



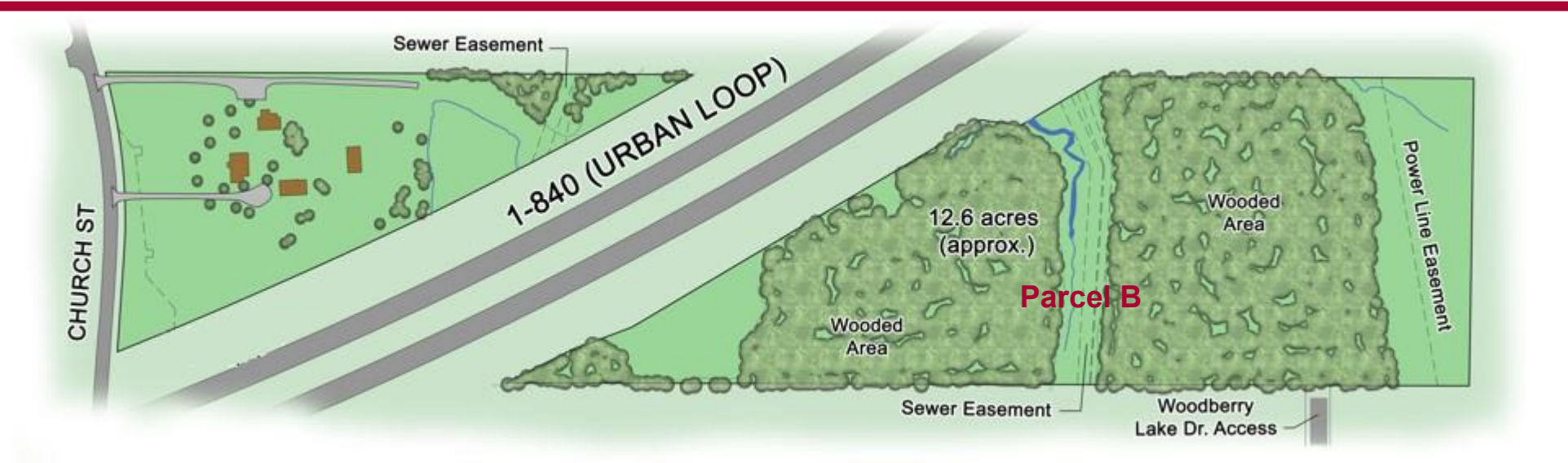
4400 - 4412 N. Church Street, Greensboro, NC 27455

Land For Sale  
12.6 +/- Acres  
Subject to Subdivision



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### Property Features

- **Sales Price: Parcel B - \$195,000 Available**
- The east side of Urban Loop (I-840), Parcel B is 12.6 +/- acres.
- The property is located inside Greensboro City Limits
- Greensboro water and sewer are available to both divided properties.
- The property is located in Tier 4 of the Greensboro Watershed
- See maps for stream and easement locations
- Current zoning is R3.
- Lidar topo and utility maps are available upon request.

### Location

- This property is well located along N. Church Street in North Greensboro near Canterbury School.
- The Greensboro Urban Loop (I-840) will be easily accessible once the N. Elm Street & Yanceyville Street interchanges are completed.
- The immediate adjacent properties consist of single and multifamily properties. A new townhome development is on the land to the north.
- There is access to the eastern portion of the site at the end of Woodberry Lake Drive.
- The site is close to retail centers with anchor stores including Food Lion, Harris Teeter, Chic-fil-A, Dollar Tree, Panera Bread and ABC Store.
- Major employers nearby include Moses H. Cone Memorial Hospital, United Healthcare and Kontoor Brands.

### Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	6,931	54,876	130,776
<b>Ave. HH Income</b>	\$47,648	\$49,523	\$46,466
<b>Median Home Value</b>	\$154,857	\$186,201	\$181,163
<b>Vehicles Per Day</b>	9,611		

### Schools

- Ronald E. McNair Elementary
- Mendenhall Middle School
- Page High School

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.

