

649 S Regional Rd,  
Greensboro, NC 27409

For Sale  
\$750,000  
10.97 Acres

649 S. Regional Road, Greensboro, NC 27409

Located off of Hwy 68

Contact:  
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C: 336-362-5612



## Property Features

10.97 acres vacant land near PTI Airport. This site has easy access to I-40, I-85, Hwy 68, Hwy 220 and NC 311. Located within walking distance of hotels, restaurants, businesses and bus terminal.

Zoning: CU-HB ( 4.36 Acres) RS-3 (6.61 acres)

Storm water pond

Employment: 17,581 employees within 1 mile  
369 businesses within 1 mile

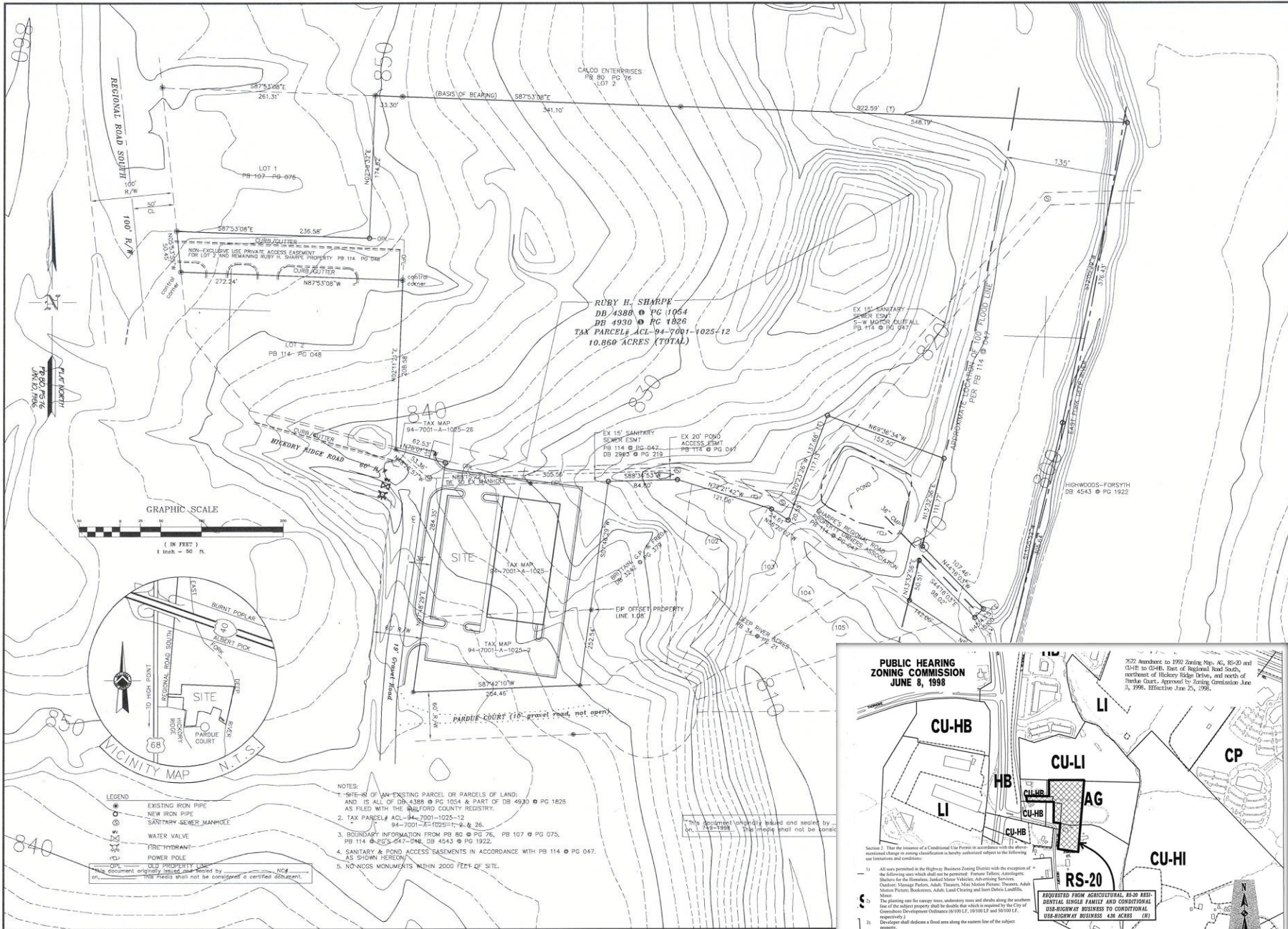
Traffic: 42,693 vehicles per day Hickory Ridge/  
Hwy 68

