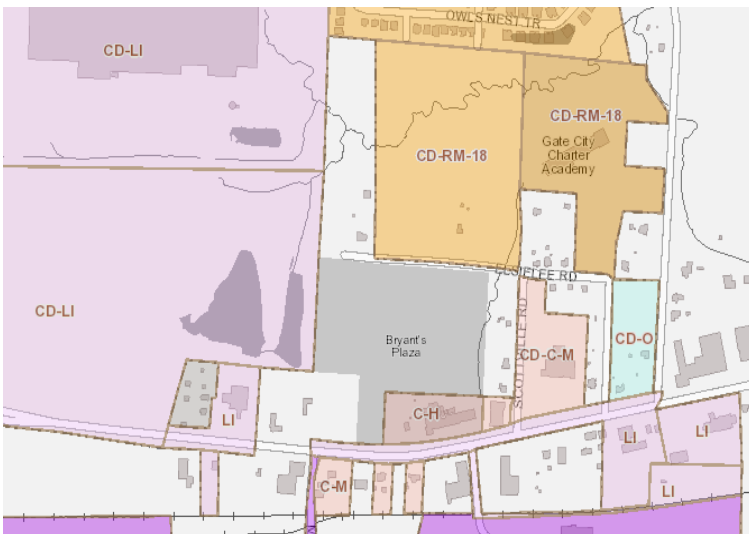
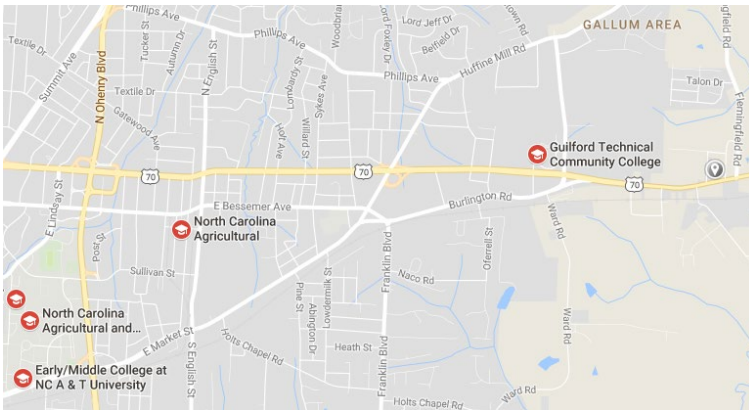
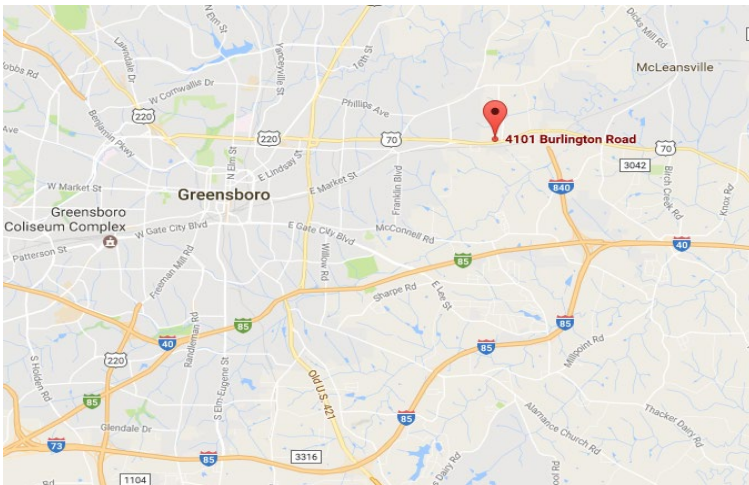


# Land For Sale

123 Elsielee Road, Greensboro, NC

**DOWELL**  
**COMMERCIAL**



For More Details, Contact:

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## This Property Offers:

**An Established Location on Well Travelled Highway 70:** Located one mile east of where Wendover Avenue becomes Burlington Road @ Guilford Technical Community College, this eastern Greensboro land receives abundant local and commuter traffic. It is directly behind an established Dollar General anchored, multi-tenant retail center and near the expanding I-840 corridor. From this location, a user could receive traffic from 1) local residences in existing and new construction subdivisions (e.g. Eagle's Trace by True Homes); 2) a student population at both GTCC (1.0 mile away) and NC A&T (4 miles away) and 3) commuter traffic from county residents who work in Greensboro.

## Property Specifications

**Acreage:** Approx. two (2) acres. See page two for details. Adjacent land under the same ownership is also for sale and could be added to this sale, if desired.

**Parcels:** 83126 (subdivided), 115245, 115244, 115243.

**Delivery:** Owner will demo existing older residential construction and deliver clean land for development.

**Zoning:** Split of CD C-M (conditional use Highway Business) in Greensboro and RS-30 in Guilford County. If any of site requires annexation, property is in Greensboro's Growth Tier 1.

**Zoning (Future Use):** Mixed use commercial per GFLUM. See the future area growth map on page two.

**Topography:** Gently sloping.

**Sewer:** Sewer line adjacent to site in Scottville Road

**Water:** In Burlington Rd and Flemingfield Rd

**Access:** Property will have access via Scottville Road and Elsielee Road, both of which meet Burlington Road / 70.

**Traffic Counts:** Burlington Road has traffic counts of 29,000 VPD (2018 NC DOT traffic counts).

**Signage:** Ownership owns the retail center "in front" of this asset. Highway 70 / Burlington Road signage is negotiable.

**Demographics:** Available upon request.

**Sales Price:** Contact broker.

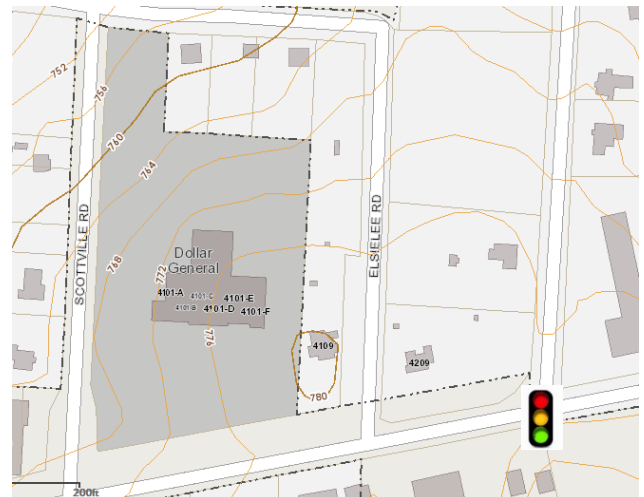
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“Outer loops are really great economic generators because they create the environment to reach people that are traveling through the area, and yet also serve people who live in the area,” Kotis said... “It will be a couple of sites around us that are developed out, with 750,000 – 1 million square feet of retail in that area,”  
*Why Greensboro's Urban Loop Will Change Everything* (March 6, 2015), Triad Business Journal.



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