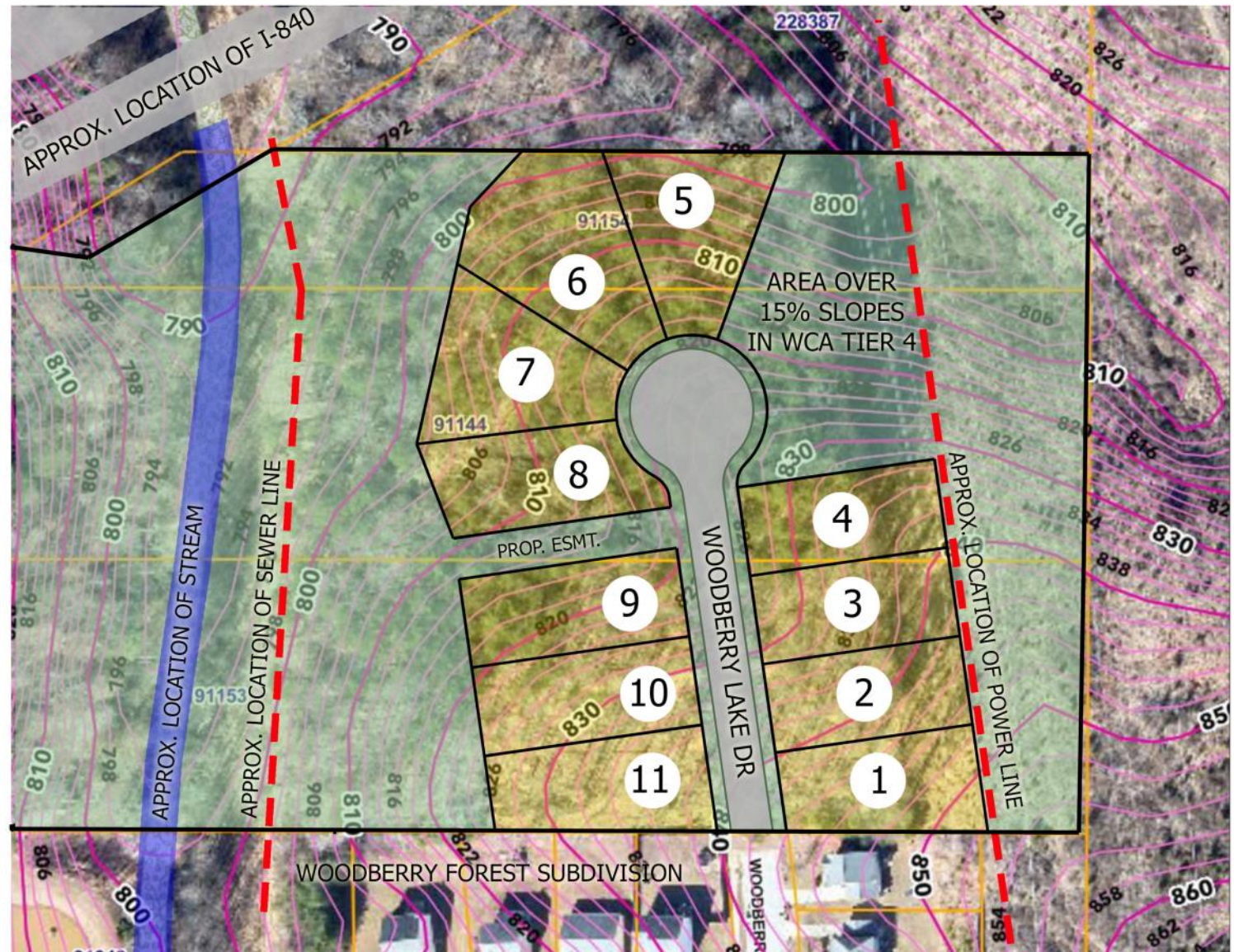




Note: This sketch is intended for illustrative purposes only. It has not been submitted to, or reviewed, by any governing municipality for the use shown. It is the buyer's responsibility to submit their own plans and obtain any and all necessary zoning, approvals and permits for any kind of development. Furthermore, neither the owner or Brown Investment Properties warrant that the use shown would be approved for this property.

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THE PROPERTY IS WITHIN TIER 4 OF THE GREENSBORO WATERSHED CRITICAL AREA; THEREFORE IT IS RESTRICTED TO AN AMOUNT OF IMPERVIOUS AREA AND DEVELOPMENT OF SLOPES GREATER THAN 15%. GIS TOPO WAS USED TO APPROXIMATE AREAS GREATER THAN 15%. IT IS THE BUYERS RESPONSIBILITY TO HAVE THEIR OWN TOPOGRAPHIC SURVEY AND LAYOUT. THIS SKETCH IS NOT A GUARANTY OF THE NUMBER OF LOTS



## PROPOSED SINGLE FAMILY LOTS

4400-4412 N CHURCH ST (Eastern Portion)





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## PROPOSED TWIN HOMES





## Potential Uses

The **Parcel A**, 5.1 acre tract on the west side of I-840 has potential for multifamily, office, retail or a mixed use. The larger **Parcel B**, 12.6 acre tract on the east side has potential for single family development with access from Woodberry Lake Drive.