Land Use: Conditional Highway Business &  
Residential



440 West Market Street, Greensboro, NC 27401  
336-379-8771 [www.bipinc.com](http://www.bipinc.com)

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.



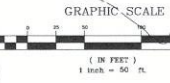
CALDO ENTERPRISES  
PB 80 PG 76  
LOT 2

RUBY H. SHARPE  
DB 4388 @ PG 1054  
DB 4930 @ PC 1026  
TAX PARCELS 94-7001-A-1025-12  
10.860 ACRES (TOTAL)

EX 15' SANITARY  
SEWER ESMT  
PB 114 @ PG 047  
DB 2963 @ PG 219

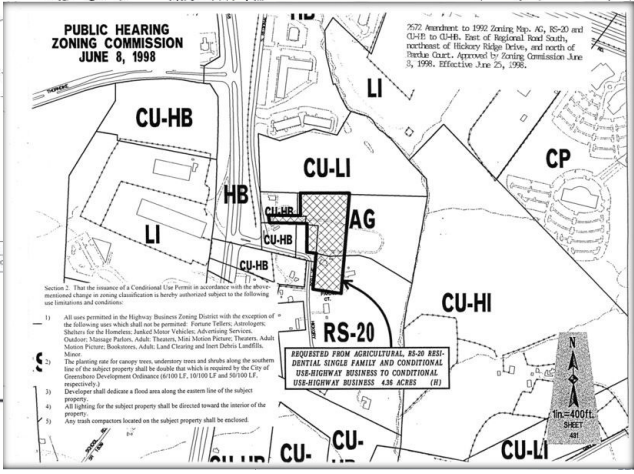
TAX MAP  
94-7001-A-1025-25  
EX 15' SANITARY  
SEWER ESMT  
PB 114 @ PG 047  
DB 2963 @ PG 219

TAX MAP  
94-7001-A-1025-2  
EX 15' SANITARY  
SEWER ESMT  
PB 114 @ PG 047  
DB 2963 @ PG 219



- LEGEND
- EXISTING IRON PIPE
  - NEW IRON PIPE
  - SANITARY SEWER MANHOLE
  - WATER VALVE
  - FIRE HYDRANT
  - POWER POLE
  - OLD PROPERTY LINE

- NOTES:
1. SITES-HB OF AN EXISTING PARCEL OR PARCELS OF LAND, AND IS ALL OF DB 4388 @ PG 1054 & PART OF DB 4930 @ PG 1026 AS FILED WITH THE GUILFORD COUNTY REGISTRY.
  2. TAX PARCELS 94-7001-1025-12 & 94-7001-A-1025-25.
  3. BOUNDARY INFORMATION FROM PB 80 @ PG 76, PB 107 @ PG 075, PB 114 @ PG 047-DNR, DB 4543 @ PG 1922.
  4. SANITARY & POND ACCESS EASEMENTS IN ACCORDANCE WITH PB 114 @ PG 047, AS SHOWN HEREON.
  5. NO CGCS MONUMENTS WITHIN 2000 FEET OF SITE.



