

## Humble

Land For Sale

138 Vivian Ln, Greensboro, NC 27406, Greensboro, NC, 27406

Prepared on November 30, 2025



### Listing Details | Land For Sale

Total Available Space	<b>5.94 Acres</b>
Asking Price	<b>\$825,000</b>
Listing Price Per SF	-
List Price Per Acre	-
Cap Rate (Actual)	-
Total Expenses	<b>\$1,896</b>
Terms	<b>Cash, Conventional, Bu...</b>
Possession	<b>COE</b>
Signage	<b>None</b>
Show Instructions	<b>Call broker</b>

Available Date	<b>11/14/2025</b>
Days On Market	<b>16 days</b>
Date Listed	<b>11/14/2025</b>
Last Modified	<b>11/24/2025</b>
Listing ID	<b>43846912</b>
Owner Occupied	<b>Yes</b>
Parking Spaces	-
Electric Service	<b>Yes, Duke Energy</b>
Water	<b>Yes, Private</b>
Sanitary Sewer	<b>Yes, Private</b>

### Property Details


Zoning	<b>Agriculture</b>
Building Status	<b>Existing</b>
Parcels	-
Legal Owner	<b>Harold &amp; Martha Humble</b>

Submarket	<b>NC - Inner Loop SE</b>
County	<b>Guilford</b>
Water	<b>Yes, Private</b>
Natural Gas	-

### Description

- Property Features
- This 5.94 ac parcel of land is in the Inner Loop close to the S Elm Eugene interchange with high traffic count and within minutes to downtown Greensboro. Easy access to Highway I-85, I-73, 421/29/40 and 74.
  - Vivian Lane has full access to the intersection at S Elm Eugene Street.
  - Municipality connections are already in place at the driveway entrance.
  - The property backs up to and adjoins Brittway I Inv LLC which runs along I-85/40 at the South Elm Eugene interchange. Within 150ft of the property, Bee Safe Storage Units is under construction.
  - Currently zoned AG, this site supports a wide variety of potential uses for the market's growth and innovation with potential for rezoning to maximize the lands use. It is not annexed into the city. As it is, there are only county taxes in the amount of \$1,895.95, yearly.
  - DOT, and Greensboro City Planning will require annexation and rezoning for your next project. Per City, voluntary annexation is currently out to 60 days.
  - The property features a 4-bd 3-b, 2000 Sq Ft on f...

