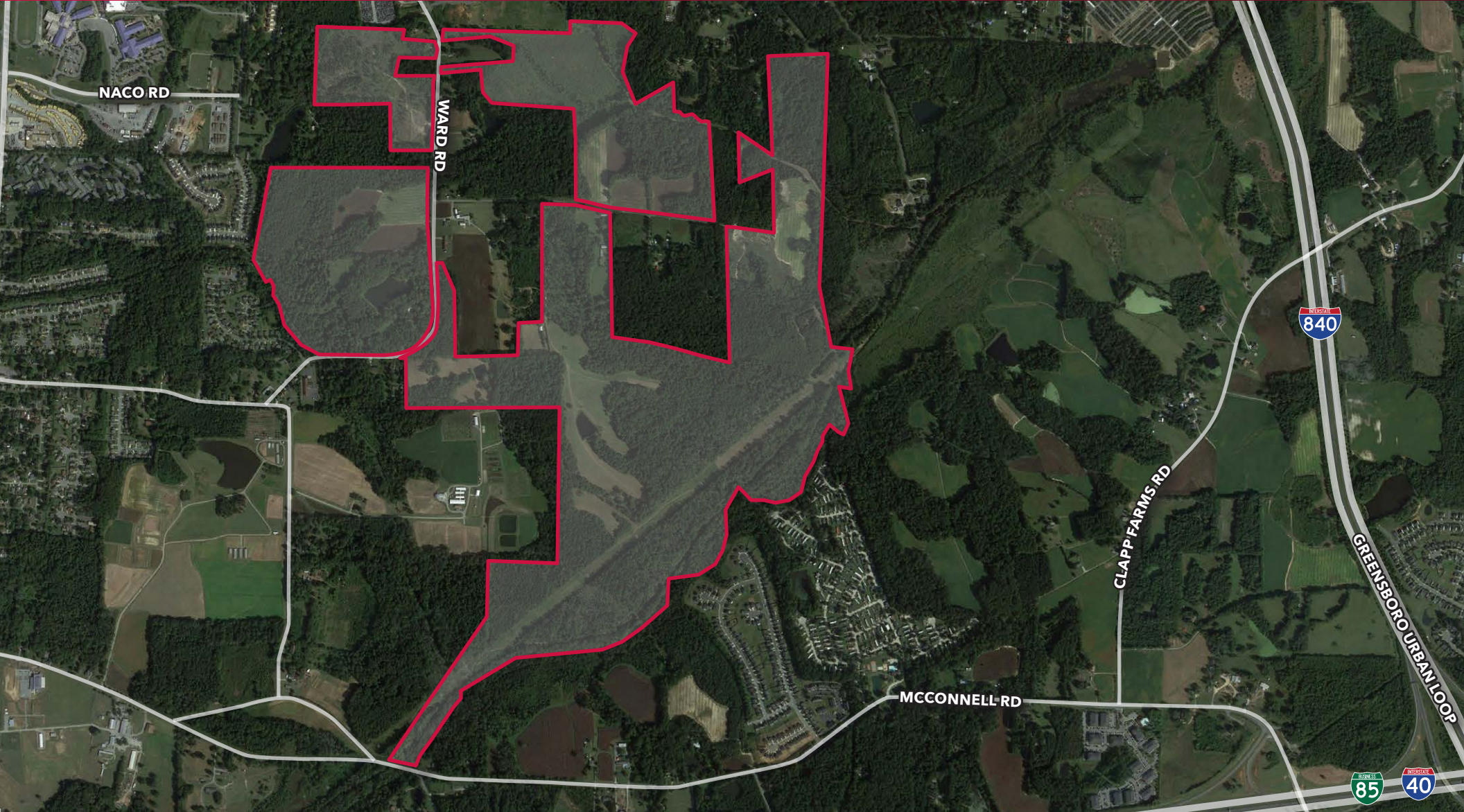


LAND FOR SALE

±505 ACRES IN GREENSBORO, NORTH CAROLINA



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