

FOR SALE

8300 Belews Creek Rd. Stokesdale, NC 27357



GREAT OUTPARCEL DEVELOPMENT OPPORTUNITY

- ±2.33 Acres
- Build to Suit or Ground Lease considered
- Shared access to water and sewer available
- Zoned: SC (Shopping Center)

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	423	4,319	15,133
Average HH Income:	\$76,045	\$72,281	\$73,520

Sales Price: \$300,000



✉ **Sam Munday**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

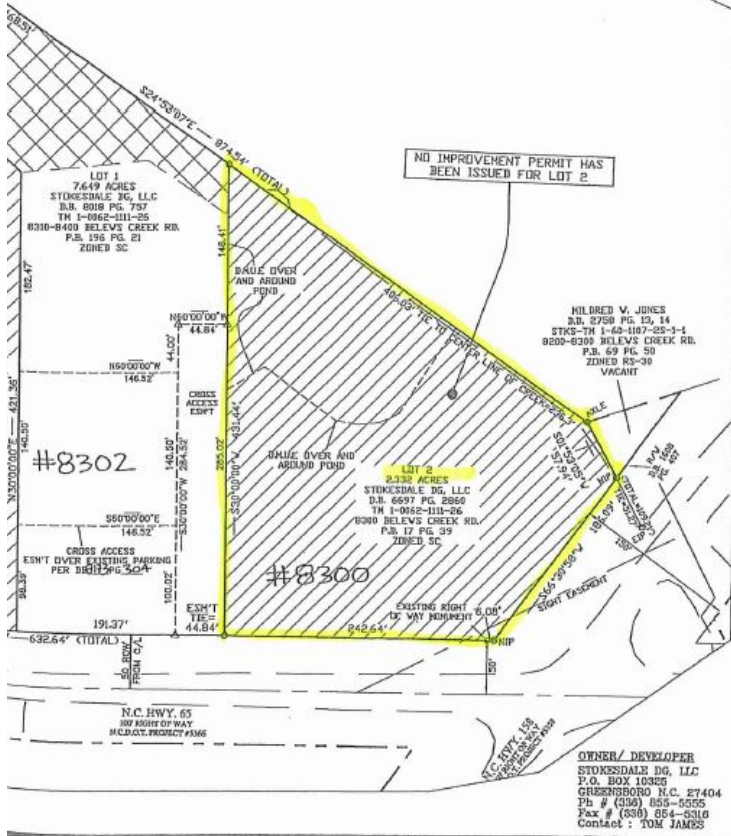
📍 **348 N. Elm Street**
Greensboro, NC 27401
www.naipt.com

(29)
 GAYLE HINTON
 D.B. 4329 PG. 2939
 86-E-722
 TH 1-002-1111-29
 0907-8199
 P.B. 17 PG. 39
 ZONED RS-30
 VACANT

ZONING REQUIREMENTS:

ZONED SC (SHOPPING CENTER)
 CASE# 17-16-STPL-06280

MIN. LOT SIZE	20,000 SF
MIN. DEVELOPMENT SIZE	5 ACRES (TOTAL AREA OF ALL LOTS)
MIN. LOT WIDTH	250'
MIN. STREET FRONTAGE	100'
MIN. STREET SETBACK	100'
MIN. INTERIOR SETBACK	20' (NON-RESIDENTIAL), 35' (RESIDENTIAL)
MAX. BLDG. HEIGHT	50/80'
MAX. BLDG. COVERAGE	NA
MIN. BLDG. SEPARATION	NA



SITE DATA

TOTAL AREA = 12.83 ACRES
 LOT 1 AREA = 7.65 ACRES
 LOT 2 AREA = 2.33 ACRES
 LOT 3 AREA = 2.85 ACRES
 PARCEL #0164669
 TAX MAP: PART OF 1-002-1111-26
 REFERENCE: P.B. 195, PAGE 21, D.B. 8018, PAGE 757
 EXISTING ZONING: SC (SHOPPING CENTER)

LEGEND

- EIP EXISTING IRON PIPE
- NIP NEW IRON PIPE
- R/W RIGHT OF WAY
- P.B. PLAT BOOK
- PG. PAGE
- D.B. DEED BOOK
- AC. ACRES
- C/L CENTERLINE
- Δ CALCULATED POINT

BK: P 200
 PG: 115-115
 RECORDED: 2018030010
 07-12-2019
 09:04:09 AM
 BY: DEBORAH LIGHT
 DEPUTY-GR
 GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS
 NC FEE:

