



8004 Houghton Road, Greensboro, NC 27403
8030 Houghton Road, Greensboro, NC 27403

For Sale
\$1,382,400



Contact:
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336-215-5716

**Proposed Commercial Land
Being Sold As Separate Lots
Current Zoning: Agricultural
Lot 1 Price: \$620,800 (\$80,000/AC)
Lot 2 Price: \$761,600 (\$80,000/AC)
Total Acres: 17.28 +/-**

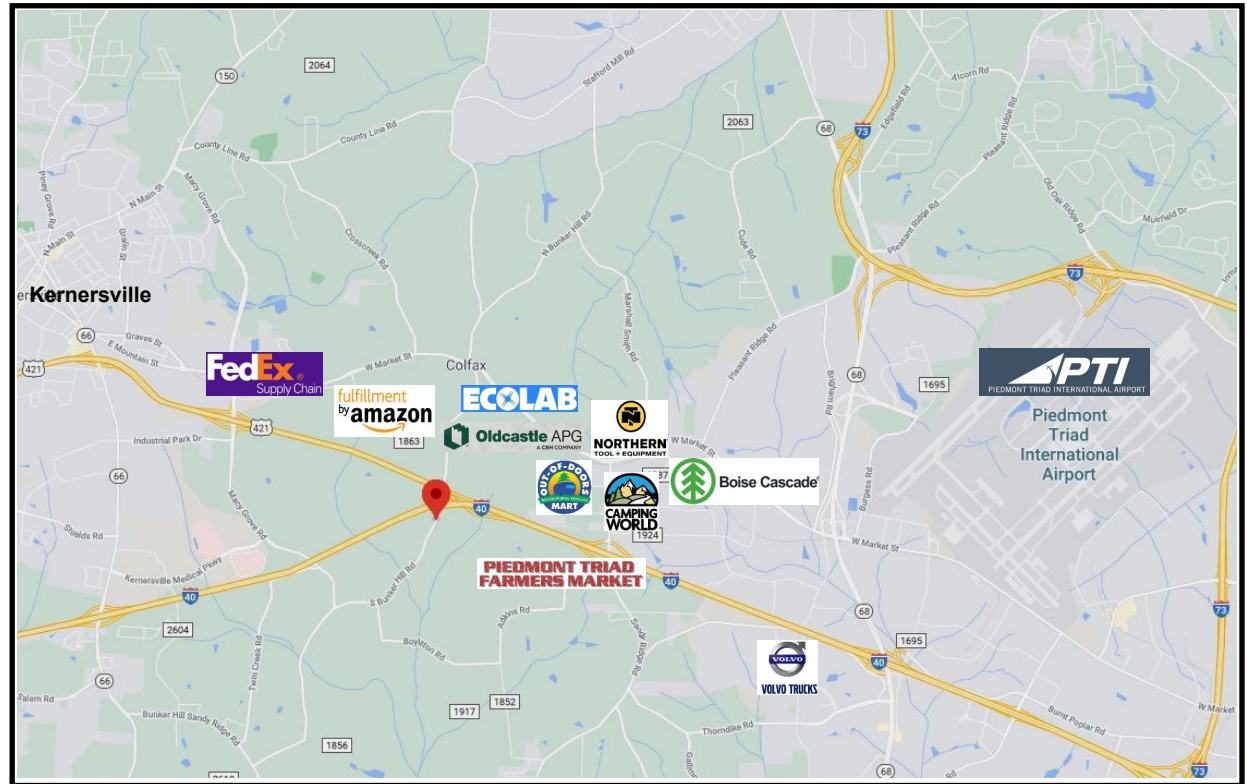
- Excellent visibility along the I-40 Corridor
- 8004 Houghton Road - 7.76 +/- Acres.
- 8030 Houghton Road - 9.52 +/- Acres
- Additional land available (by others) with a potential for over 50 acres total.
- Sewer available on adjacent property for sale by others.

Location

- This property is in the "Heart of the Triad" near the split of I-40 and NC HWY 421 (old I-40) between Greensboro and Kernersville.
- The area is a prime location for Industrial/Warehouse properties.
- 2 miles to the Piedmont Triad Airport and less than a mile from the FedEx Hub and the Amazon Fulfillment Center.
- Access to I-40 is currently via Macy Grove Rd & US HWY 421 interchange to Old Greensboro Rd and then onto Bunker Hill Rd. Note: A new interchange is planned by NCDOT at Macy Grove Rd & I-40 providing quicker access.
- Nearby industrial/manufacturing businesses include Volvo Trucks of North America, Boise Cascade, and Ecolab Kay Chemical
- Nearby wholesale/retail businesses include Camping World, Out of Doors Mart, Northern Tool & Equipment, Adams Products, and the Piedmont Triad Farmers Market.

