



LAND FOR SALE
**371 CLAPP FARMS ROAD
GREENSBORO, NC 27405**

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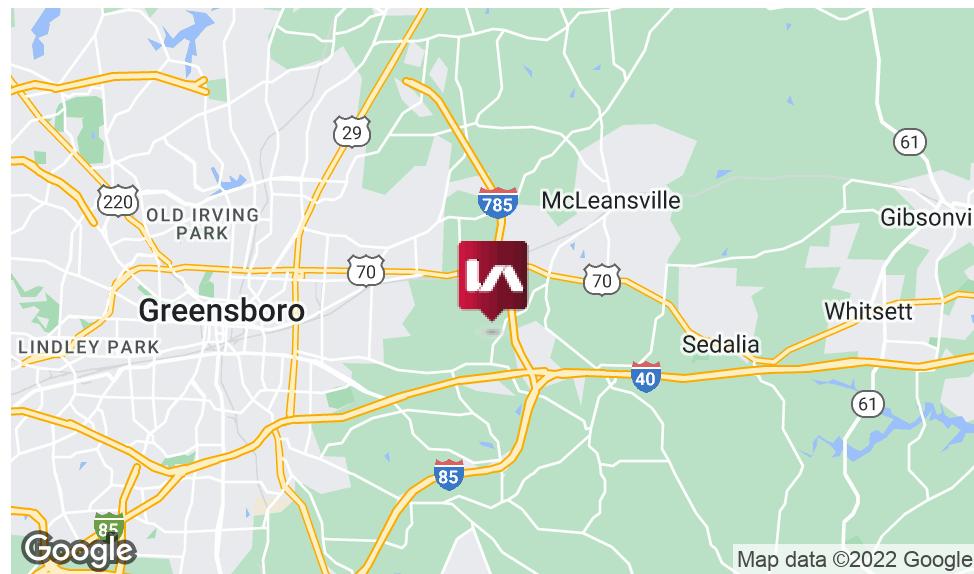
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

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PROPERTY DESCRIPTION

±26.71 acres for sale in Greensboro, NC at the new I-785 Urban Loop between I-40/I-85 and US 70. The site is close to McConnell Road Exit 226 on I-40. There is more than 2.1 million square feet of existing industrial and another 1.0 million square feet of proposed industrial along the McConnell Road/Clapp Farms Road corridor.

