

LAND COMPS--HWY 220 CORRIDOR
greensboro & summerfield nc

HIGHWAY BUSINESS / COMMERCIAL CLASS

3900 BATTLEGROUND AVE (HARRIS TEETER GAS)
ACREAGE: .82 ACRES
SALE PRICE: \$1,500,000

PRICE PER ACRE _____ \$1,829,268

4000 BATTLEGROUND AVE (CVS PHARMACY)
ACREAGE 1.88 ACRES
SALE PRICE \$1,276,200

PRICE PER ACRE _____ \$678,829

5105 MICHAUX ROAD (RODY'S TAVERN)
ACREAGE 2.05 ACRES
SALE PRICE \$850,000

PRICE PER ACRE _____ \$422,885

4016 BATTLEGROUND AVE (STARBUCKS)
ACREAGE 1.64 ACRES
SALE PRICE \$857,300

PRICE PER ACRE _____ \$522,743

4014 BATTLEGROUND AVE (SECU)
ACREAGE 1.63 ACRES
SALE PRICE \$852,200

PRICE PER ACRE _____ \$522,699

3516 DRAWBRIDGE PARKWAY (FOOD LION-CONE HEALTH)
ACREAGE 5.1 ACRES
SALE PRICE \$1,786,100

PRICE PER ACRE _____ \$350,100

3920 BATTLEGROUND AVE (EDWARD JONES)
ACREAGE .56 ACRES
SALE PRICE \$293,500

PRICE PER ACRE _____ \$524,107

3512 DRAWBRIDGE PARKWAY (JAKE'S DINER)
ACREAGE 1.15 ACRES
SALE PRICE \$529,000

PRICE PER ACRE _____ \$460,000

3309 BATTLEGROUND AVE (COOK OUT--WESTRIDGE)
ACREAGE .66 ACRES
SALE PRICE \$695,000

PRICE PER ACRE _____ \$1,053,030

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3227 BATTLEGROUND AVE (SUNTRUST BANK)
ACREAGE: .93 ACRES
SALE PRICE: \$1,078,400

PRICE PER ACRE _____ \$1,159,568

3001 BATTLEGROUND AVE (OIL CHANGE LOWES)
ACREAGE .59 ACRES
SALE PRICE \$565,400

PRICE PER ACRE _____ \$958,305

3132 BATTLEGROUND AVE (SHAPIRO EYE CENTER)
ACREAGE .61 ACRES
SALE PRICE \$584,600

PRICE PER ACRE _____ \$958,360

3420 WHITEHURST DRIVE (WHITESTONE SENIOR LIVING)
ACREAGE 6.65 ACRES
SALE PRICE \$2,106,800

PRICE PER ACRE _____ \$316,812

3312 BATTLEGROUND AVE. (SOUTHEASTERN EYE CENTER)
5.06 ACRES
SALE PRICE \$3,338,600

PRICE PER ACRE _____ \$669,802

3314 BATTLEGROUND AVE. (ALLEGACY CREDIT UNION)
ACREAGE 1.18 ACRES
SALE PRICE \$610,600

PRICE PER ACRE _____ \$517,457

3111 BATTLEGROUND AVE (DAY SPA)
ACREAGE ..76 ACRES
SALE PRICE \$837,600

PRICE PER ACRE _____ \$1,102,105

3223 BATTLEGROUND AVE (CITGO)
ACREAGE .53 ACRES
SALE PRICE \$620,000

PRICE PER ACRE _____ \$1,169,811

1901 WESTRIDGE ROAD (CLEANER WORLD)
ACREAGE .56 ACRES
SALE PRICE \$429,300

PRICE PER ACRE _____ \$766,607

3402 BATTLEGROUND AVE (BETHANY MEDICAL)
ACREAGE 1.84 ACRES
SALE PRICE \$815,800

PRICE PER ACRE _____ \$443,369

SUMMATION VALUES \$19,527,300
TOTAL COMMERCIAL ACRES 34.20
AVERAGE PRICE PER ACRE _____ \$570,973

\$570,973 / 43,560 SF = \$13.10 SF

**note: these are land only comps from
guilford county tax department and do not
reflect any building costs**