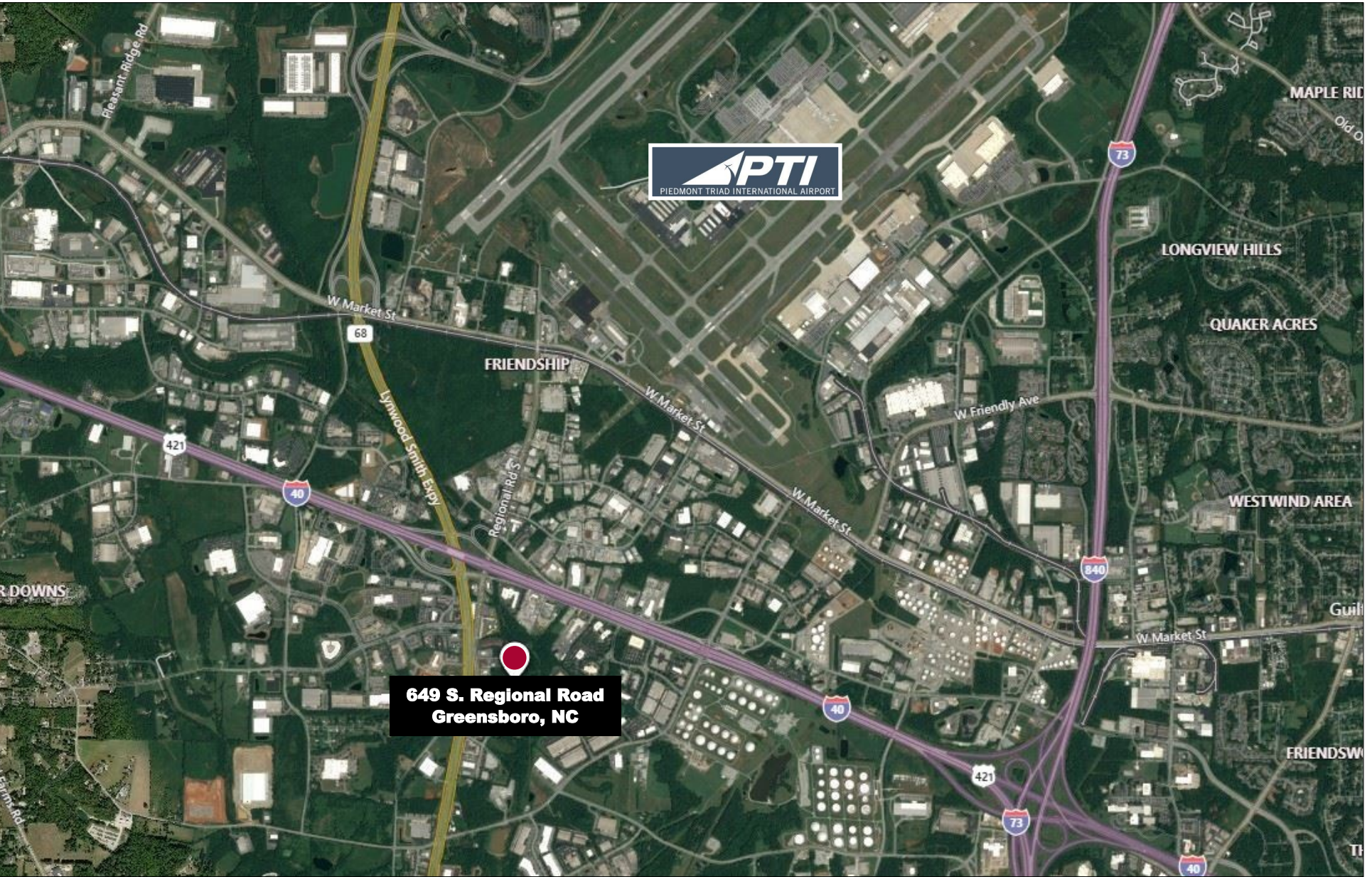
REVISIONS

ENGINEERING AND SURVEYING, INC.  
LAND DEVELOPMENT CONSULTING  
PHYSICIAN OFFICE BUILDING  
1000 NORTH CAROLINA  
PHONE (336) 852-9800 - FAX (336) 852-9900

NOT FOR CONSTRUCTION

OVERALL BOUNDARY FOR MPR PROPERTIES  
DEEP RIVER TOWNSHIP - GUILFORD COUNTY  
NEAR HIGH POINT, NORTH CAROLINA

SCALE: 1" = 50'  
DATE: 8/17/01  
PROJECT: 102-01  
DRAWN BY: TEC  
SHEET 1/4





**649 S. Regional Road  
Greensboro, NC**