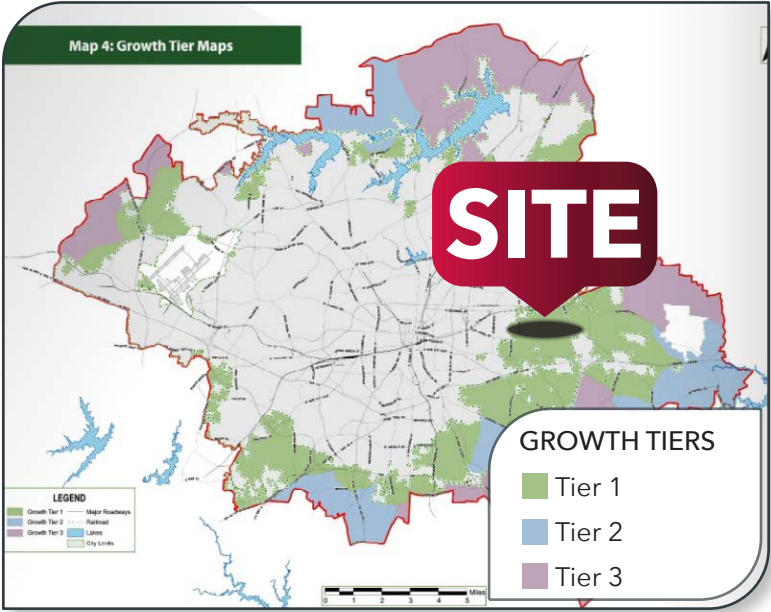
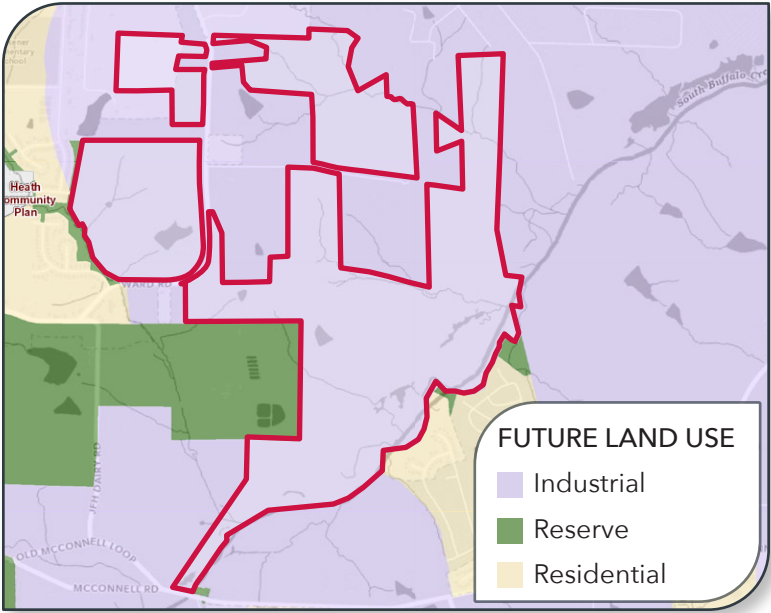
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

