

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
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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

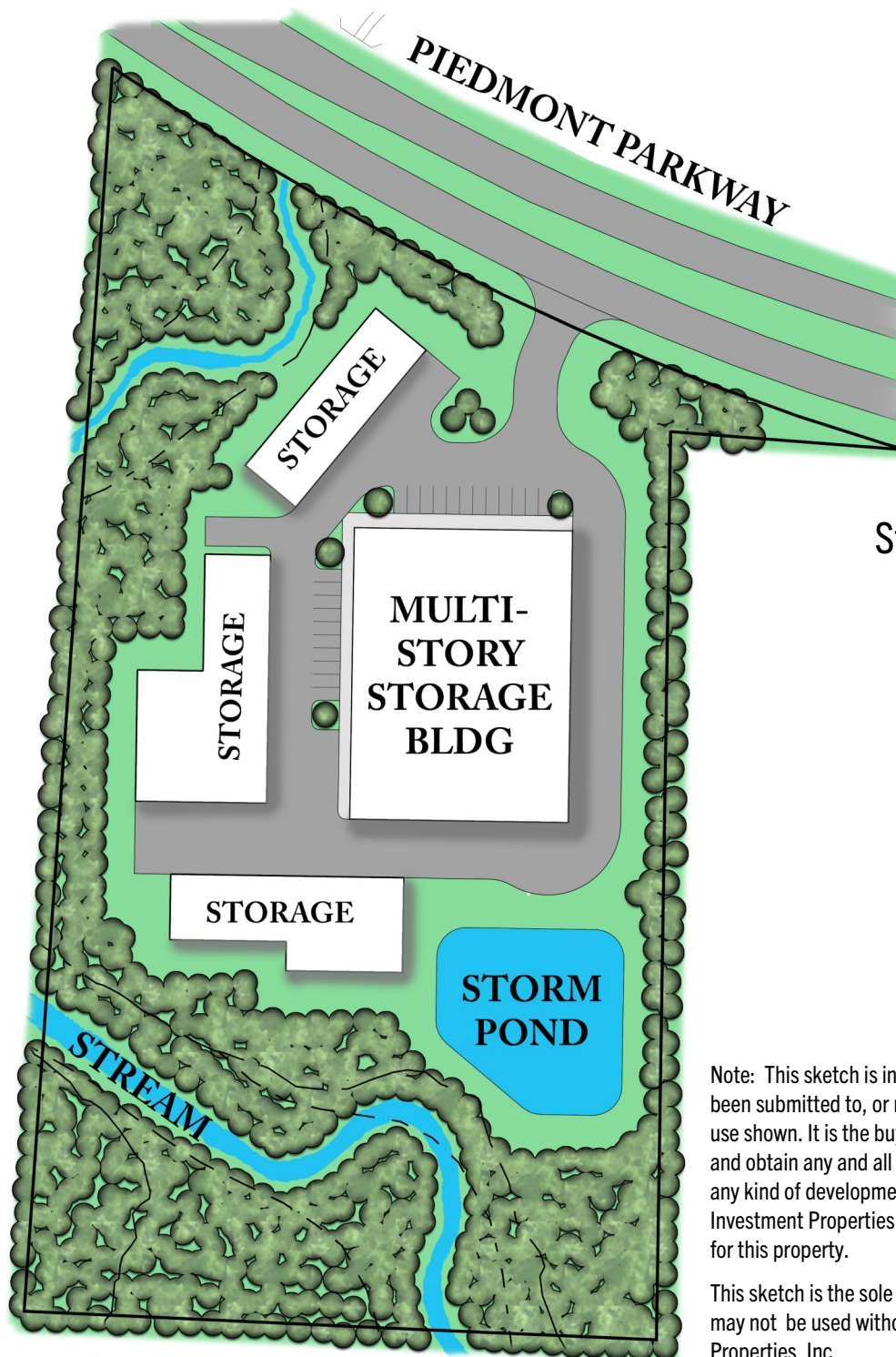
2 Mile	5 Miles
\$84,305	\$78,455



TRAFFIC