Potential Uses

- Manufacturing
- Industrial Warehousing
- Wholesale Trade/Sales Center & Yard
- Apartments



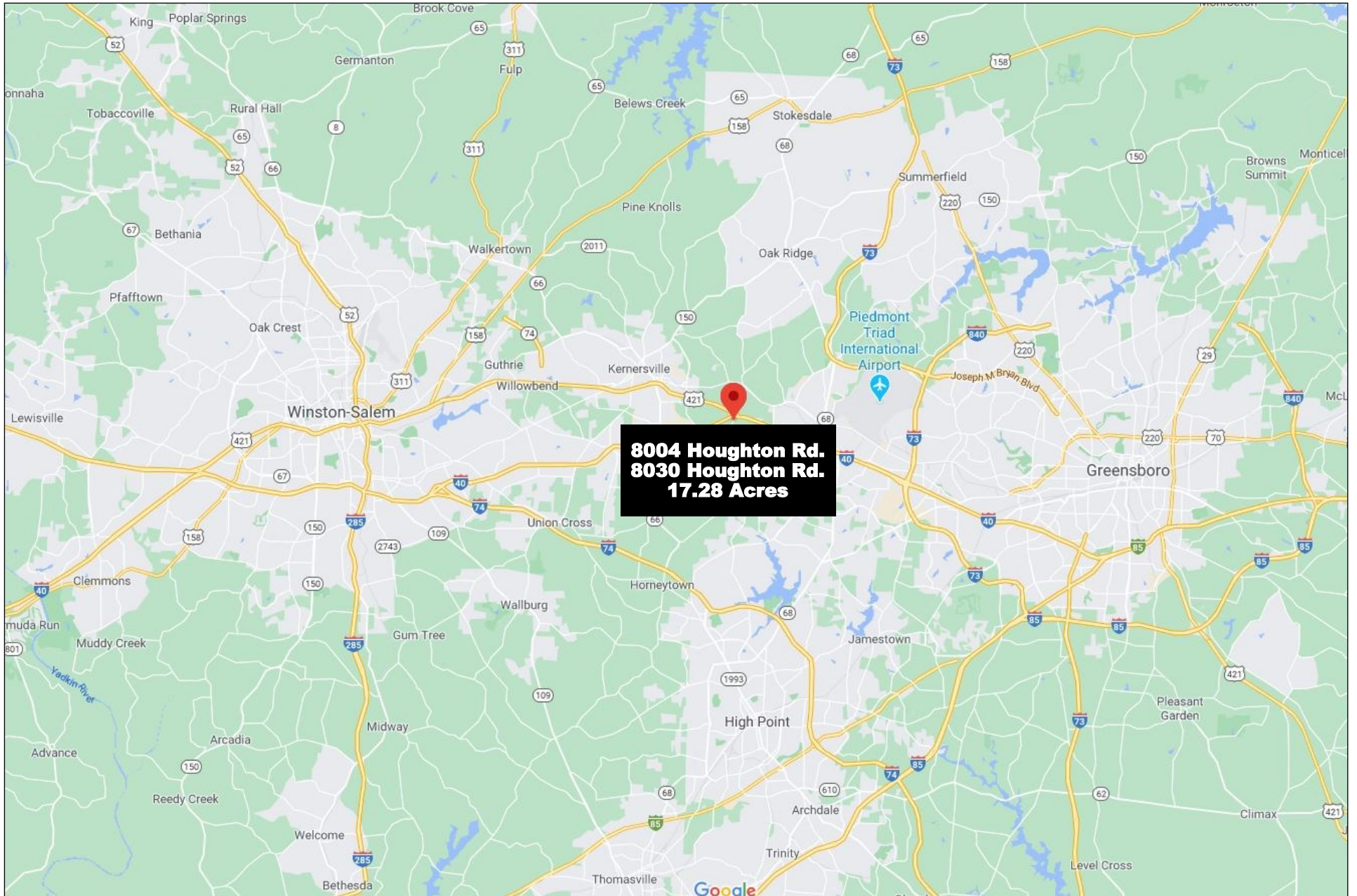
2020 Demographics	2 Miles	5 Miles	10 Miles
Population	17,141	90,062	322,244
Average HH Income	\$97,687	\$89,007	\$79,931
Traffic Volume Along I-40 - 72,000 VPD			



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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information. Note: All proposed uses are only a recommendation. All uses are subject to planning and zoning approval with annexation. Demographics taken from CoStar and NCDOT.

