



Wynnmere

Walmart

LOWE'S

BULLSEYE  
CHICKEN

Wendy's

Starbucks

Starbucks

Smithfield's  
Chicken 'N Bar-B-Q'

McDonald's

ZAXBY'S

S. Elm-Eugene St.

INTERSTATE  
85

INTERSTATE  
85

TIMES SQUARE  
RESTAURANT & BAR

TSC TRACTOR  
SUPPLY CO

4007 S Elm-Eugene St

4007 S. Elm-Eugene St.  
13.21 Acres

4007 S. Elm-Eugene Street, Greensboro, NC 27406  
4315 Cahill Drive, Greensboro, NC 27406

For Sale  
\$1,495,000



Contact:  
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# Property Features

13.21 +/- acres of former family farmland prominently located at the new I-85 corridor, Exit 124 near Elmsley Square. The property has access to water and sewer, is ideally suited for a potential mixed use development including retail, outparcels, apartments, hotels and Light Industrial. Existing neighbors include Lowes Home Improvement, Walmart, Tractor Supply, Cracker Barrel, McDonalds among others.

- 13.21 +/- Total Acres
  - \* 4007 S. Elm-Eugene St. = 0.40 acres
  - \* 4007 zz S. Elm-Eugene St. = 0.26 acres
  - \* 4315 Cahill Dr. = 12.55 acres
- Note: Cahill Drive is only a street on paper as it does not exist. It is intended to give access to landlocked properties
- Water and Sewer are available on S. Elm-Eugene St.
- Potential for obtaining additional property (contact Brian or Tim for more info)

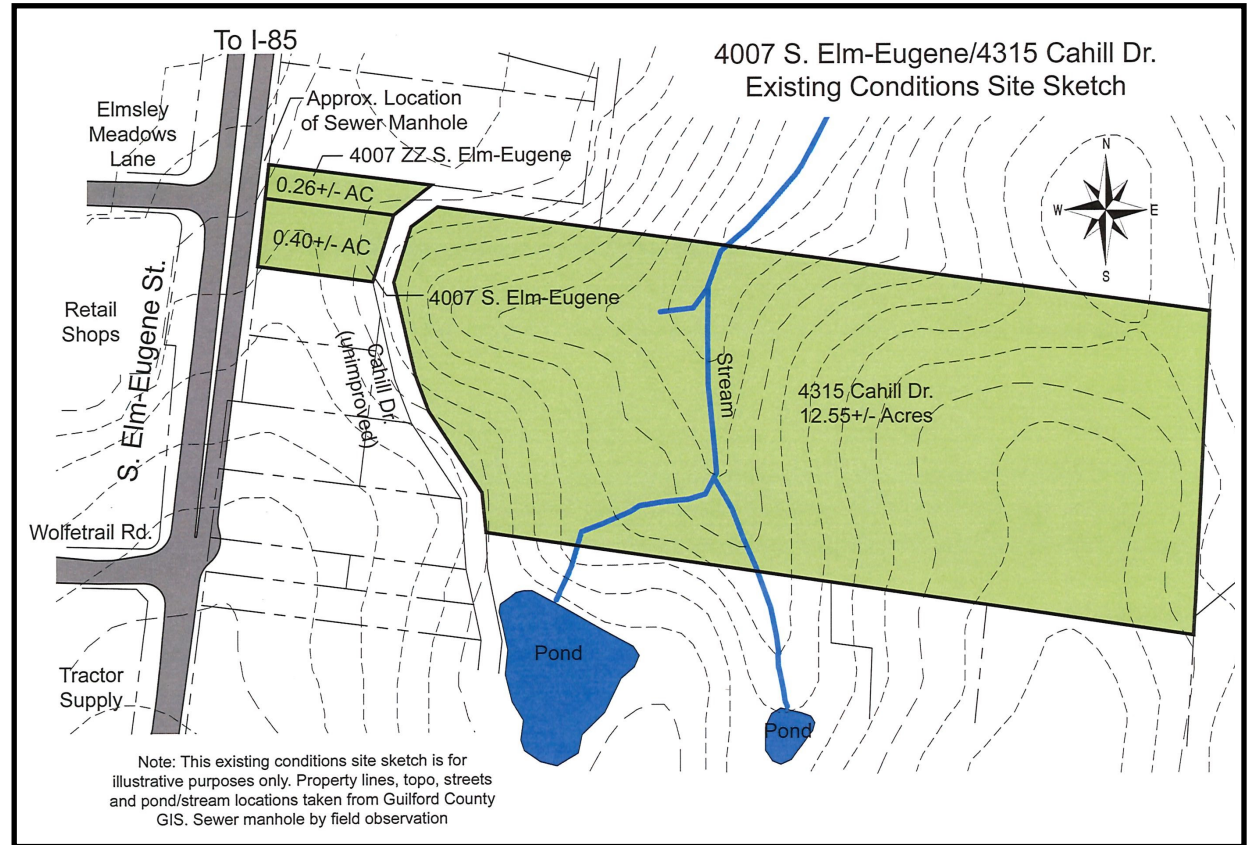
## Location

- This property is well located along the new Interstate 85 on the south side of Greensboro
- Easy access to I-85, I-73 and Hwy 421
- Nearby retail includes Tractor Supply, Walmart Super Center, Lowe’s Home Improvement, Cracker Barrel Old Country Store, Retail Shops, McDonald’s and other fast food restaurants

