

FOR SALE
**141 Thatcher Road
Greensboro, NC 27409**



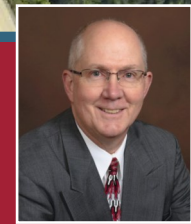
**10.69
Acres**



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771



Bill Strickland, Broker
CCIM, MBA
bstrickland@bipinc.com
P: 336-369-5974



Tim Knowles, Broker
tknowles@bipinc.com
P: 336-541-5508
C: 336-215-5716

141 Thatcher Road, Greensboro, NC 27409

Sale Price \$590,000

PROPERTY FEATURES

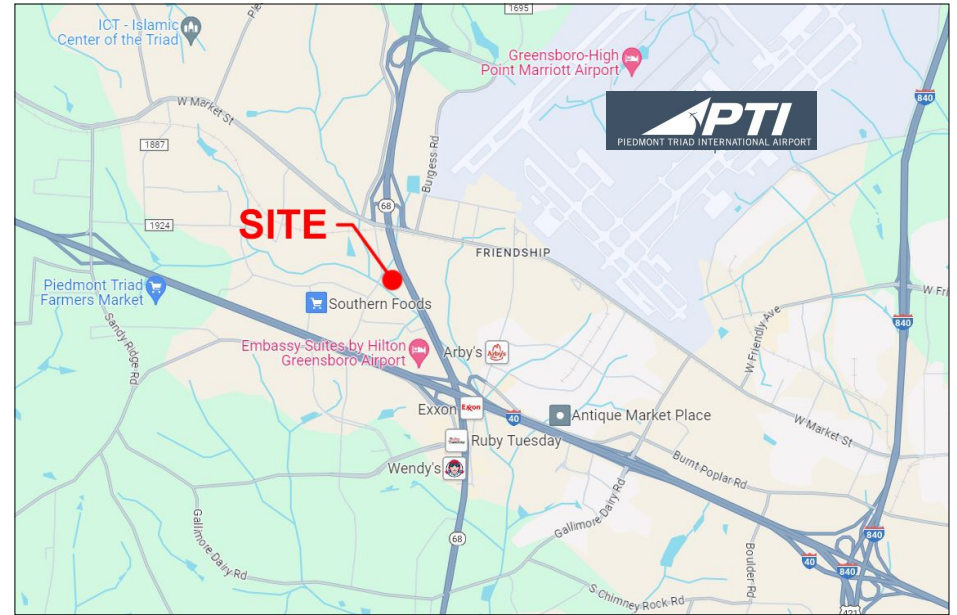
- 10.69 acres with very close proximity to PTI airport.
- Zoned CD-HI (heavy industrial). See below for restrictions.
- This is a gently sloping lot with several ponds and a stream. A portion of the property is in the flood zone and floodway.
- The property has access to water & sewer.

LOCATION

- This property is located just south of the intersection of Thatcher Rd and W. Market St. (near HWY 68 & W. Market St. interchange).
- The PTI Airport is just north of W. Market St. from this property.
- Interstate 40 is one mile from the property with easy access from HWY 68.