±505 ACRES FOR SALE

WARD ROAD

Greensboro, North Carolina

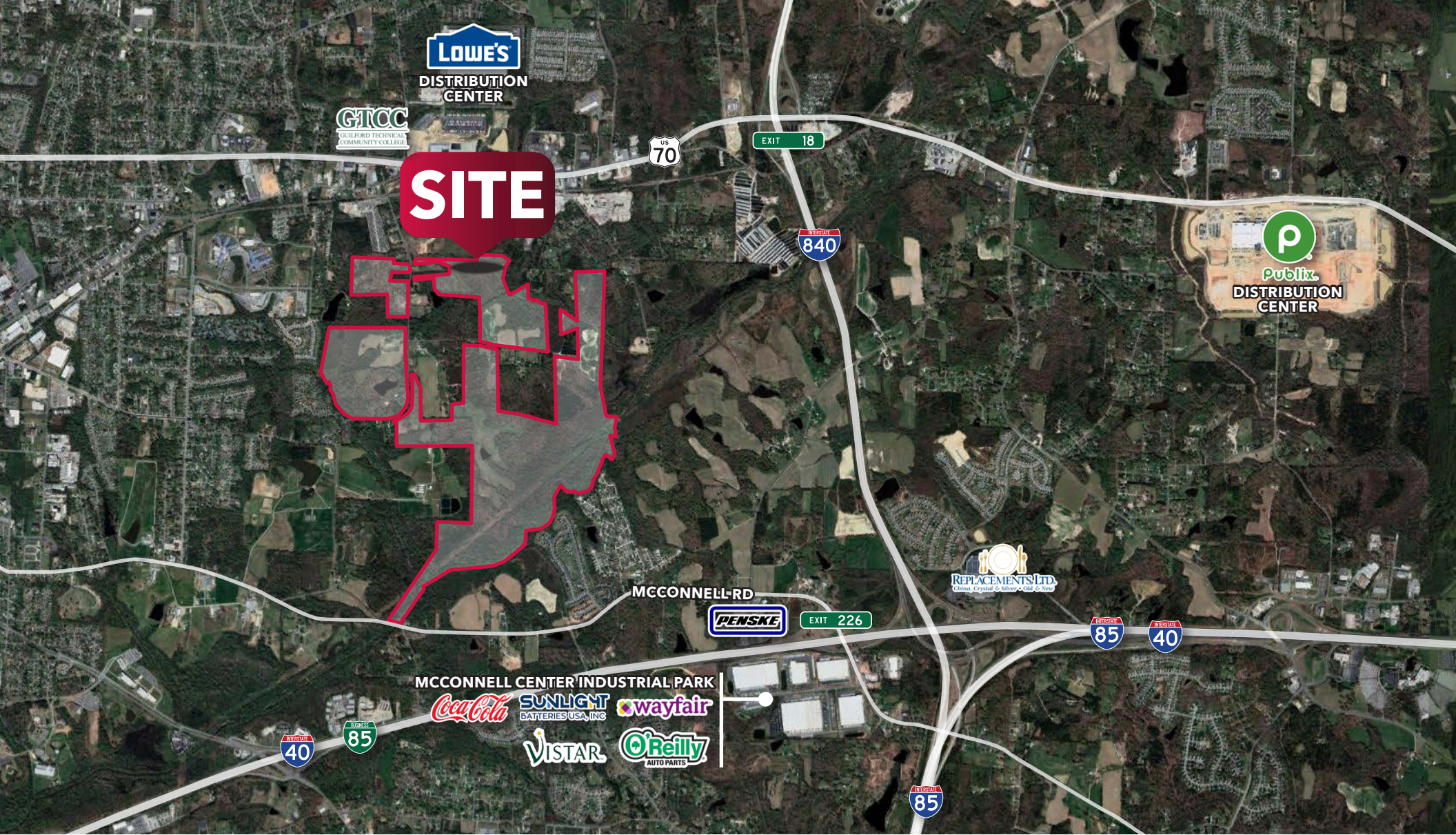
LOCATION	Eastern Greensboro at the new I-840 Urban Loop between I-40 and US 70
PARCEL NUMBERS	118733, 115114, 115111, 114996, 115123 217793, 82857, 115112, 115103, 115105, 114973, 114975, 115104, 115115, 115127, 115102, 114998
ACREAGE	±505
JURISDICTION	City of Greensboro Extraterritorial Jurisdiction (ETJ)
ZONING	RS-30 (Residential) & AG (Agricultural)
FUTURE LAND USE	Planned Industrial District This includes light and heavy manufacturing, assembly and fabrication, warehousing, logistics and distribution centers. Greensboro has seen a loss of land suitable for and attractive to industrial development. The City places high importance on protecting these areas for larger industrial development opportunities.
GROWTH TIER	This property is identified as Growth Tier 1 in the GSO 2040 Comprehensive Plan. Growth Tier 1 areas are places where the City is currently able to provide all City services including water and sewer service based on the location of existing infrastructure such as roads, fire stations, and water and sewer pipes. Before connecting to water or sewer service, the property will need to be annexed into the City.
UTILITIES	The property falls within the City of Greensboro’s water and sewer service boundary.
SALE PRICE	\$150,000/acre