## Potential Uses

- Retail Center and /or Outparcels
- Mixed-Use Residential and Retail
- Hotel/Motel
- Apartments
- Sales Center/Yard

2020 Demographics	2 Miles	5 Miles	10 Miles
Population	17,1141	90,062	347,321
Average HH Income	\$56,317	\$52,881	\$68,453
Traffic Volume - I-85	71,000 VPD - 73,500 VPD		
Traffic Volume Elm-Eugene Street	14,500 VPD		



Call Broker(s) about availability of adjacent parcels.

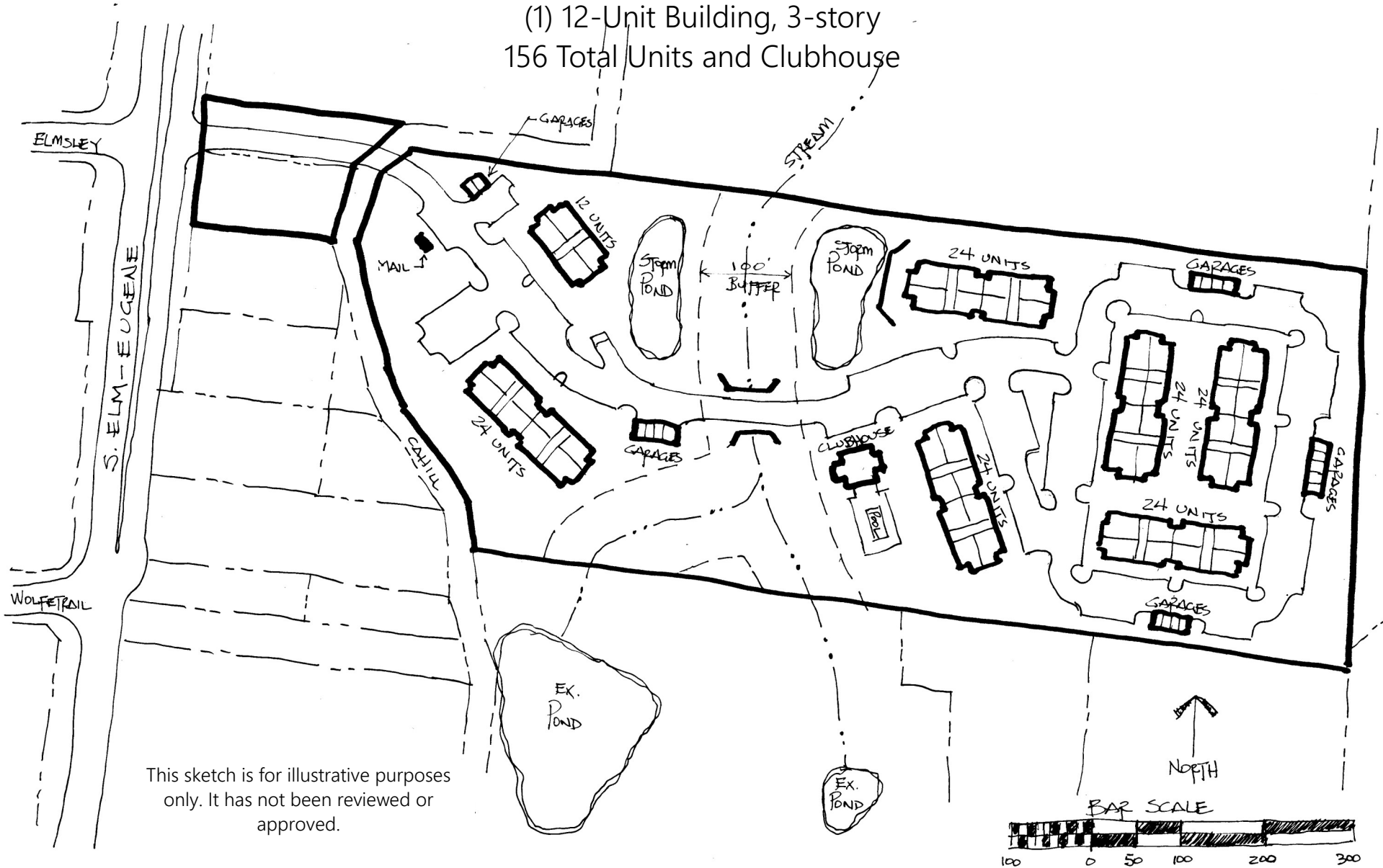


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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information. 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.

# Apartment Sketch

- (6) 24-Unit Buildings, 3-story
- (1) 12-Unit Building, 3-story
- 156 Total Units and Clubhouse



This sketch is for illustrative purposes only. It has not been reviewed or approved.

