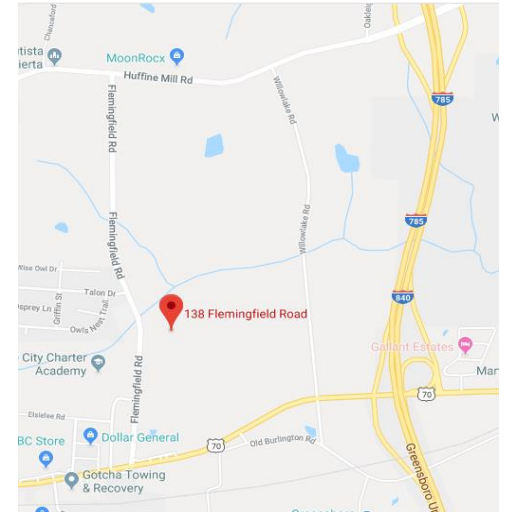


Residential Land Near I-840

138 Flemingfield Road, Greensboro NC

DOWELL
COMMERCIAL



This Property Offers:

Greensboro Growth Area: With the recent expansion of I-840 and the development of the 1+ million SF Publix distribution facility (offering employment opportunity), already growing Eastern Greensboro continues to improve. Current and pending residential growth as well as retail developments also continues to make their way to this active Guilford County expansion area.

Site Details

Parcels: 115006.

Land Area: Subdivision of 59.34 acres.

Access & Frontage: 2,700 feet of frontage on Flemingfield Road.

Zoning (Current): Guilford County zoning AG. Site will require annexation and is in Growth Tier 1.

Zoning (Future Use): Mixed Use Commercial and Moderate Residential, Greensboro's GFLUM.

Utilities: Annexation into Greensboro is required for access to utilities. Lines are in close proximity.

Long Term Goals / Mixed Use Property: Ownership to maintain a negotiable 5 – 10 acres of the southern portion of this property for future retail development as well as a shared access road. This allows approx. 15 - 20 acres for future retail development with frontage at the signalized intersection of Burlington Road @ Flemingfield Road. Ownership is open to discussion on how this can work within a best development plan for all.

Opportunity: For sale. Contact broker.

For More Details, Contact:

Sean Dowell

Office: (336) 378-5067

Cell: (919) 924-4137

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

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COMMERCIAL

Single Family @ Eagle's Trace (True Homes)

Gate City Charter School

Site

AnnaCor Properties 42 Acre Project

Sheetz & Kotis Properties Planned \$25 Million Dollar Grocery Anchored Center

I-840 To Highway 29. 70 to be expanded for Publix dist. deal

I-840

Dollar General
Wide array of items at discount prices

Flemingfield Rd

Burlington Rd

Citgo Quick Lube

2016 Estimates	1 Mile	3 Mile	5 Mile
Population	885	24,992	62,906
Total Households	347	9,227	24,031
Average HH Income	\$40,797	\$45,028	\$50,453



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