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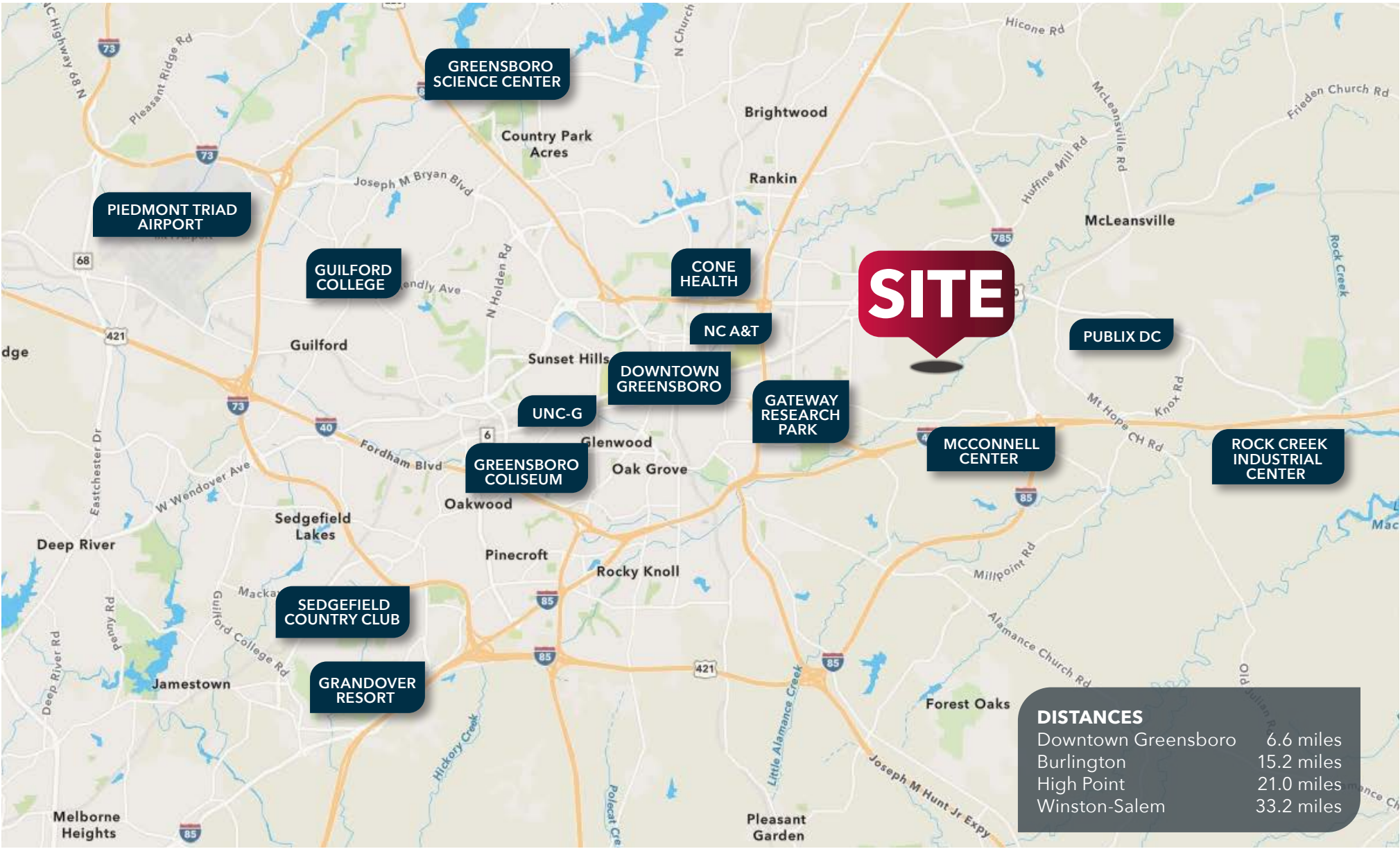
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GREENSBORO OVERVIEW

WARD ROAD
GREENSBORO, NORTH CAROLINA

Greensboro is the third largest city in North Carolina, centrally located in the state halfway between Charlotte and Raleigh. The area boasts a population of over 540,000 people and seven colleges and universities.

With strong connectivity in interstate highways, rail, and air, the city has a robust manufacturing presence. More than 200 internationally-based firms have a presence in Greensboro.

COMPANIES LOCATED IN GREENSBORO



ROADS

Five major interstates running through and around the city keep travel times low for commutes and heading out of town for work or weekend getaways.

