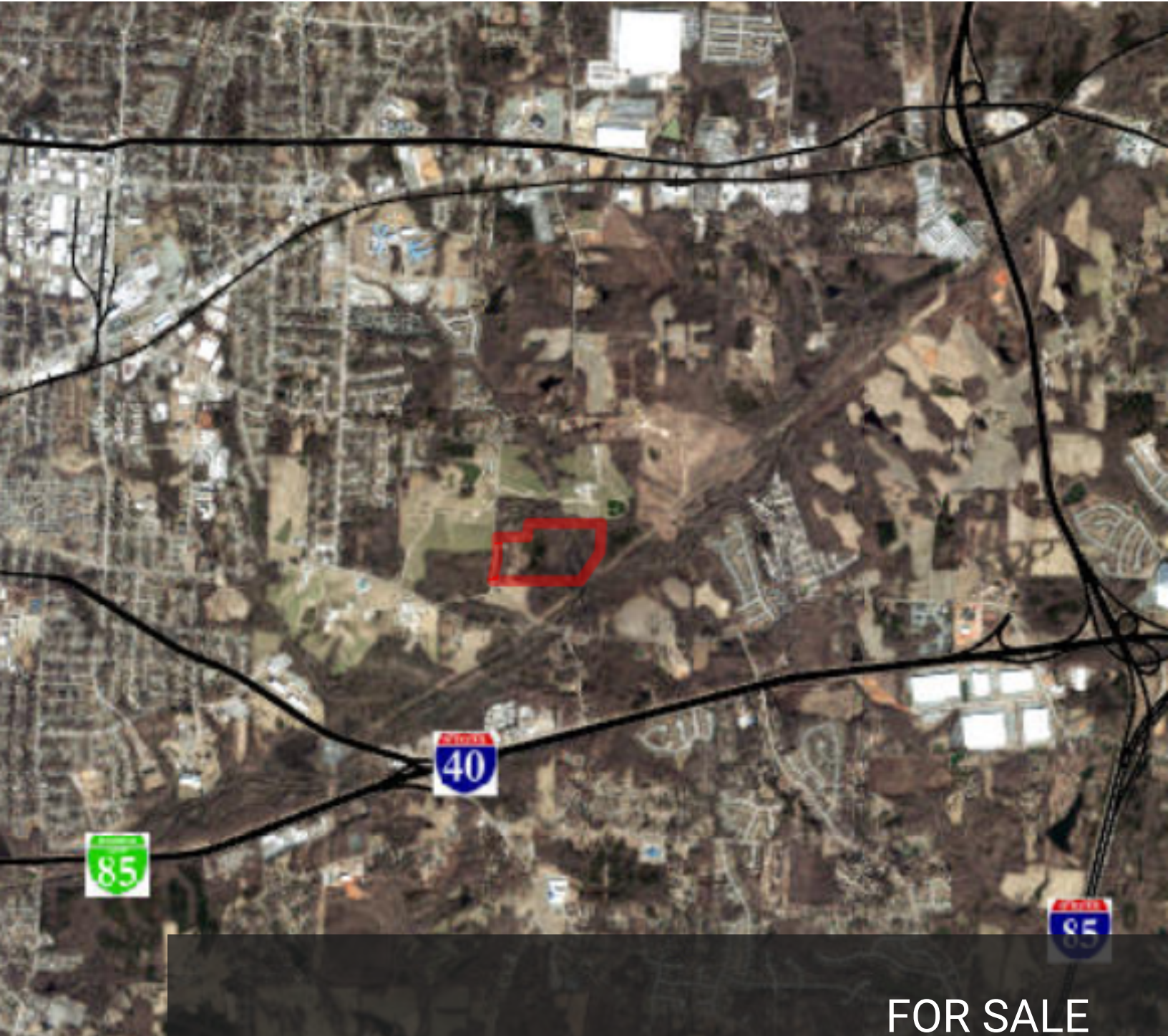


LAND FOR SALE

**52 +/- ACRES IN GREENSBORO, NC**

751 JFH DAIRY RD, GREENSBORO, NC 27405



**FOR SALE**

**KW COMMERCIAL - GLOBAL**

1221 South MoPac Expressway  
Austin, TX 78746



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*PRESENTED BY:*

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# EXECUTIVE SUMMARY

751 J F H DAIRY ROAD



## OFFERING SUMMARY

<b>PRICE:</b>	\$3,380,000
<b>LOT SIZE:</b>	52.44 +/- Acres
<b>PRICE / ACRE:</b>	\$64,455/acre
<b>ACCESS:</b>	Direct Road Frontage
<b>ZONING:</b>	AG (Future Land Use Plan - Industrial)

## PROPERTY OVERVIEW

This property is located within a planned Industrial District in Growth Tier 1 of the City of Greensboro's GSO 2040 Comprehensive Plan.

