

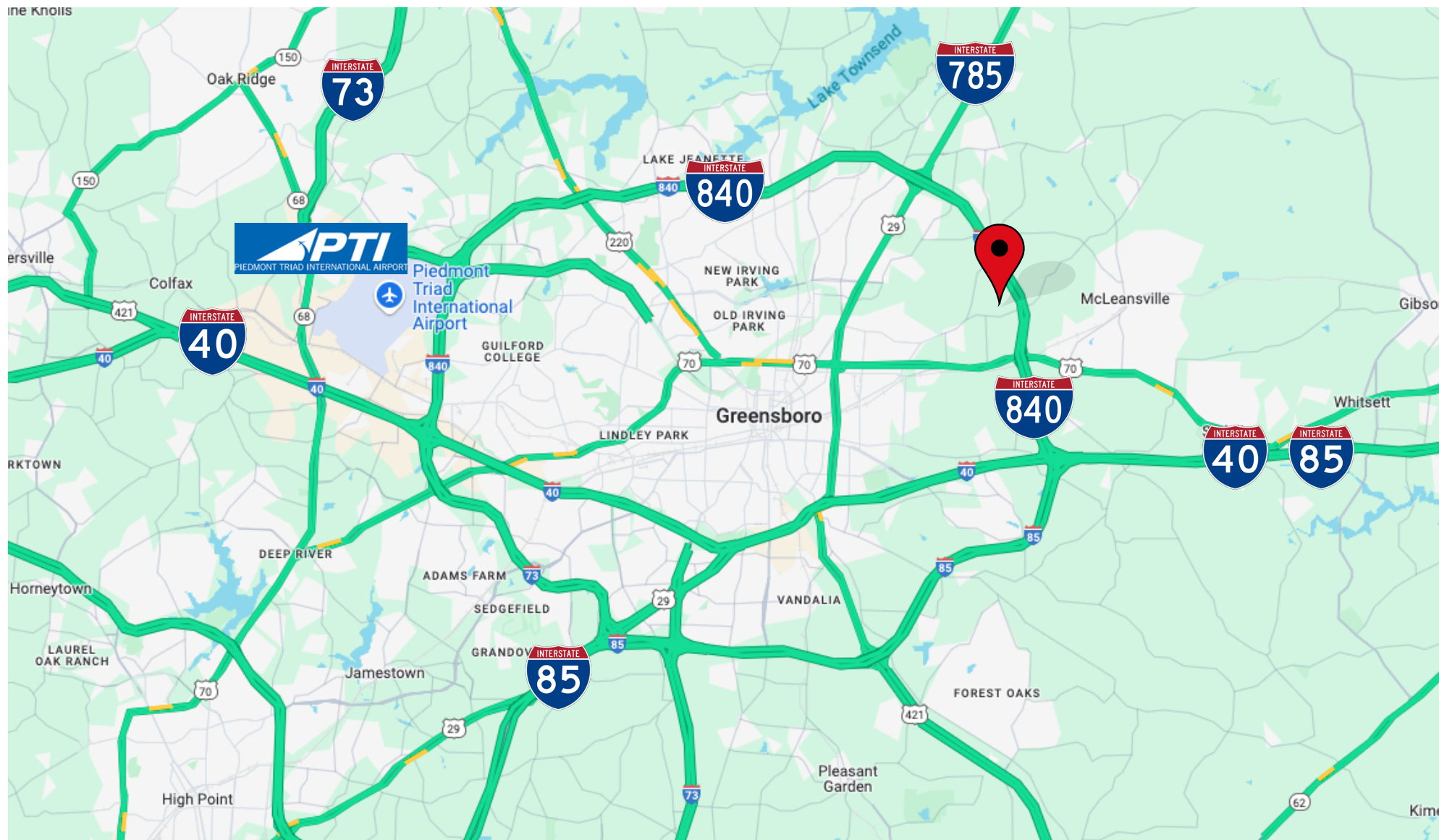


Development Land Assemblage

±42 Acres | 1410 Rankin Mill Rd, McLeansville, NC 27301

FOR SALE

\$65,000/AC



Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.