### Contact

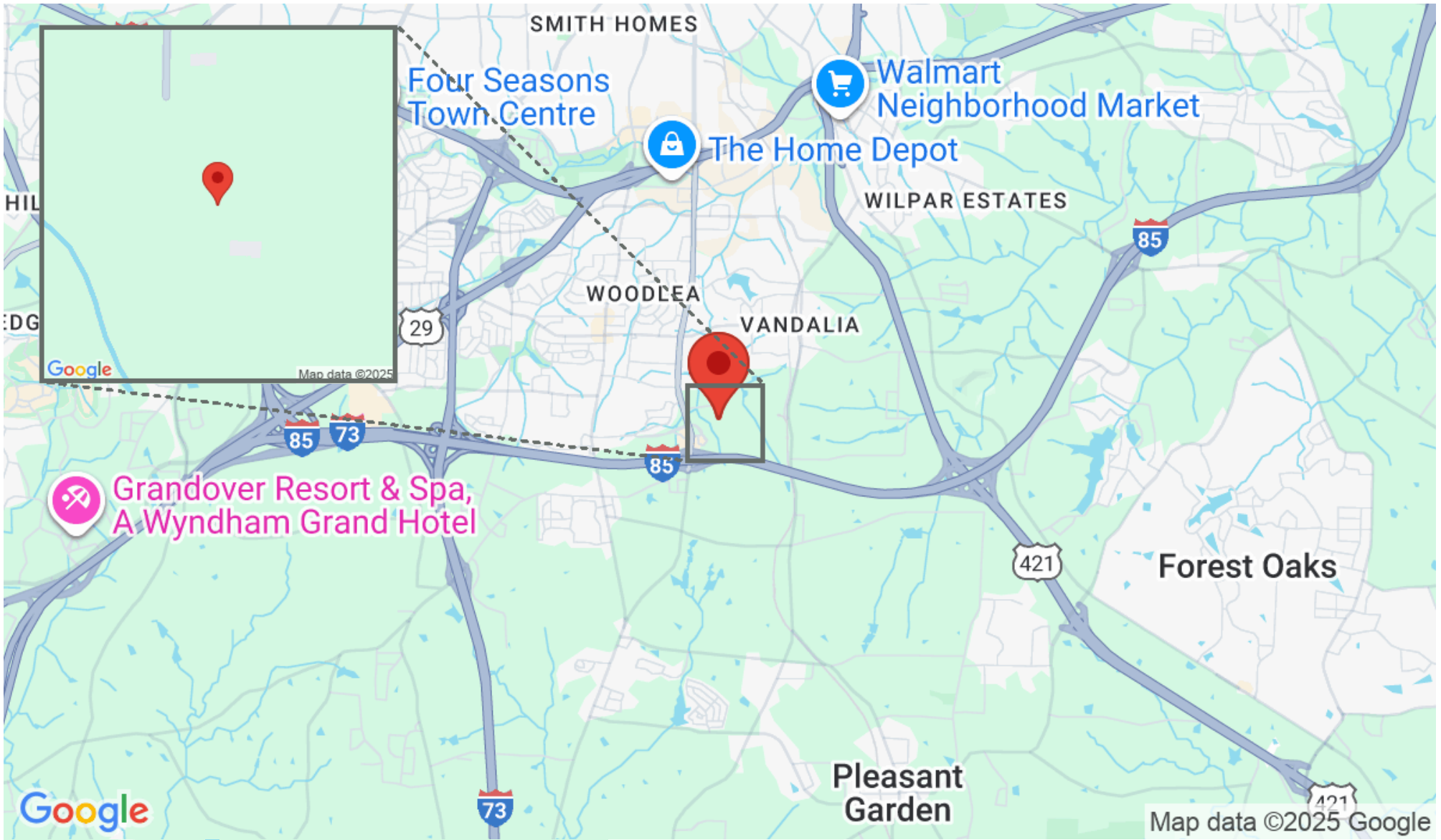
 **Paula Marie Fields**  
336-543-8683  
PFields2@triad.rr.com