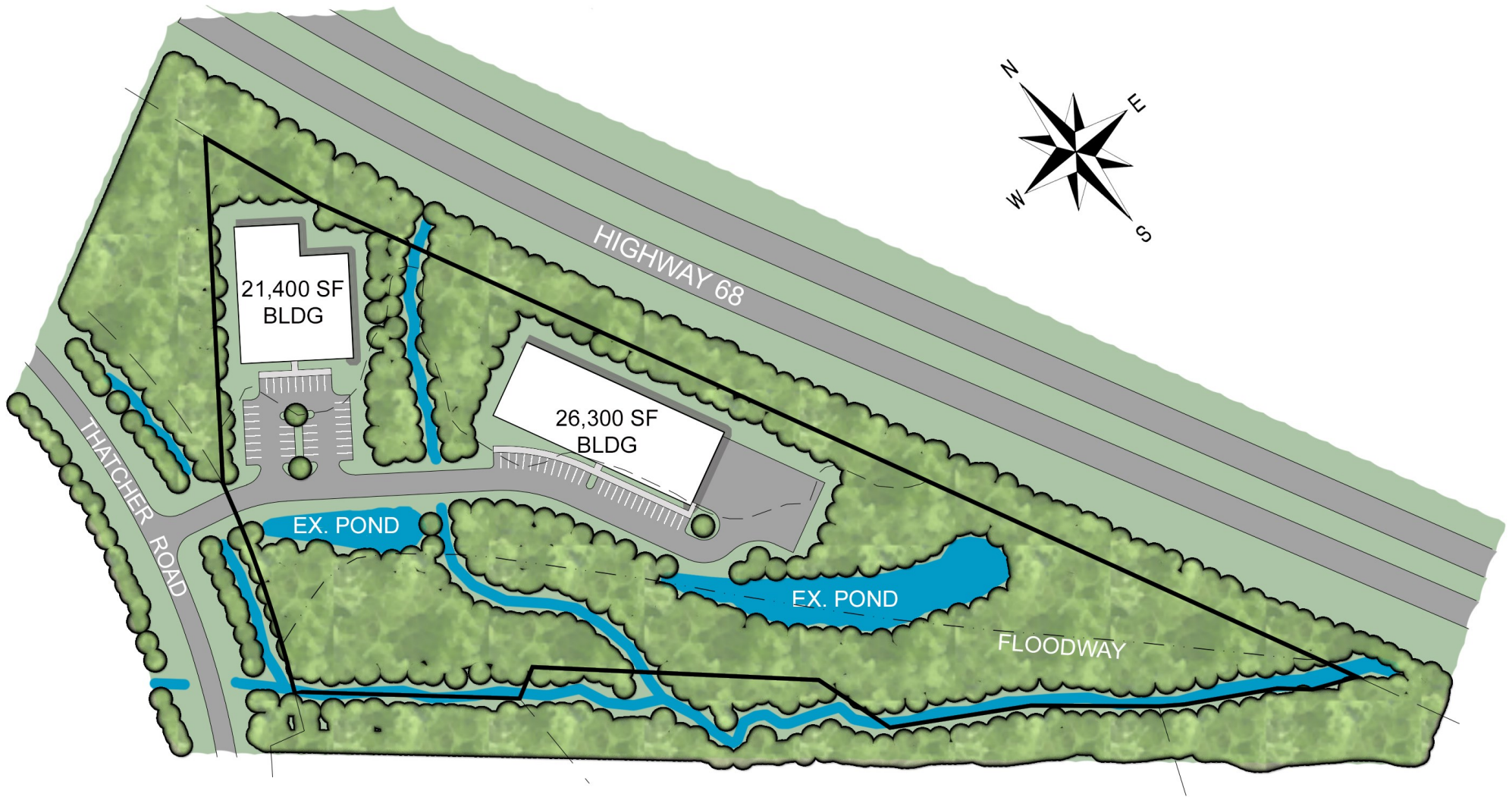
POTENTIAL USES

Per the City of Greensboro CD-HI zoning restrictions, this property will allow all uses allowed in HI zoning district except the following which shall be prohibited: SOB's, Bars, Automobile Rentals or Leasing, Automobile Parking (commercial), Car Washes, Laundry or Dry Cleaning Plants, Pest or Termite Control Services, Tire Recapping, Truck and Utility Trailer Rent & Leasing, Light and Heavy, Truck Washing, Convenience Stores (w and w/o fuel pumps), Motor Vehicle Sales, Truck Stops, Beer/Wine/Distilled Alcoholic Beverages, Chemicals and Allied Products, Paints and Varnishes, Soap and Waste Materials, Bulk Mail and Packaging, Railroad Terminals or Yards, Recycling Processing Center, Refuse and Raw Material Hauling, Sewage Treatment Plant, Taxi Terminals, Trucking or Freight Terminals, Water Treatment Plants, Asbestos and Abrasive Products, Concrete, Cut Stone and Clay Products, Fats and Oils, Animals and Plants, Meat, Poultry, Packing and Processing, Metal Processing, Millwork, Plywood and Veneer, Paper Products, Paperboard Containers, Rubber and Plastics, Miscellaneous, Textile Products, and all uses under the category requiring a Special Use Permit.



Note: All uses are subject to planning and zoning approval. Sketches in this brochure are for illustrative purposes only and have not been reviewed or approved by any governing body.