PORTS

Four port cities are within 285 miles of Greensboro, making access to the global marketplace easy for manufacturers and consumers alike.

AIRPORTS

Piedmont Triad International Airport excels in getting you where you need to go without sacrificing convenience or customer service.

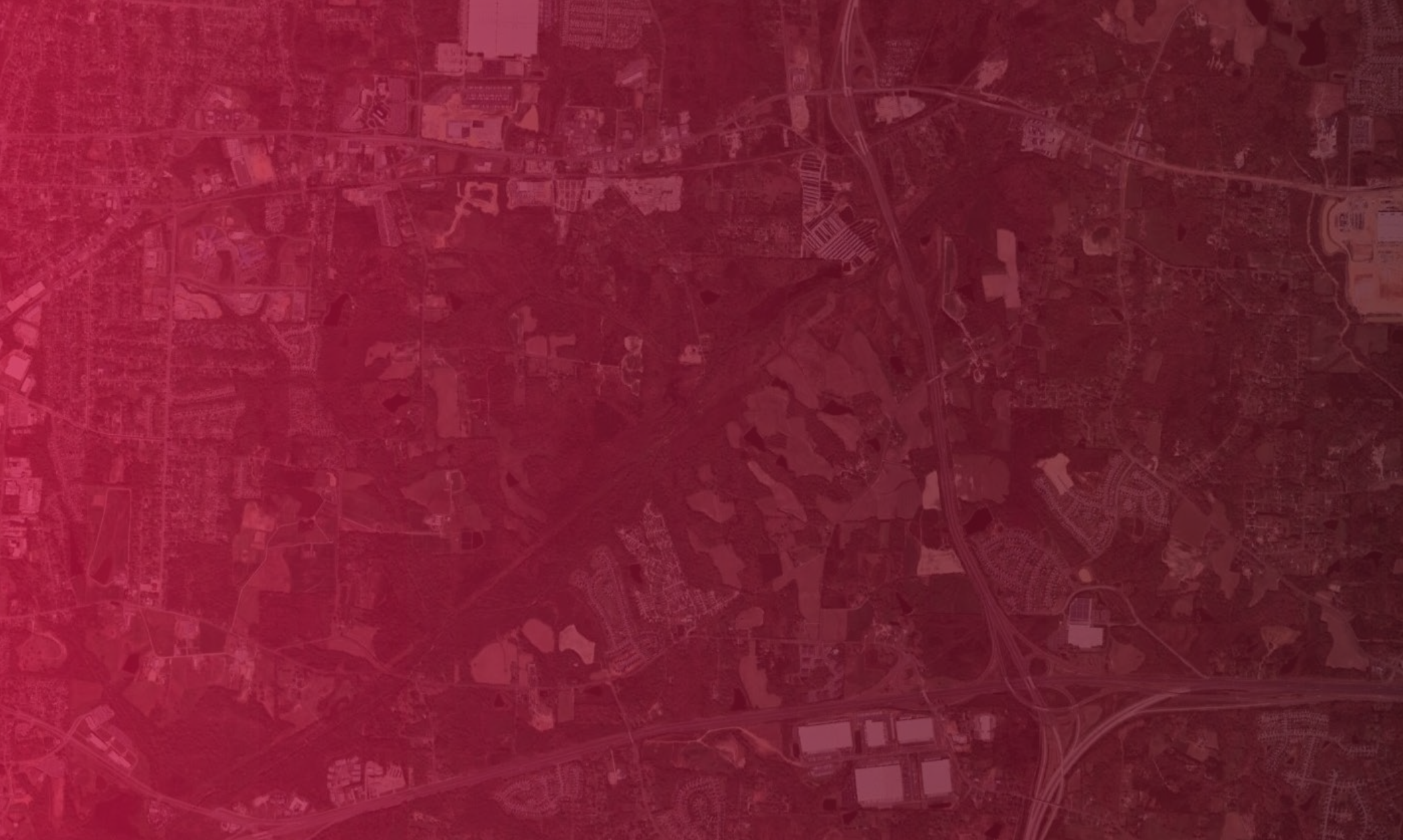
PUBLIC TRANSIT

The Greensboro Transit Authority offers both public bus service and a specialized route for college students to make getting around easier than ever.



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