Piedmont Parkway & Wendover Avenue
14,426 Vehicles Per Day

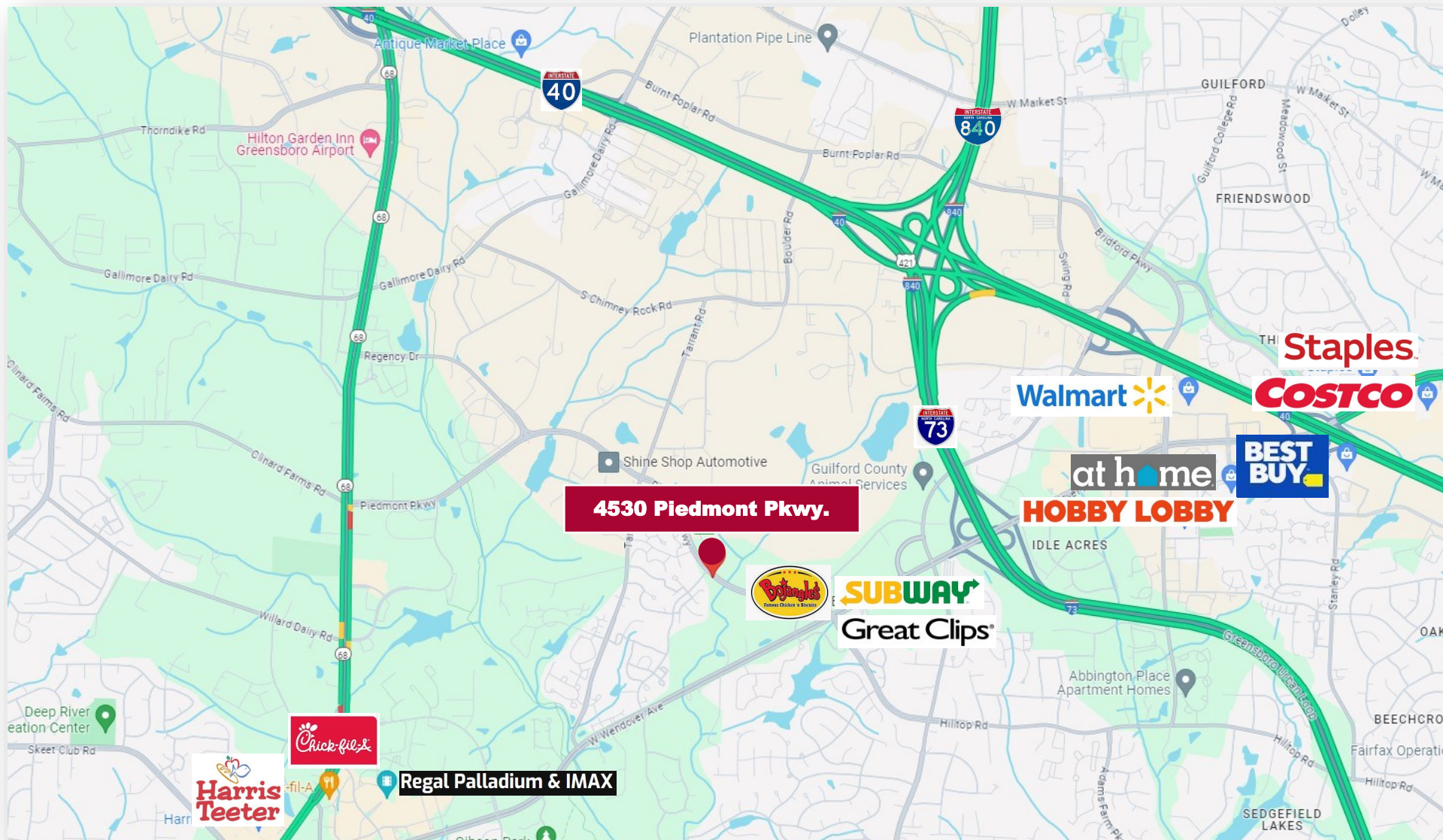




Storage Facility
Illustration

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.

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