

FOR SALE
2322 Fleming Road
Greensboro, NC 27410



Collins Grove United
Methodist Church

Fleming Rd.



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Greensboro, NC 27408
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2322 Fleming Road
Greensboro, NC 27410

Sale Price \$989,920

Property Features

- 10.76+/- Total Acres located in the highly desirable NW Greensboro near the PTI Airport & FedEx.
- Consists of 2 parcels: Guilford County Parcel Numbers 96258 & 96255
- The properties are being sold for potential land value – the residence on the property is being offered at no value. Properties only to be sold together – owners will not subdivide.
- The property can be accessed off Fleming Rd. It is adjacent to a commercial parcel (listed for sale by others) that is at the end of Inman Road.
- The property is located in Greensboro City Limits.
- Greensboro water is available and sewer is nearby.
- The property is just outside of the noise cone allowing for higher density residential.
- Current City of Greensboro zoning is R3.

Location

- This property is located 1 mile from FedEx and less than 2 miles from the PTI Airport
- The property is accessible to interstate I-40 via nearby I-840.
- The immediate adjacent properties consist of single, multifamily & commercial properties.

Potential Uses

- Given the proximity to either retail or residential properties, potential uses include similar uses.

Schools

- EP Pearce Elementary
- Kernodle Middle School
- NW Guilford School

Note: All proposed uses are only a recommendation. All uses are subject to planning and zoning approval with annexation.

Total Acreage: 10.76 acres

Located within the Greensboro city limits

House on the property of no value

Zoning: R3

Topography: Gently slopes with pond on property

Directions: USE I-840 in Greensboro to Fleming Rd Exit. Go north on Fleming Rd, then turn left to stay on Fleming Rd. Property is on right past CVS Pharmacy & Family Fare gas station.

POPULATION



2 Miles	5 Miles	10 Miles
18,210	96,879	389,895

AVERAGE HH INCOME



2 Mile	5 Miles	10 Miles
\$101,168	\$96,043	\$87,626

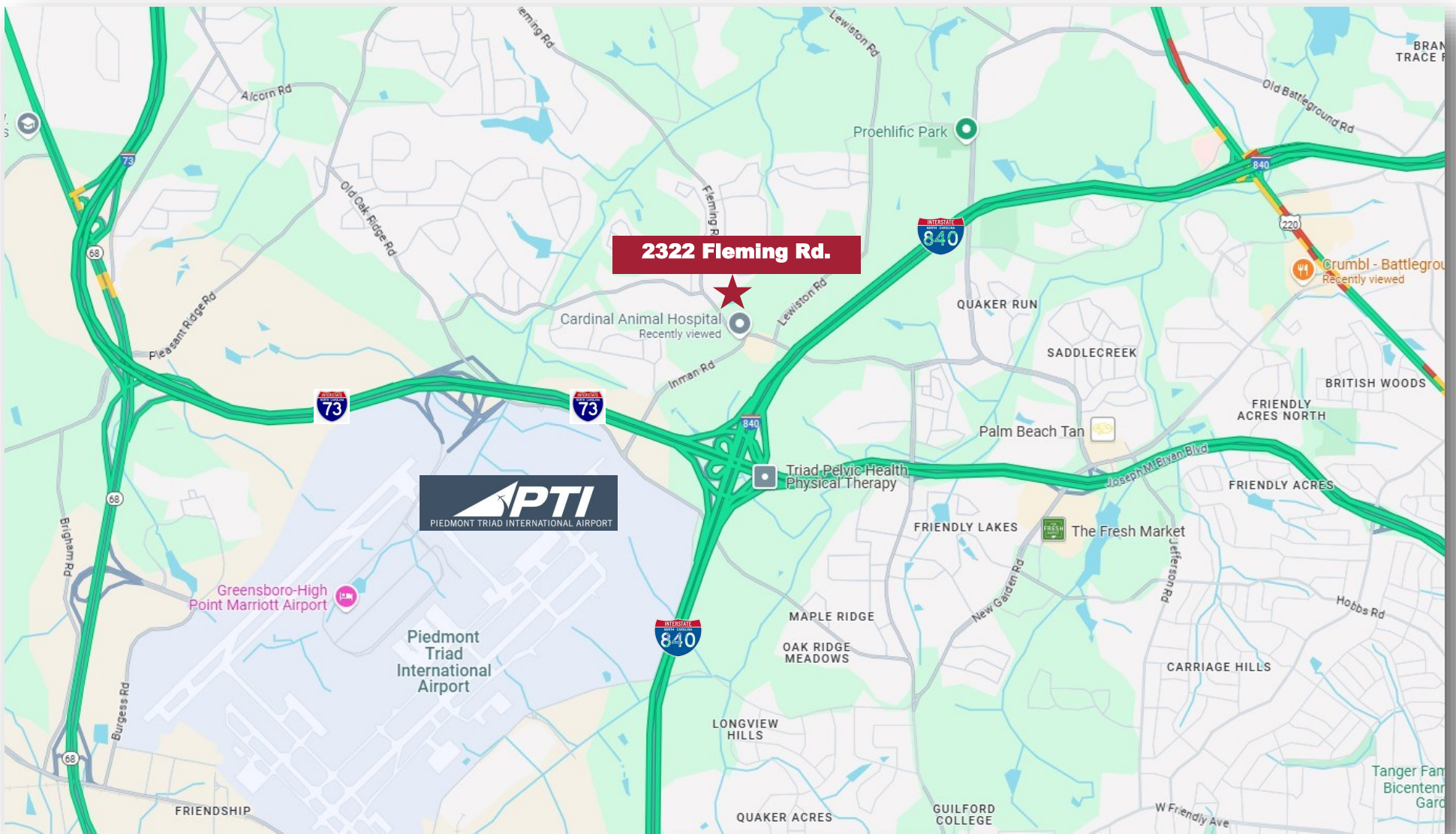
TRAFFIC



Fleming Road
11,441 Vehicles Per Day



Note: Land just past the end of the dead end of Inman Road is for sale by others.



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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.