

OPPORTUNITY ZONES

South Eugene • West Bragg Project Site

1201 S. Eugene St. • 1015 S. Eugene St. • 107 W. Bragg St.

At a Glance:

Size: 5+ acres

Zoning: Central Business District • Encourages high-intensity, compact urban development • Accommodates a wide range of uses in a pedestrian-oriented, mixed-use setting • Multiple uses may be located in one building.

Available Utilities: Electricity, telephone, public water and sewer, natural gas, fiber optic cable • Sufficient capacity for dense multi-use project.

Access: Site boundaries include Eugene Street to the west, Norfolk Southern railroad tracks to the east, unoccupied Greensboro Housing Authority warehouse/office building to the north, and privately-owned cell tower site and Goodwill Industries to the south • Downtown Greenway runs east-west through the site • Convenient to public transit.

Context: Surrounding area includes a mix of commercial, institutional, residential and light industrial • Close proximity to entertainment, event, and diverse residential uses.

Environmental: Environmental Site Assessment and remediation reports are available for review • Application for a Brownfields Agreement initiated with NC DEQ.

Assessed Tax Value: \$630,500



Census Information:

Tract: 37081011400

County: Guilford

Population: 5,659

Median Household Income:
\$13,173

Households in Poverty: 58%

Total Jobs: 1,037

Total Businesses: 133

Walk To:

South Elm Street Redevelopment

250± Residential units • 50K± SF Commercial/Office • 20K± Retail

The Mill Entertainment Complex

Event space loft • Jazz wine lounge • Outdoor event space

The Gateway Building

103K SF Office • Meeting facility

Union Square Campus

University/Cone Health Nursing Education Facility

South End & Southside

Traditional Neighborhood

Shops • Restaurants • Residential

J. Douglas Galyon Depot

Intermodal transit facility • Amtrak passenger rail • Local and intercity buses



Point of Contact:

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Owner:

Redevelopment Commission of
Greensboro