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# 138 Vivian Ln

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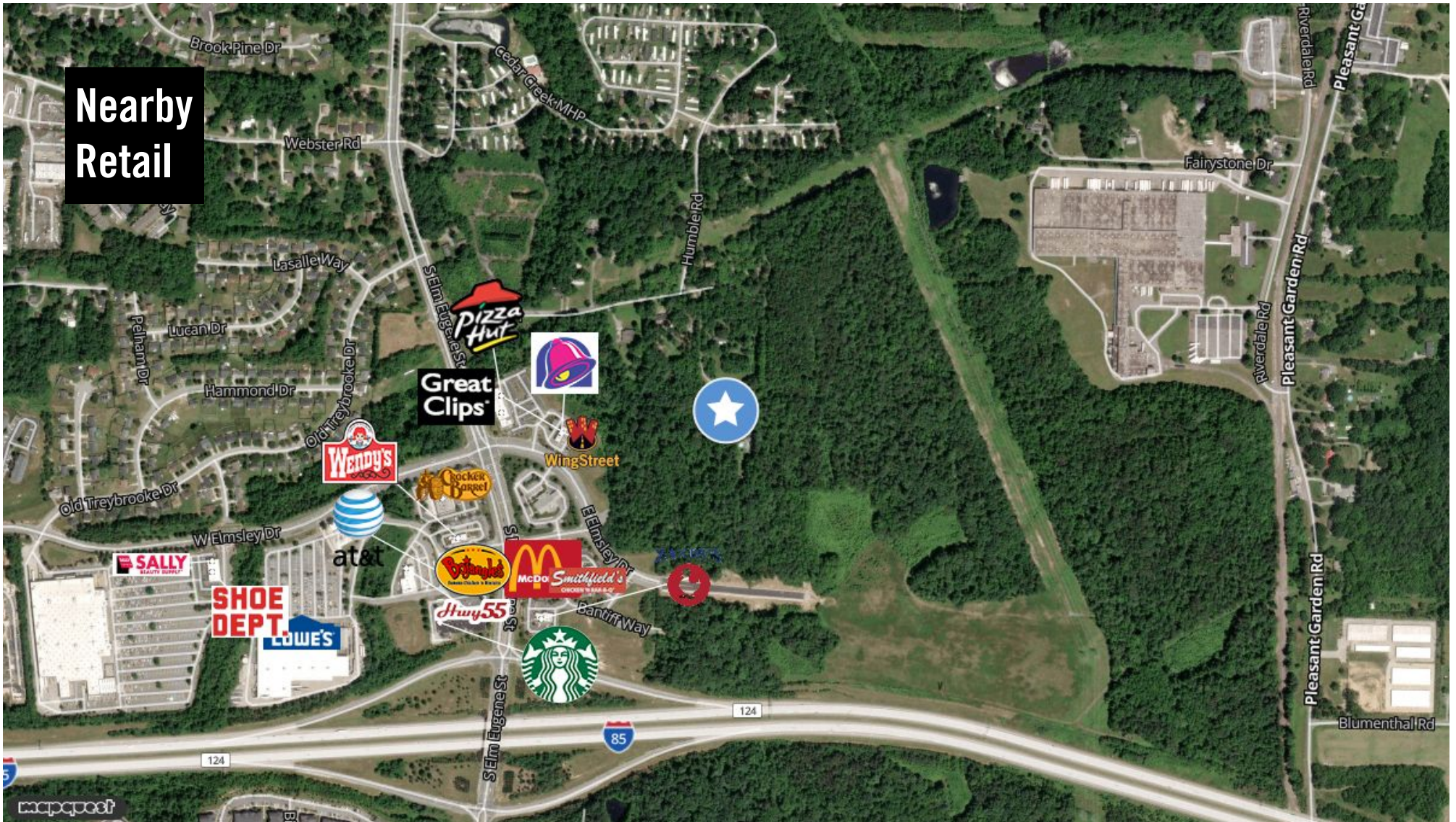
5324 Field Horney Road Greensboro, NC 27406 | 336-543-8683