Growth Tier 1 indicates an area where the City is currently able to provide all City services including water and sewer service based on the location of existing infrastructure such as roads, fire stations, and water and sewer pipes. Before connecting to water or sewer service, property located within Growth Tier 1 will be annexed into the City. All projects that connect to City water and sewer will be required to comply with the City's Comprehensive Plan and land development regulations.

## LOCATION OVERVIEW

The City of Greensboro is the third largest city in North Carolina. It is centrally located in the state and is the mid-point between Charlotte and Raleigh along Interstate 85. The city also boasts its own airport (Piedmont Triad International Airport) making it easily accessible from anywhere in the world.

Major companies in the area include Publix, Honda Jet, Toyota, Qorvo, Mack Trucks, Volvo, Boom Supersonic, Haeco, Proctor & Gamble, amongst many others.

The area also boasts seven colleges and universities along with consistent population growth year over year, making this the ideal location for your business to call home.

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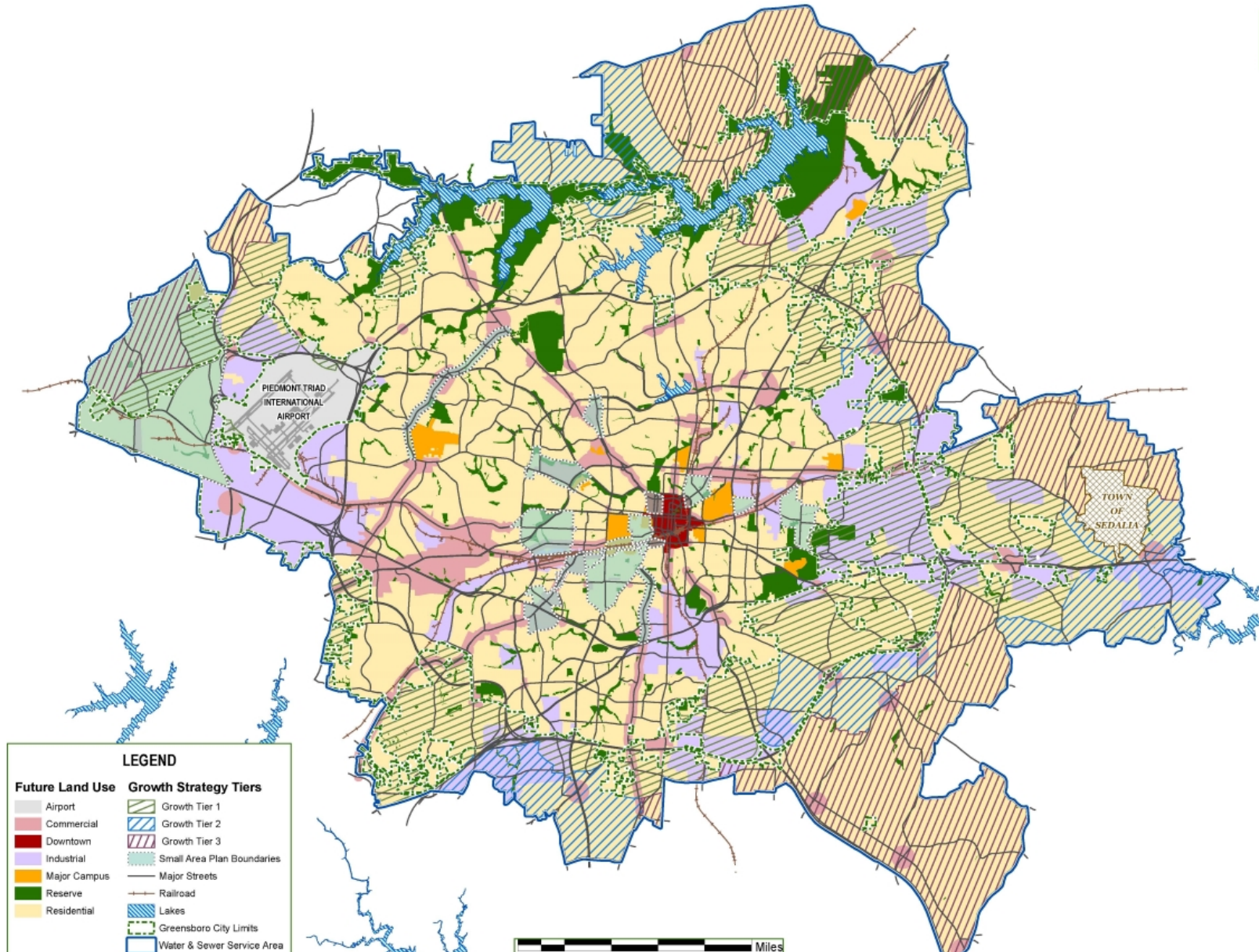
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# FUTURE LAND USE MAP