Mike Fowler, CCIM, SIOR

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GREENSBORO
COMMERCIAL PROPERTIES

Property Details

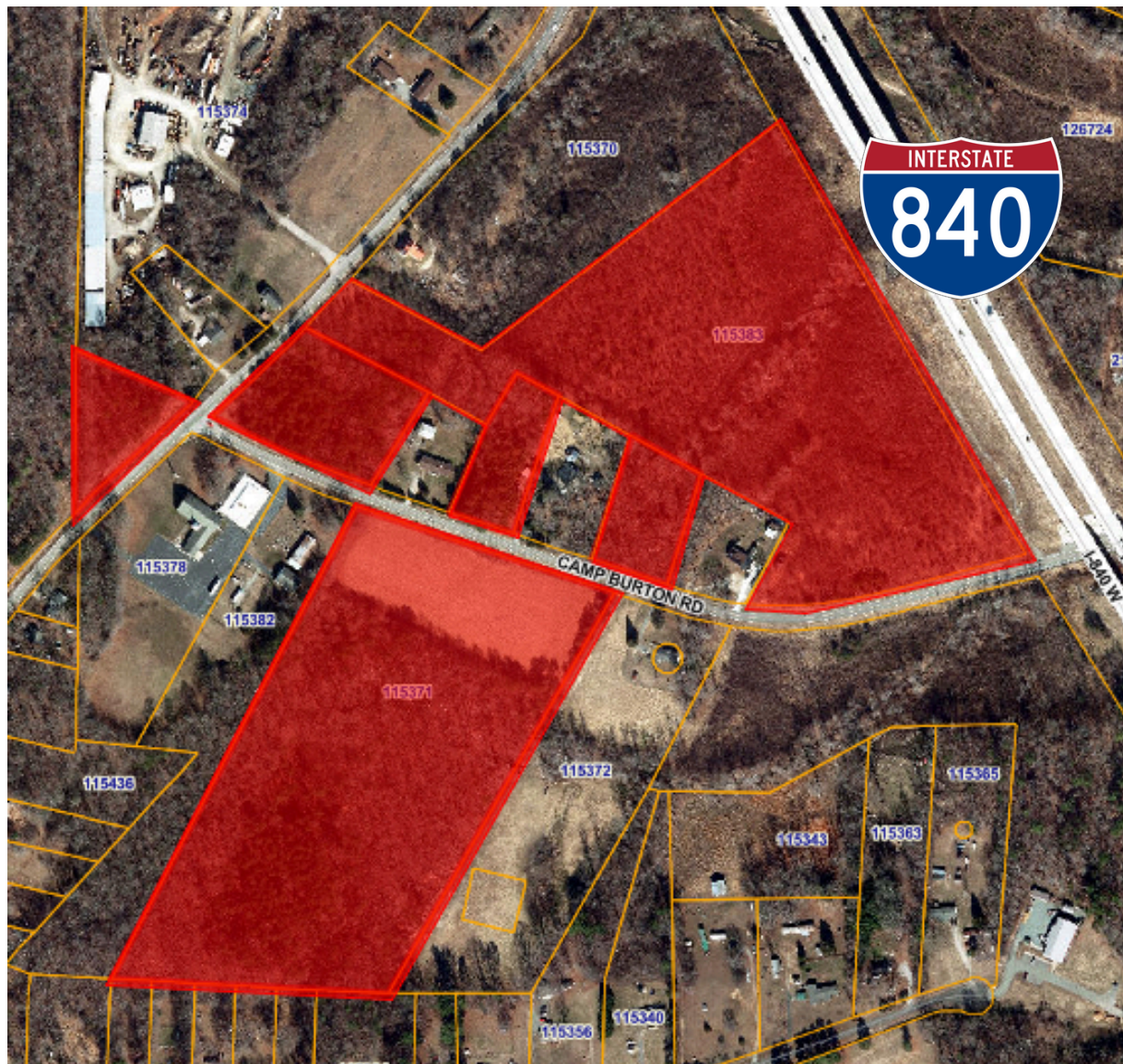
Type	Development Land Assemblage
Available	±42 acres
Price	\$65,000/acre

Description

Great development site with frontage on I-840 and excellent topography for development. City Water is available along Camp Burton Road. City Sewer is nearby. With convenient access to the Triad region, high visibility and exposure, this site could be well suited for industrial or multifamily.