PROPERTY HIGHLIGHTS

- City of Greensboro ETJ
- Future Land Use: Industrial
- Water and sewer utilities nearby
- Guilford County PIN 115531
- Sale Price: \$3,605,850 (\$135,000 per acre)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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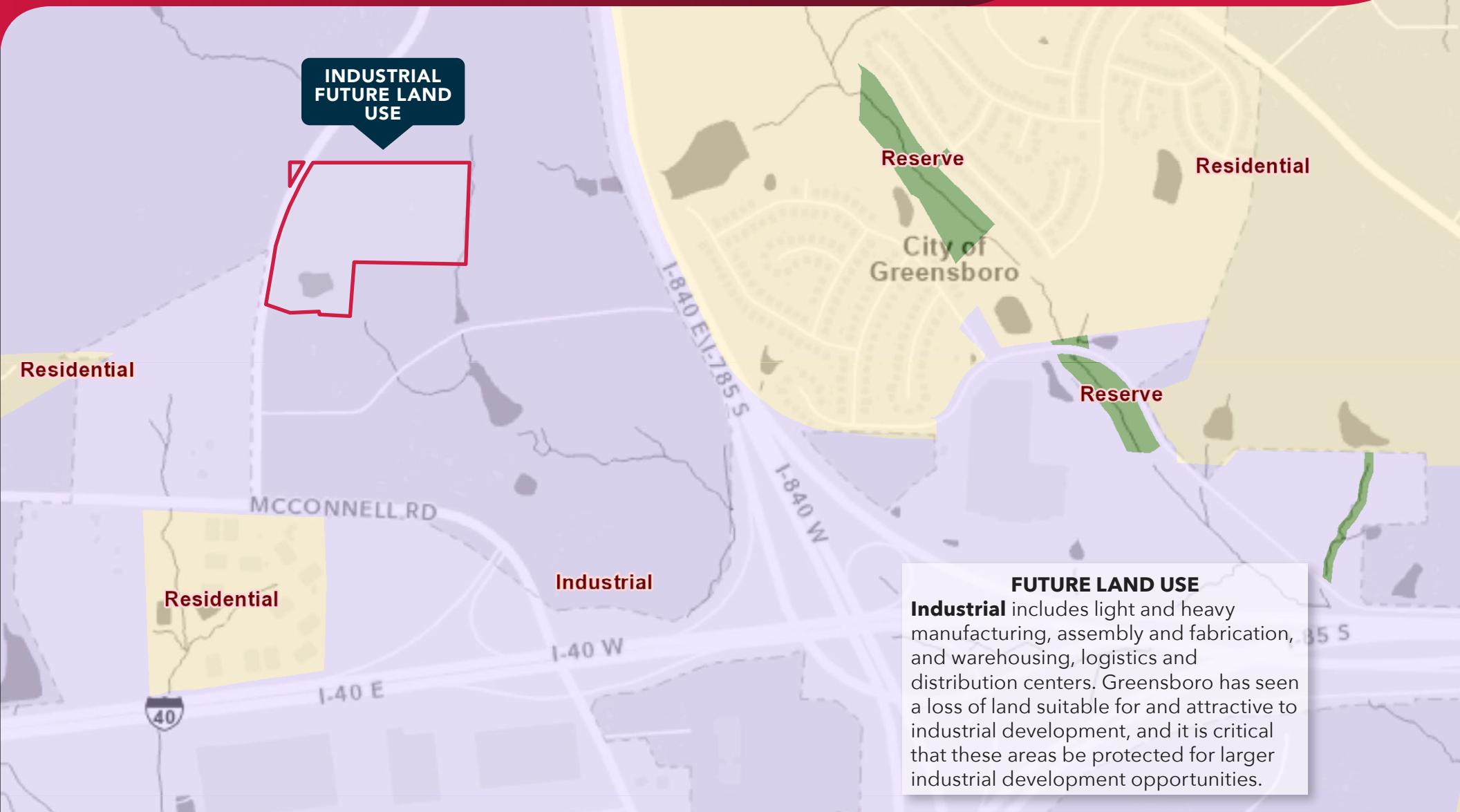
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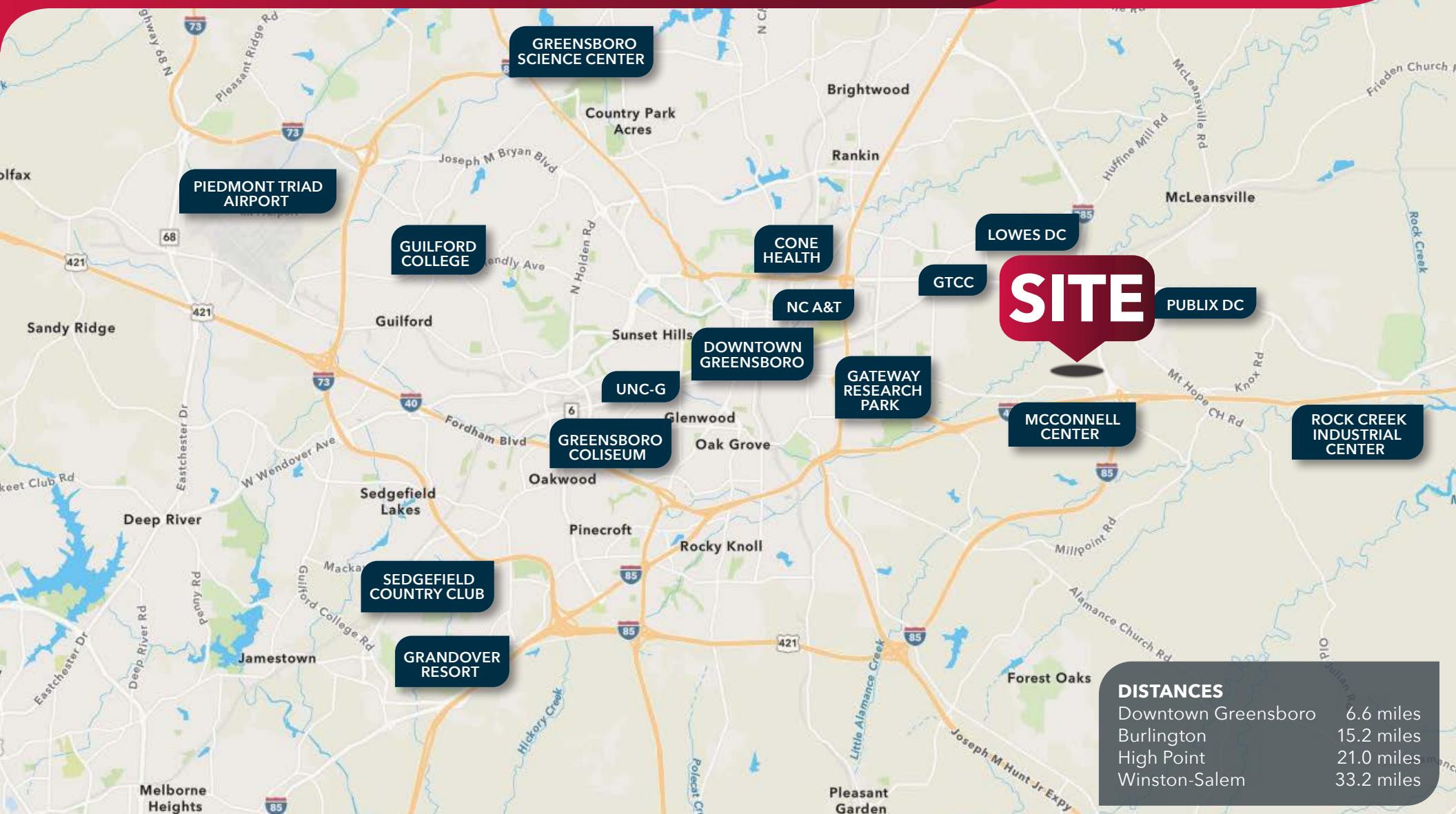
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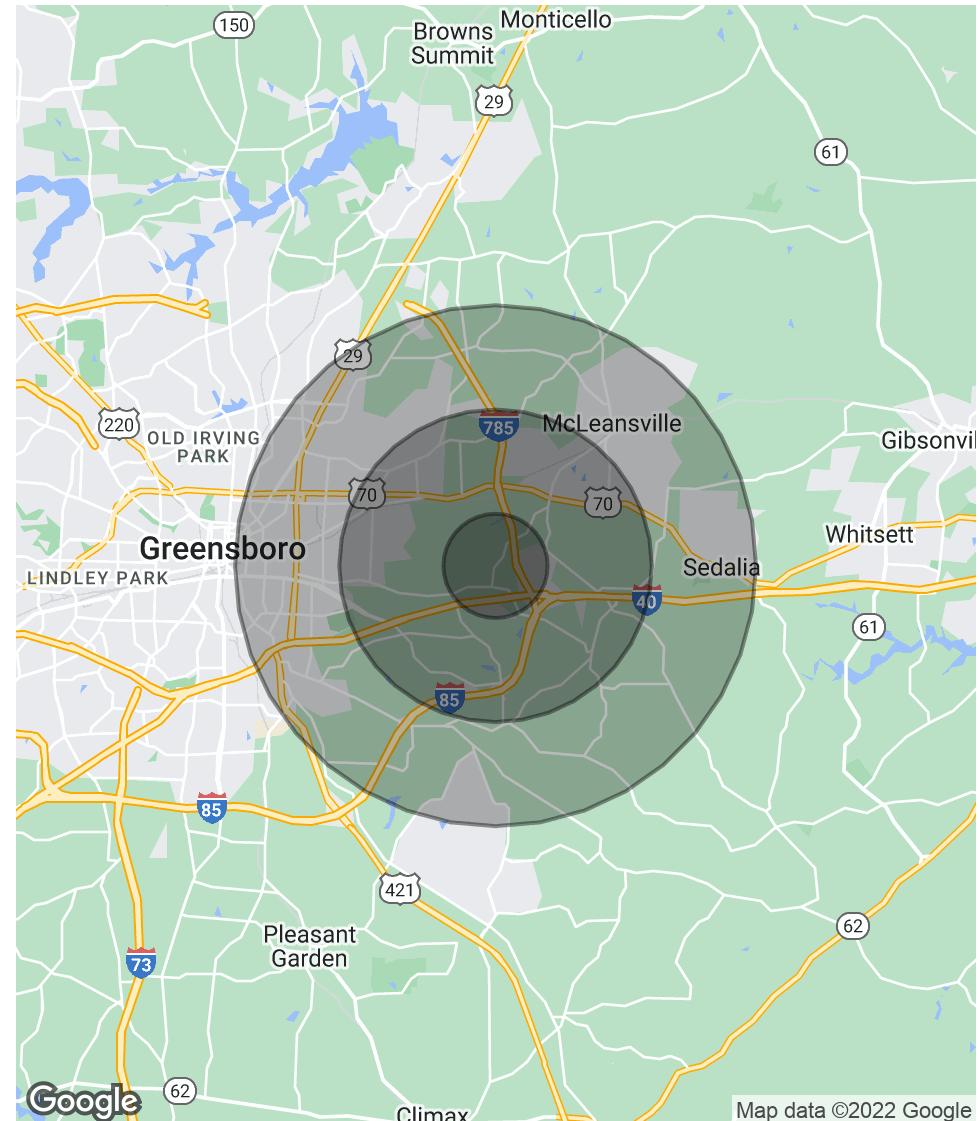
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,233	19,184	71,523
Average Age	32.8	34.1	33.5
Average Age (Male)	33.7	32.6	31.0
Average Age (Female)	31.5	38.9	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	954	7,891	29,325
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$52,072	\$53,379	\$46,251
Average House Value	\$124,948	\$129,046	\$122,571

* Demographic data derived from 2020 ACS - US Census



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