDS  
D.B. 4644, PG. 388  
ZONING: RS-40

MID ATLANTIC  
DEVELOPMENT CO.  
D.B. 4644, PG. 388  
ZONING: RS-40

PAULA D. HENSON  
D.B. 188, PG. 42  
ZONING: RS-40

JACK E. FIELDS  
D.B. 4644, PG. 388  
ZONING: RS-40

FOREST OAKS  
COUNTRY CLUB  
SEC. II, MAP 1  
P.B. 46, PG. 46

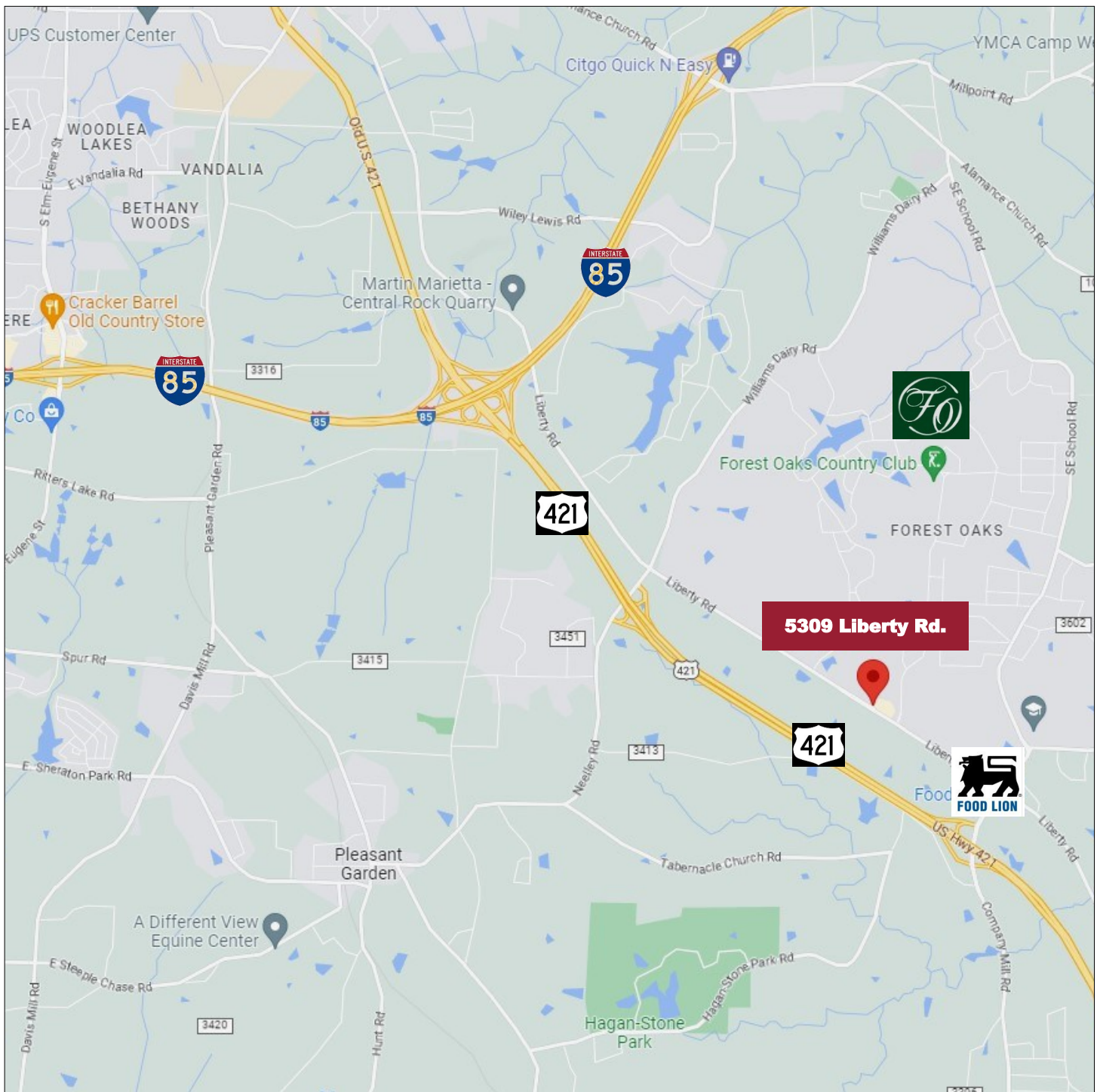
FOREST OAKS  
COUNTRY CLUB  
SEC. II, MAP 2  
P.B. 46, PG. 36

CHAPARRAL DR.  
R.L.S.R. 12541000 RIGHT-OF-WAY (P.B. 46, PG. 36)

LIBERTY ROAD  
R.L.S.R. 12541000 RIGHT-OF-WAY (P.B. 46, PG. 36)

FOREST OAKS DR.  
R.L.S.R. 12541000 RIGHT-OF-WAY (P.B. 46, PG. 36)

DISSENTS SHALL BE UTILIZED AND MAINTAINED  
IN ACCORDANCE WITH THE PROVISIONS OF AND  
DISCLAIMERS CONTAINED IN SECTION 30-6-11.1 ON  
AND 30-6-11.2 OF THE CITY OF GREENSBORO DEVELOPMENT  
ORDINANCE.



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