

## Land for Sale - Development Path + Motivated Owner



45.3+/- contiguous acres offered @ \$365,000

2820-2822 HUFFINE MILL RD. GIBSONVILLE, NC



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### PROPERTY FEATURES

- \* 1715 +/- FT road frontage along wooded and open fields with 3 points of ingress
- \* bordered by Huffine Mill Rd, Huffine Farm Rd, and Buffalo Creek

**LOCATION:** 15 min to downtown Burlington & Elon University; 19 min to downtown Greensboro: UNCG, Elon University Law School, NC A&T, 5 min to I-840, 6 convenient miles to I-40/I-85, 7 min to Hwy 70/Wendover Ave

**In the development path:** 5 min to Northern/Eastern Urban Loop – U-2525 aka I-840 delivered 2017 and designated Opportunity Zones means investment potential is strong.

**NEARBY AMENITIES:** 6 miles to grocery, dry cleaning, banking, pharmacy; 2.5 miles to NE High School. 3 miles to Keely public park & spray ground, 5 miles to Bryan Park soccer complex.

**CURRENT USE:** Agriculture: Field crops

**PIN:** 8807-81-2142