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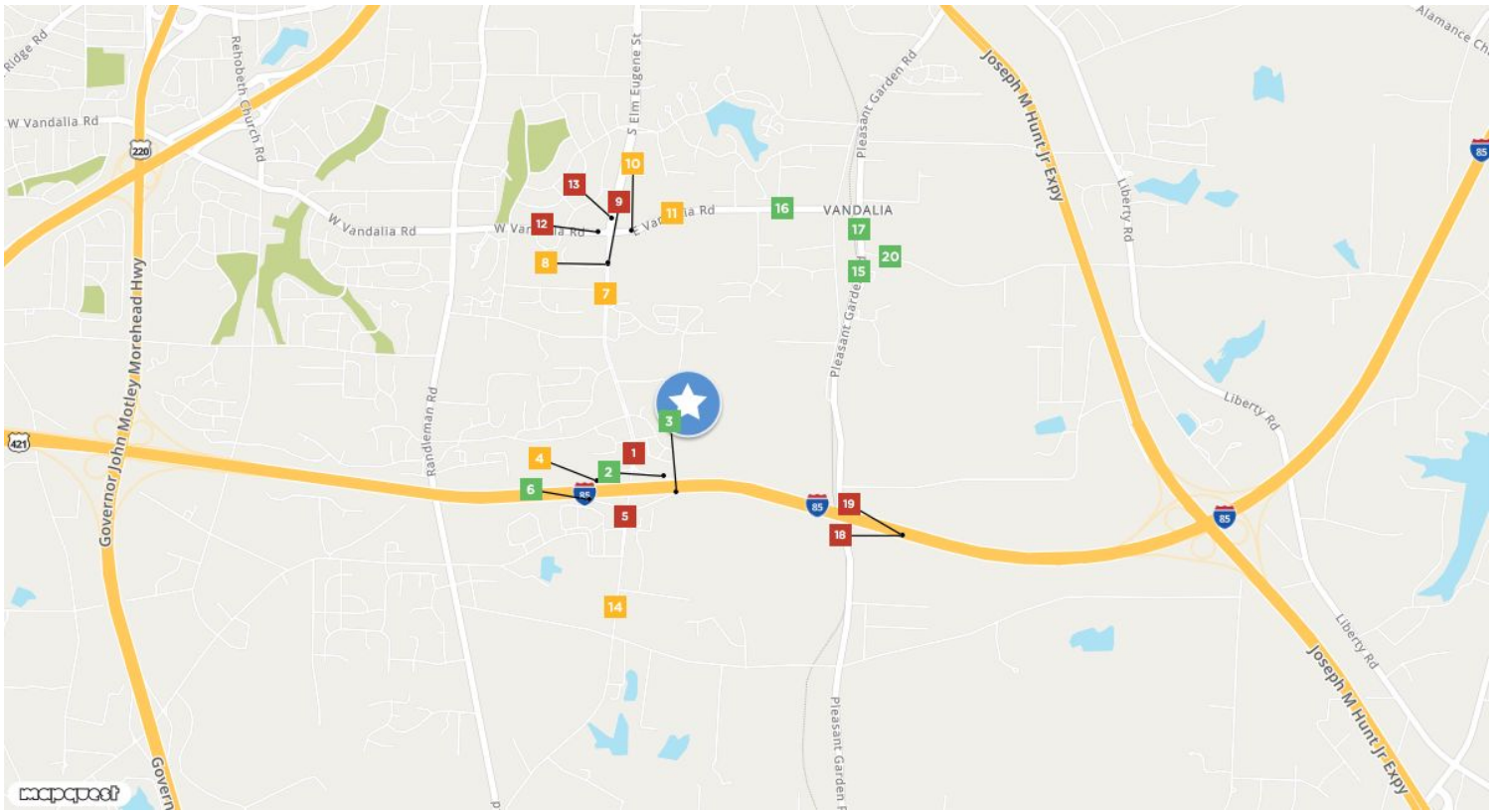
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Nearby Retail



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## Traffic Counts



<b>South Elm Eugene Street</b>	<b>1</b>
Chesham Dr	
Year: 2023	19,000
Year: 2022	21,451
Year: 2021	21,451

<b>Scounton Way</b>	<b>2</b>
Scounton Way	
Year: 2023	3,400
Year: 2022	3,435
Year: 2021	3,435

<b>Scounton Way</b>	<b>3</b>
Scounton Way	
Year: 2023	3,500
Year: 2022	2,256
Year: 2021	2,256

<b>Bimini Ln</b>	<b>4</b>
Bimini Ln	
Year: 2023	5,200
Year: 2022	5,104
Year: 2021	5,104

<b>South Elm Eugene Street</b>	<b>5</b>
Lambert Dr	
Year: 2023	14,500
Year: 2022	16,180
Year: 2021	16,180

<b>Bimini Ln</b>	<b>6</b>
Bimini Ln	
Year: 2023	4,900
Year: 2022	4,856
Year: 2021	4,856

<b>S Elm Eugene St</b>	<b>7</b>
W Lakefield Dr	
Year: 1995	6,300

<b>S Elm Eugene St</b>	<b>8</b>
W Lakefield Dr	
Year: 2003	6,400
Year: 1999	7,000
Year: 1998	6,558

<b>South Elm Eugene Street</b>	<b>9</b>
W Lakefield Dr	
Year: 2023	12,500
Year: 2022	13,233
Year: 2021	13,233