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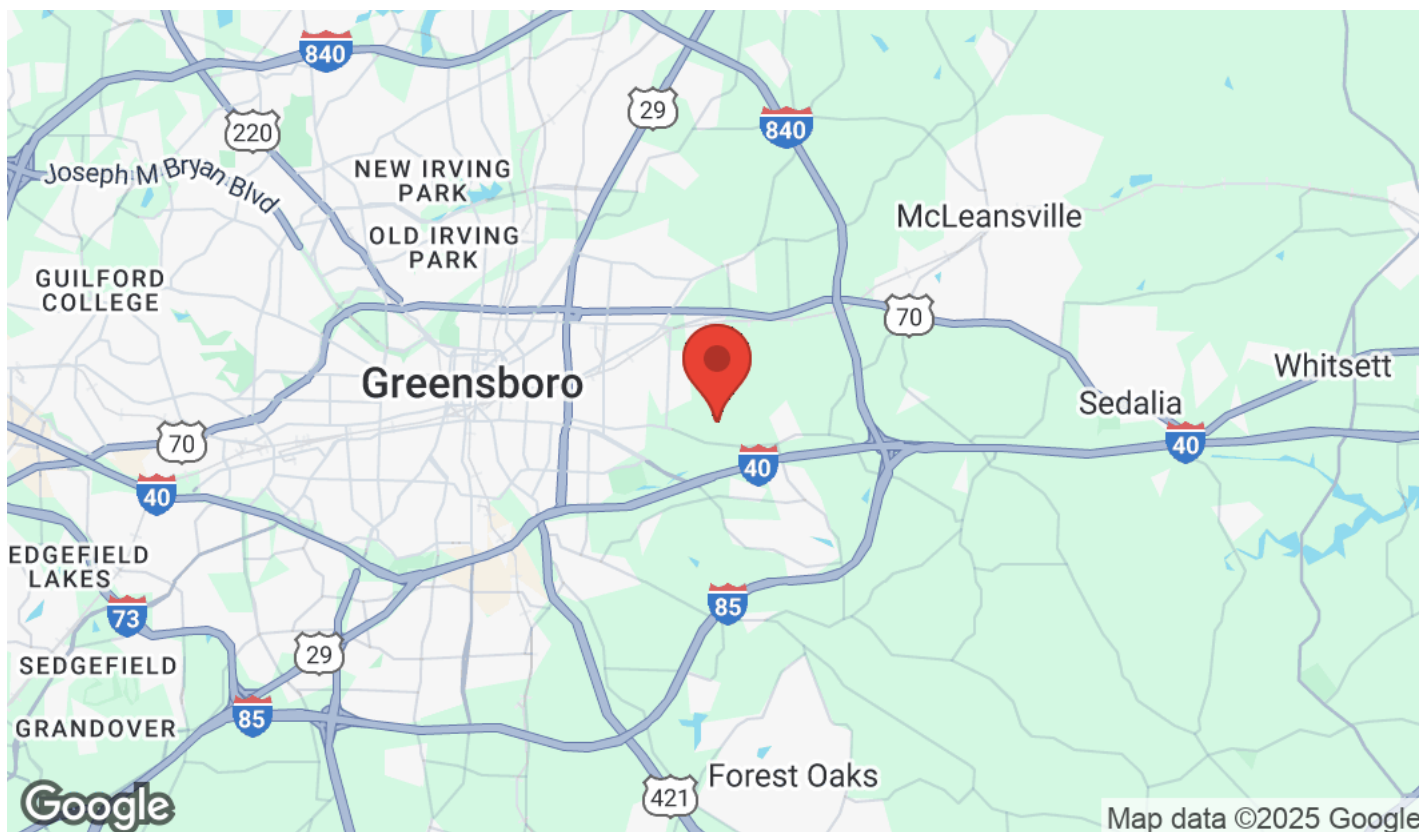
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# LOCATION MAPS

