



FOR SALE

**4530 Piedmont Parkway**  
**Greensboro, NC 27409**

6.808 Acres \$550,000

**6.808 Acres**

**FUTURE APARTMENTS (by others)**



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



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



Brian Burnham, Broker  
 bburnham@bipinc.com  
 P: 336-541-5522  
 C: 336-362-5612



4530 Piedmont Parkway  
Greensboro, NC 27409  
\$550,000

### PROPERTY FEATURES

- 6.808 +/- Total Acres
- Sloping lot with a creek
- Currently outside of High Point/Greensboro jurisdictions (in Guilford County)

### LOCATION

- This property is immediately located between LIFE Community Church and residential developments on Piedmont Parkway near Morris Farm Road
- Wendover Avenue & I-73 intersection is one mile to the east
- Wendover & I-40 intersection is 2.5 miles to the east
- Palladium Shopping Center and Hwy 68/Wendover Avenue are less than 2 miles to the west
- This site is surrounded by retail shopping, restaurants and other businesses

### POTENTIAL USES

- Storage Facility (Indoors/Outdoors)
- Stand Alone Office
- Flex Building
- Church or other institutions

### 2023 POPULATION



2 Mile	5 Miles
20,197	122,482

### AVERAGE HH INCOME



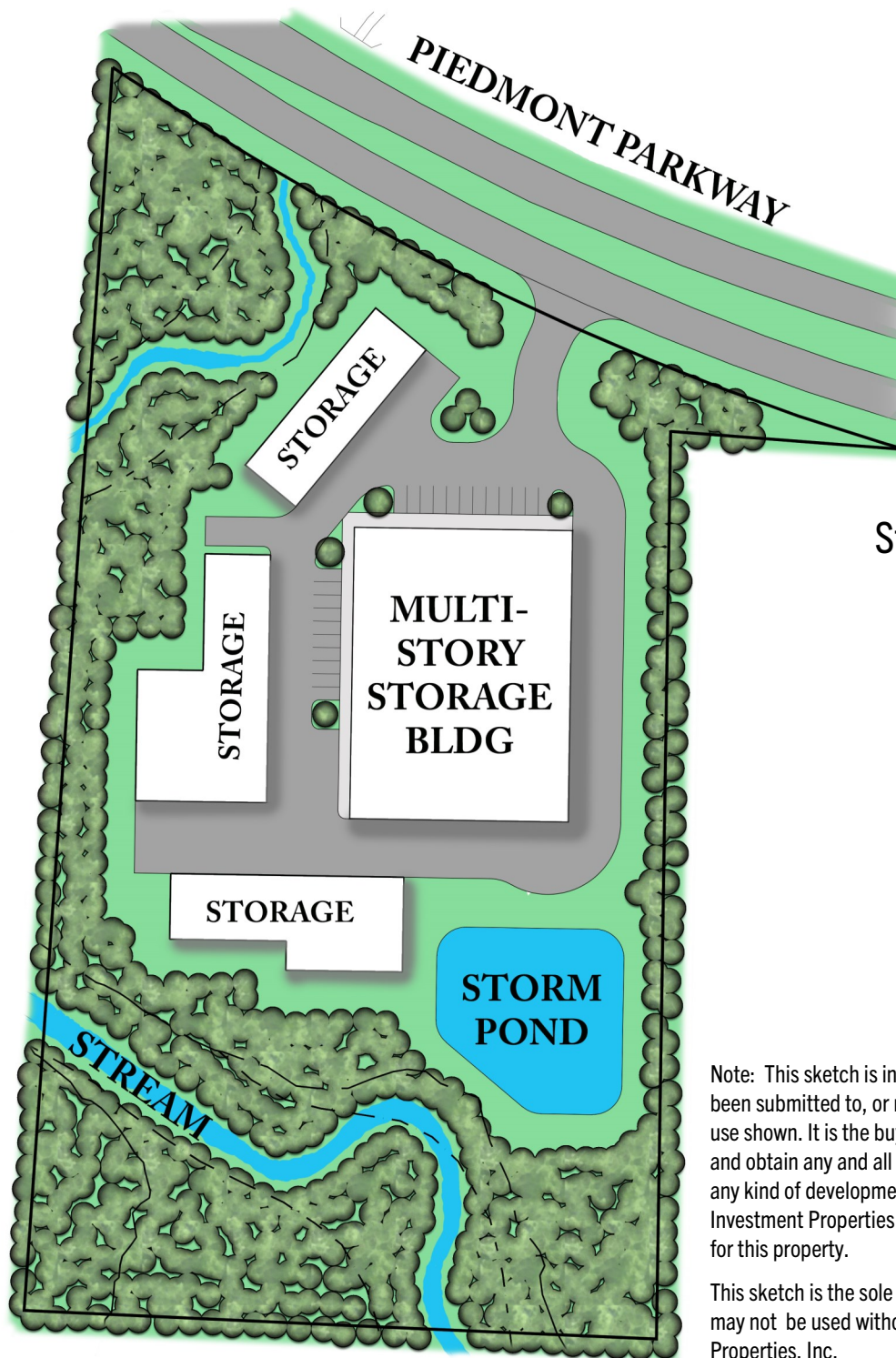
2 Mile	5 Miles
\$84,305	\$78,455

### TRAFFIC



Piedmont Parkway & Wendover Avenue
14,426 Vehicles Per Day



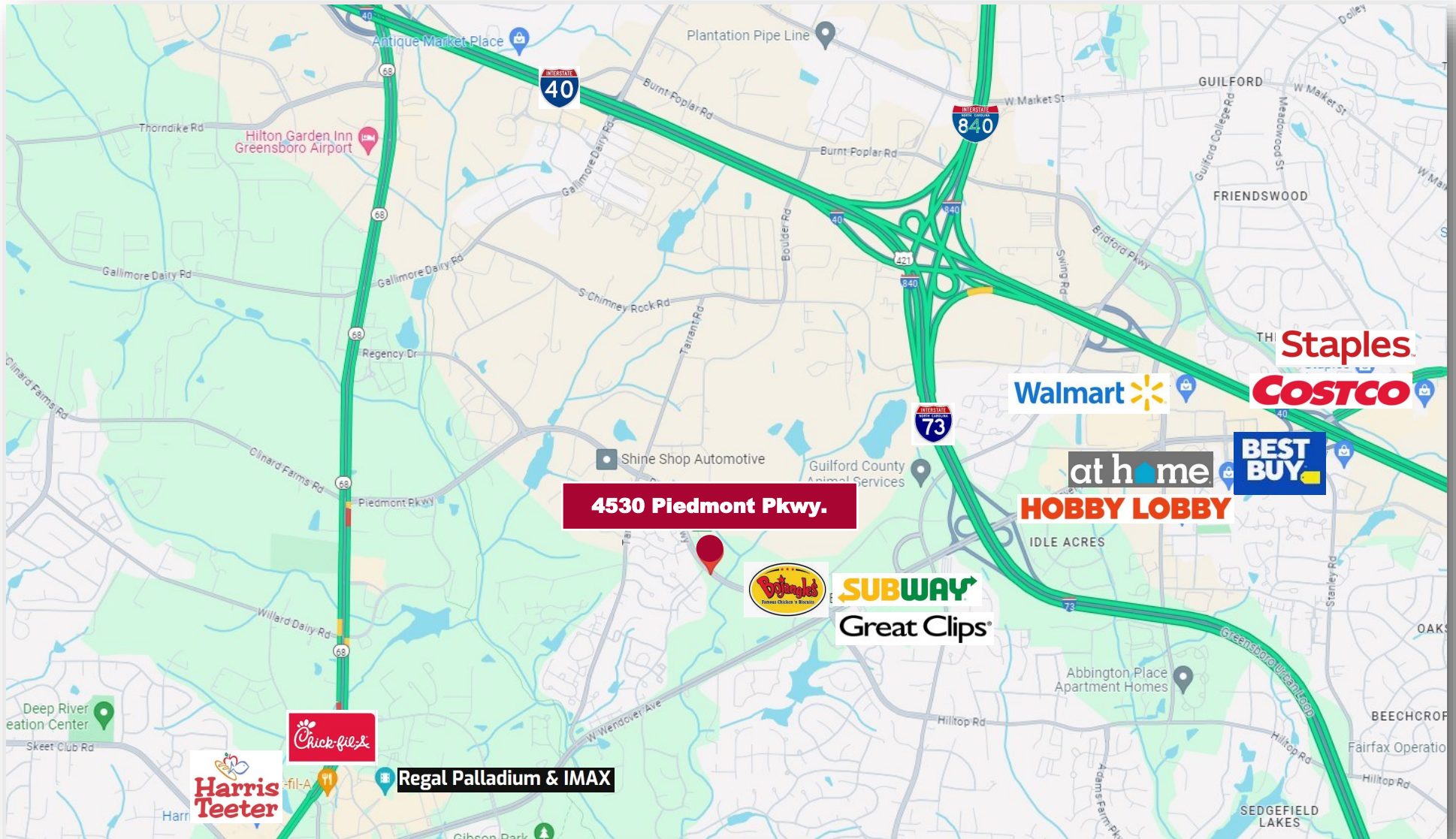


Storage Facility  
Illustration

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 of Brown Investment Properties warrant that the use shown would be approved for this property.

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





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.