<b>E Vandalia Rd</b>	<b>10</b>
S Elm Eugene St	
Year: 1998	8,139

<b>E Vandalia Rd</b>	<b>11</b>
E Vandalia	
Year: 1995	7,800

<b>W Vandalia Rd</b>	<b>12</b>
Woodlea Dr	
Year: 1998	10,460

<b>S Elm Eugene St</b>	<b>13</b>
E Vandalia Rd	
Year: 1998	10,406

<b>South Elm Eugene Street</b>	<b>14</b>
Ritters Lake Rd	
Year: 2023	8,800
Year: 2022	8,744
Year: 2021	8,744

<b>Pleasant Garden Road</b>	<b>15</b>
Wiley Lewis Rd	
Year: 2023	3,500
Year: 2022	3,694
Year: 2021	3,694

<b>East Vandalia Road</b>	<b>16</b>
Woodbluff Dr	
Year: 2023	4,400
Year: 2022	4,478
Year: 2021	4,478

<b>Pleasant Garden Road</b>	<b>17</b>
Wiley Lewis Rd	
Year: 2023	4,300
Year: 2022	4,228
Year: 2021	4,228

<b>Greensboro Urban Loop</b>	<b>18</b>
I- 85	
Year: 2023	67,500
Year: 2022	65,939
Year: 2021	65,939

<b>Greensboro Urban Loop</b>	<b>19</b>
I- 85	
Year: 2019	71,000

<b>Wiley Lewis Road</b>	<b>20</b>
Baynes Forest Ln	
Year: 2023	1,600
Year: 2022	1,475
Year: 2021	1,475

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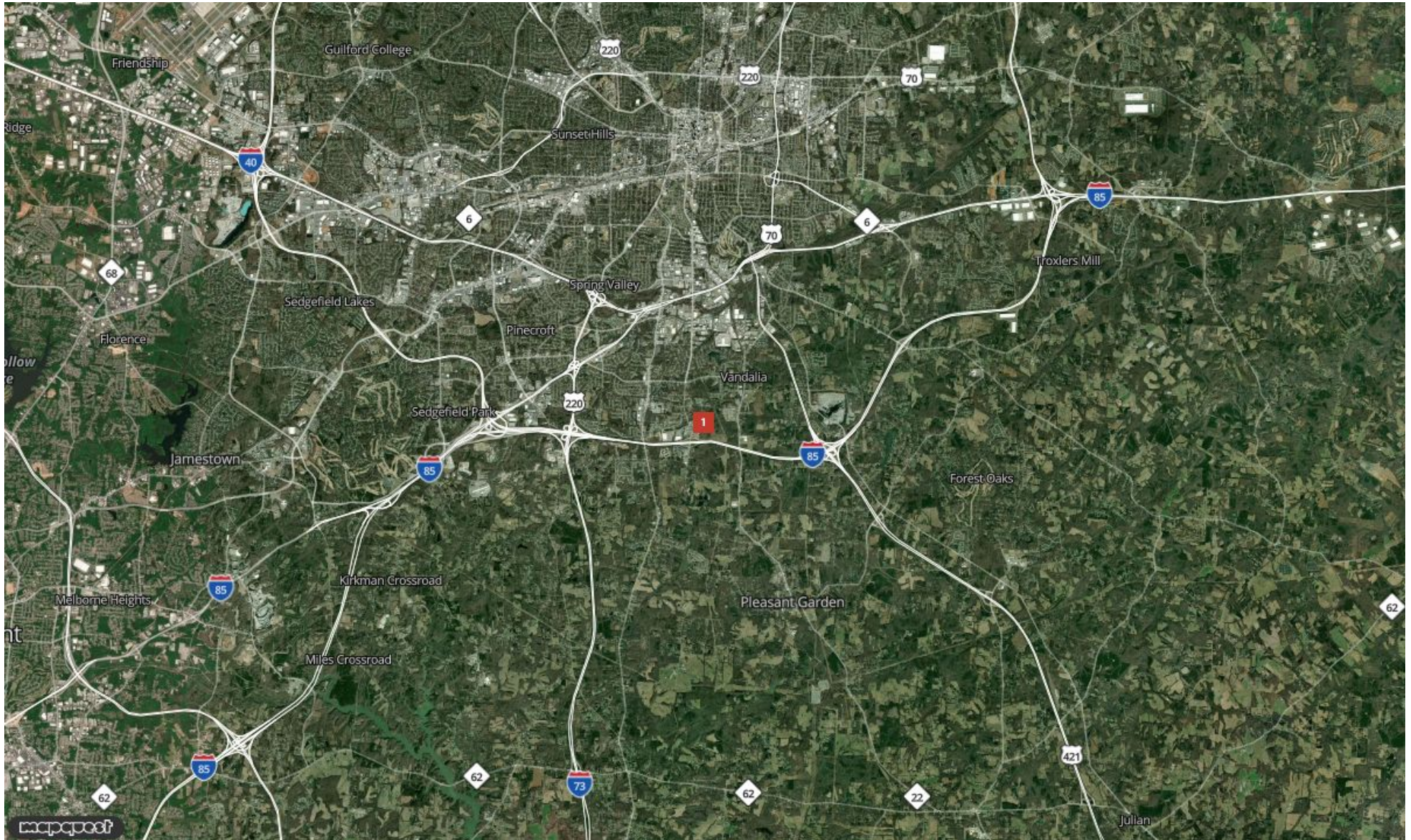
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# Report for 138 Vivian Ln, Gree...