FINAL PLAT

FOR
DOLLAR GENERAL SHOPPING CENT
 8300, 8302, & 8306 BELEWS CREEK ROAD
 OAK RIDGE TOWNSHIP-GUILFORD COUNTY
 STOKESDALE, NORTH CAROLINA

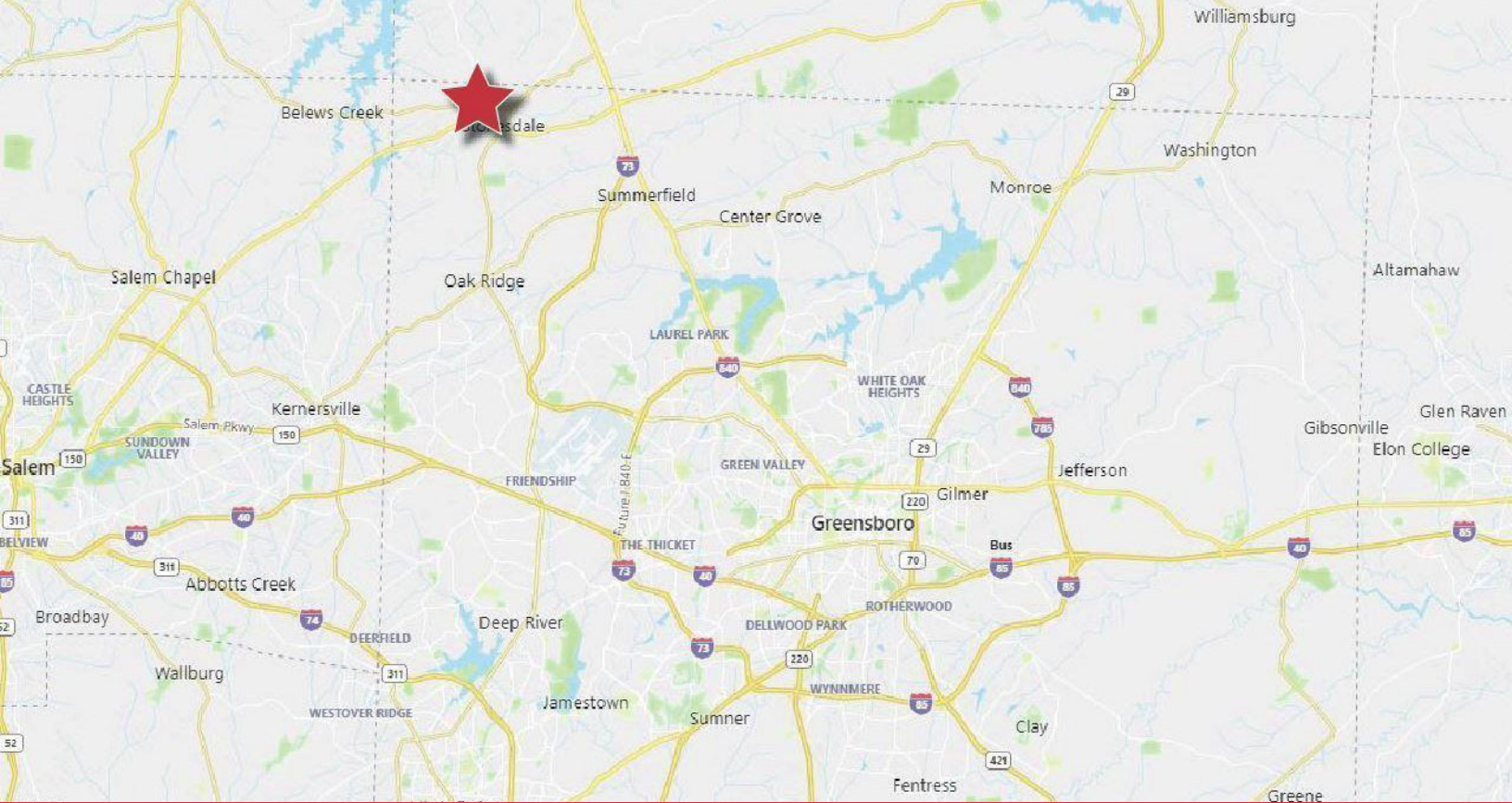
JUNE 13, 2019



(IN FEET)
 1 inch = 100 ft.

EVANS ENGINEERING, INC.
 ENGINEERS, SURVEYORS, PLANNERS
 4609 DUNDAS DRIVE
 GREENSBORO, N.C. 27407
 LICENSE #C-0168
 PHONE: (336) 854-8877
 FAX: (336) 854-8876

(PROJ 686-21) CHDRAWINGS\T. COOPER\STOKESDALE\NEW LOT 3 FINAL PLAT



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