Piedmont Triad Regional Map

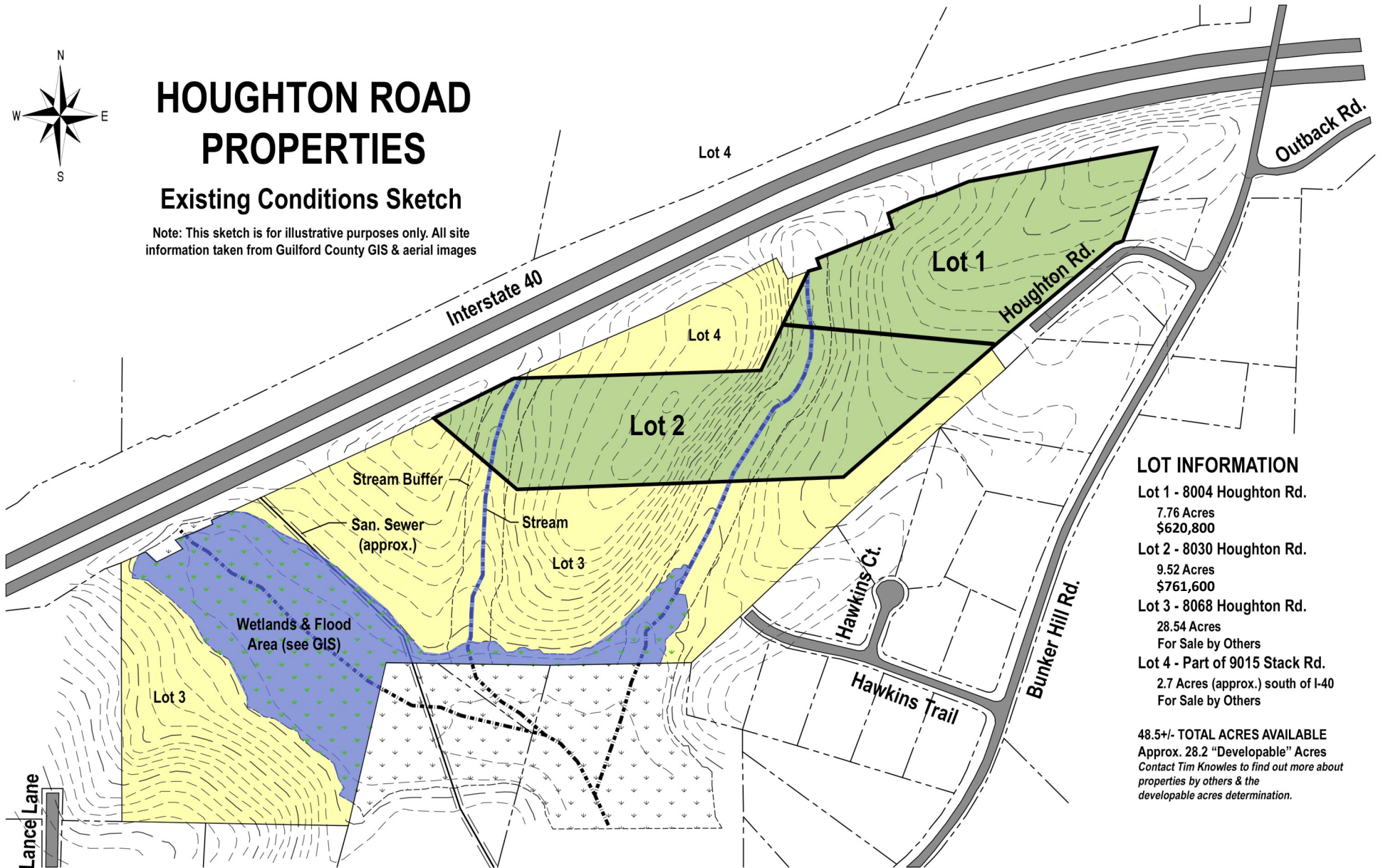




HOUGHTON ROAD PROPERTIES

Existing Conditions Sketch

Note: This sketch is for illustrative purposes only. All site information taken from Guilford County GIS & aerial images



LOT INFORMATION

Lot 1 - 8004 Houghton Rd.

7.76 Acres
\$620,800

Lot 2 - 8030 Houghton Rd.