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- DOT, and Greensboro City Planning will require annexation and rezoning for your next project. Per City, voluntary annexation is currently out to 60 days.
- The property features a 4-bd 3-b, 2000 Sq Ft on frame Modular currently connected to well and septic. This may serve as an office before full buildout and development.
- There is a Duke Energy power box on the property for the billboards along Hwy I-85.
- Duke Energy has a substation 2 miles away, with 500kV/230kV and a capacity of 2078MVA.

Proximity to the area's expansion and growth:

- The increasing value and potential of this property is its proximity to PTI Airport, Amazon.com Services, Light Industrial, Light Manufacturing, Retail, Commercial, Shopping Center Strip, Apartments/Multi-family, Industrial zoning, Single Family, and Mobile Home Park making it ideal for redevelopment and adaptive use.
- Some of the established commercial and retail businesses close by are apartments, SECU Bank, Urgent Care, Phone stores, Lowes Home Improvement, Walmart, Tractor Supply, Shoe Store, and fast-food restaurants.

There is Direct Access from the I-85/I-40 S Elm Eugene Interchange, Exit 124 to:

- 3 Minutes (1 mile) from HWY 421 S, Exit 126A off I-85.
- 4 minutes (1.6 miles) Amazon.com Services LLC 236 Ritters Lake Road, Greensboro, NC 27406
- 10 minutes (4.8 miles) from downtown Greensboro Government Plaza. 110 S Greene St, Greensboro, NC 27401
- 15 minutes (13.3 miles) from the Toyota Battery Manufacturing, 4857 Dogwood Ln, Liberty, NC 27298
- 18 minutes (17.3 miles) from the Piedmont Triad International Airport, 1000 Ted Johnson Pkwy, Greensboro, NC 27409
- 1 hour (68.5 miles) from Raleigh-Durham International Airport, 2400 John Brantley Blvd, Morrisville, NC 27560
- 1 hour 21 minutes (90 miles) from Charlotte, NC

Helpful Notes:

The Annual Economic Development Panel strongly asked for all the land they can get. They want to see apartments and all kinds of housing because the need for housing is greater than the development. They need the internet and power to handle the growth. The power grid must be able to service all these new developments.

Hopefully this information will help spark your engineering team to investigate another opportunity to generate profits and add this parcel to your portfolio. The possibility that it will be economically viable and can generate a satisfactory return on your investment is worth investigating.

DOT said, “Tell the developer to Bring a site plan and tell the water, zoning board, city, county, etc., what they want to do, and all of the departments involved will work together and be favorable to developing this area.”

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