141 Thatcher Road, Greensboro, NC 27409

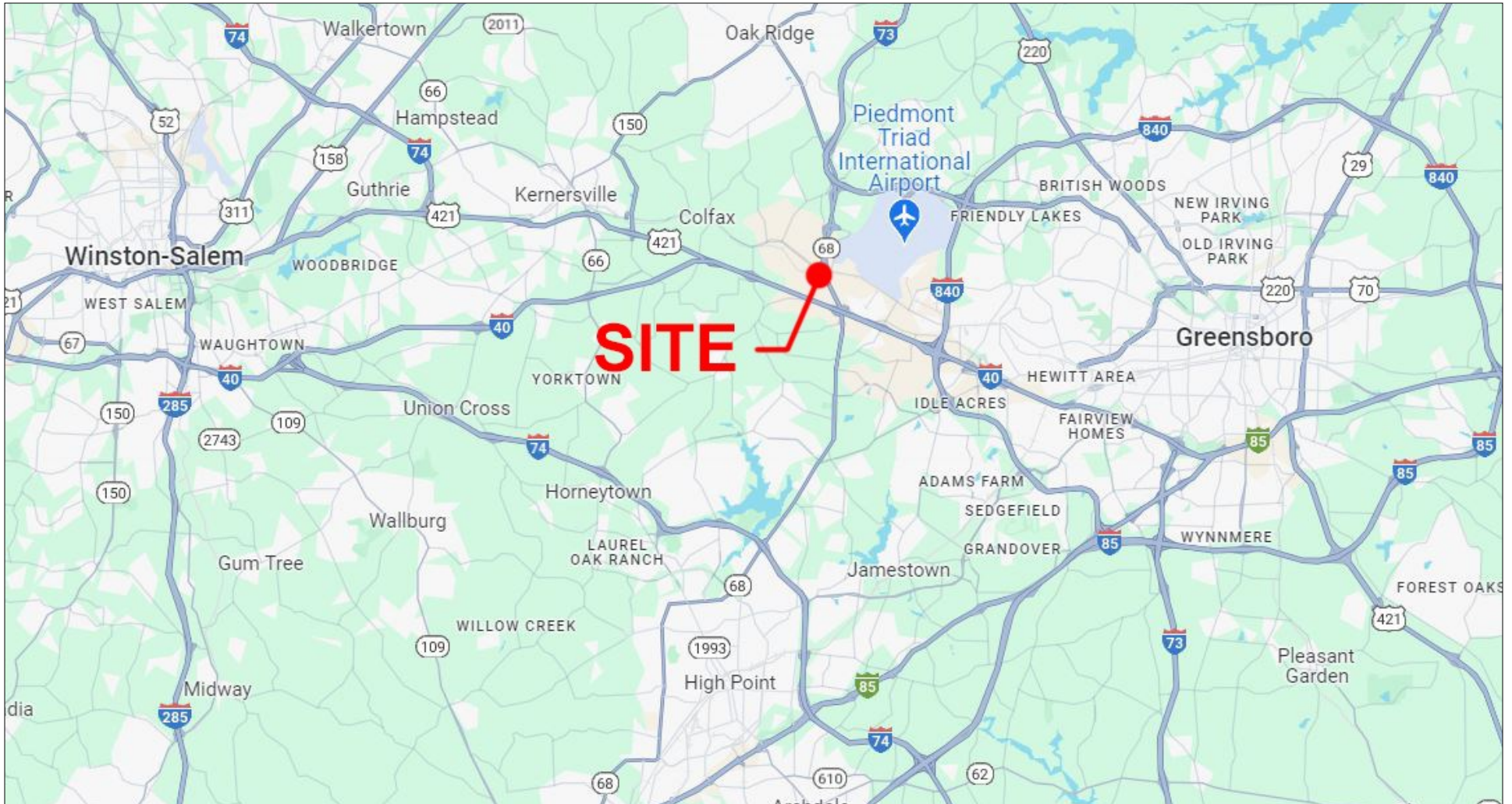


Note: This sketch is intended for illustrative purposes only. It was created using GIS & Aerial images (not from a survey). It has not been submitted to, or reviewed, by any governing municipality for the use shown. It is the buyer's responsibility to submit their own plans for any kind of development.

This sketch is the sole property of Brown Investment Properties, Inc. It may not be used without the permission of Brown Investment Properties.

141 THATCHER ROAD CONCEPT SKETCH

Not to Scale



1007 Battleground Avenue, Suite 401, Greensboro NC 27408

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.