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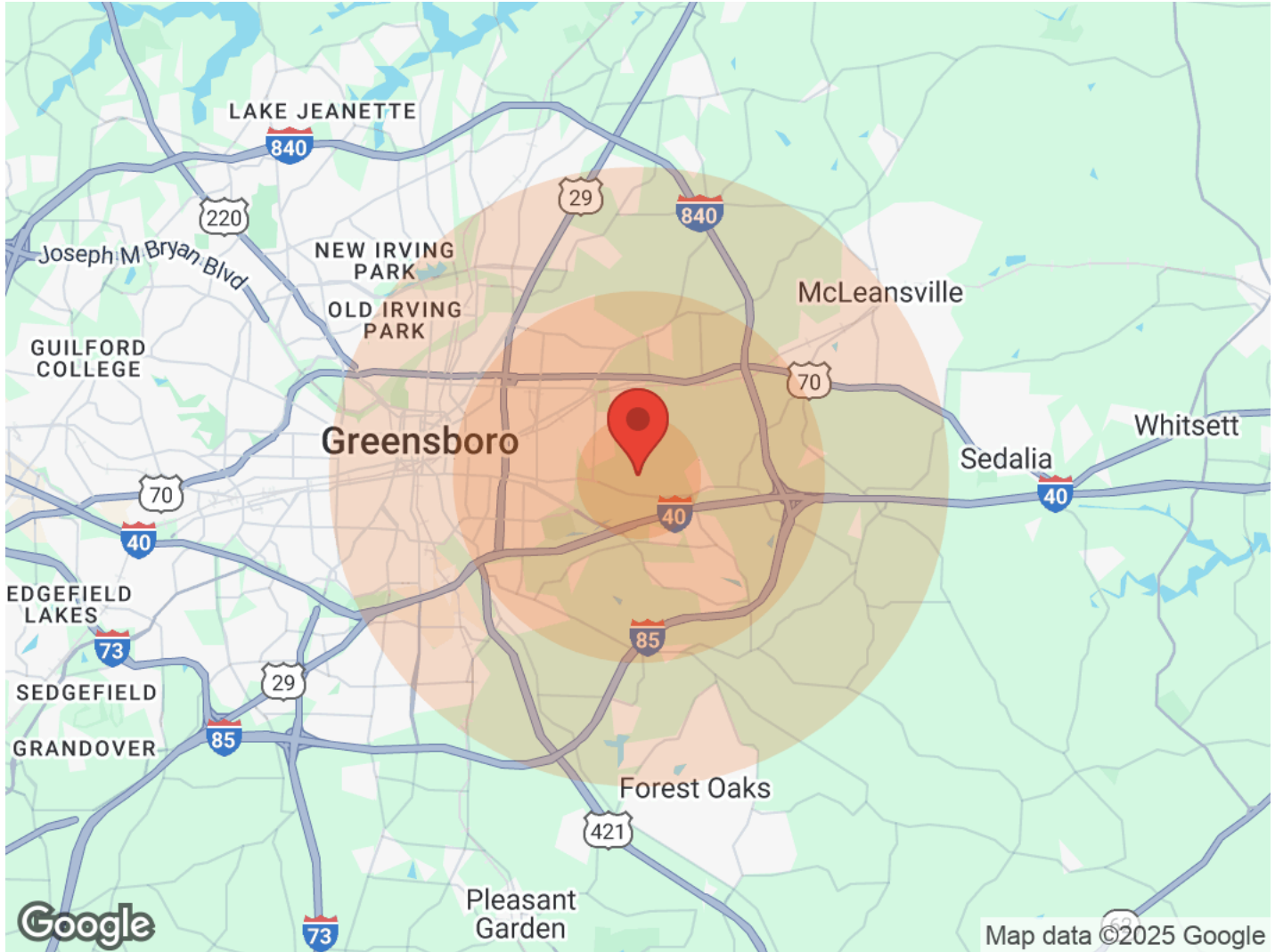
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	20,323	49,431	Median	N/A	\$25,164	\$28,117
Female	N/A	22,998	55,589	< \$15,000	N/A	4,110	9,850
Total Population	N/A	43,321	105,020	\$15,000-\$24,999	N/A	2,777	6,374
				\$25,000-\$34,999	N/A	2,349	5,438
				\$35,000-\$49,999	N/A	2,532	6,070
				\$50,000-\$74,999	N/A	2,202	6,010
				\$75,000-\$99,999	N/A	892	2,763
				\$100,000-\$149,999	N/A	663	2,028
				\$150,000-\$199,999	N/A	124	724
				> \$200,000	N/A	9	745
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	N/A	3,938	32,550	Total Units	N/A	17,691	46,132
Black	N/A	36,308	63,694	Occupied	N/A	15,485	40,604
Am In/AK Nat	N/A	25	115	Owner Occupied	N/A	7,285	19,682
Hawaiian	N/A	3	4	Renter Occupied	N/A	8,200	20,922
Hispanic	N/A	3,068	8,177	Vacant	N/A	2,206	5,528
Multi-Racial	N/A	4,708	12,468				

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## DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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