9.52 Acres
\$761,600

Lot 3 - 8068 Houghton Rd.

28.54 Acres
For Sale by Others

Lot 4 - Part of 9015 Stack Rd.

2.7 Acres (approx.) south of I-40
For Sale by Others

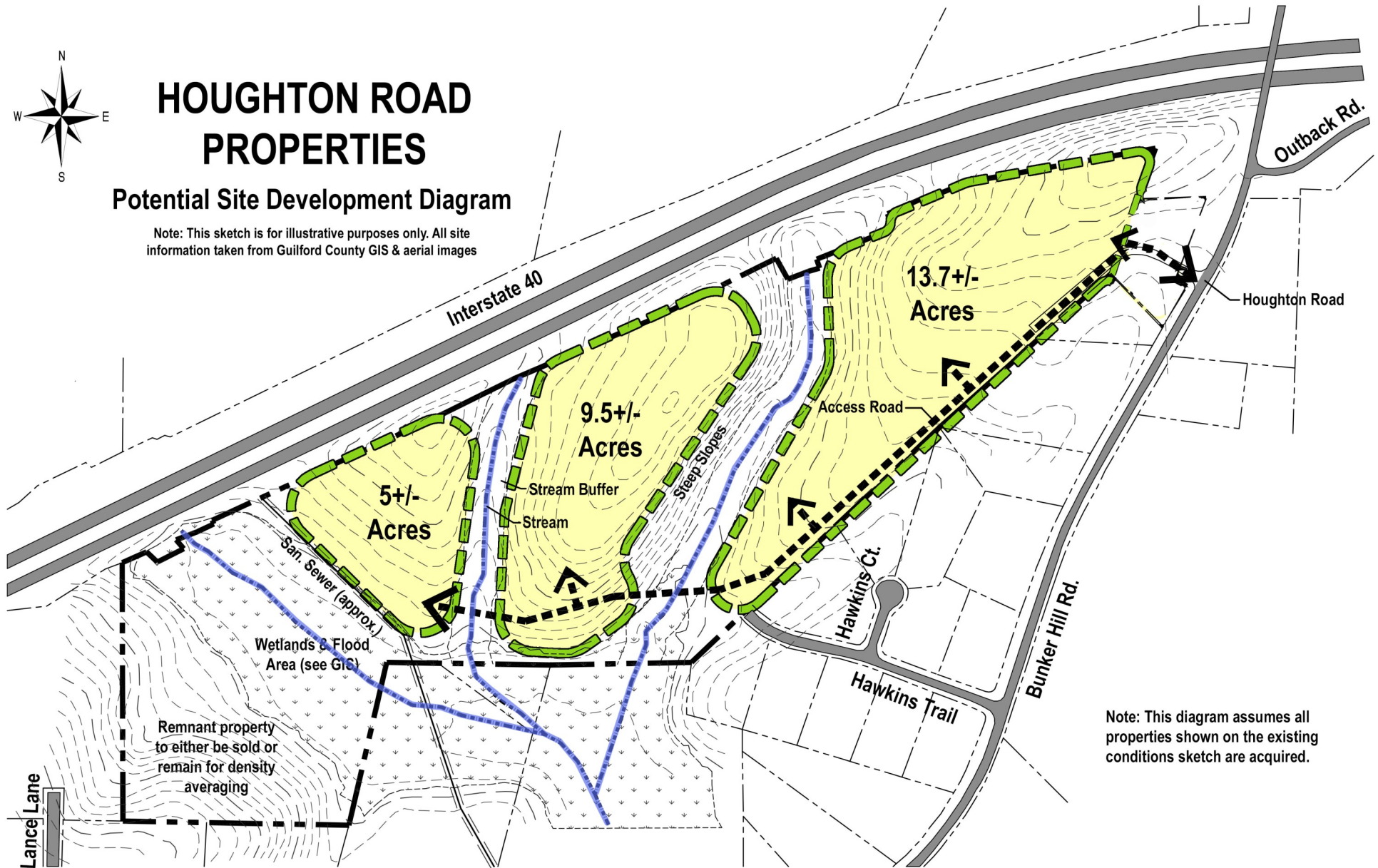
48.5+/- TOTAL ACRES AVAILABLE
Approx. 28.2 "Developable" Acres
Contact *Tim Knowles* to find out more about
properties by others & the
developable acres determination.



HOUGHTON ROAD PROPERTIES

Potential Site Development Diagram

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Note: This diagram assumes all properties shown on the existing conditions sketch are acquired.