Key Features

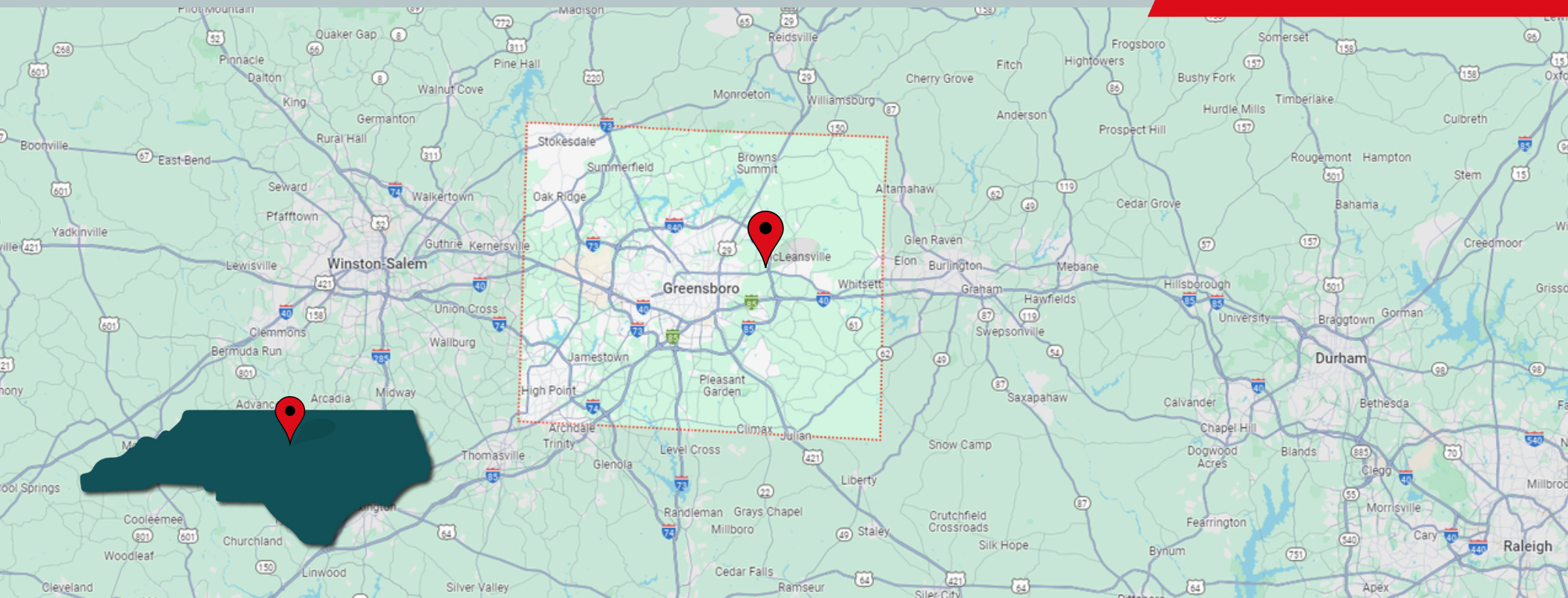
- Zoned as Light Industrial and Agricultural
- City Water is available on Camp Burton Rd
- City Sewer is nearby
- Super convenient access to the I-840 Urban Loop and other major interstate highways
- High visibility and exposure
- Excellent topography for development



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Guilford County Demographics & Market Overview

Population	541,299	Labor Force	260,648
Households	232,277	Bachelors or Higher	39.8%
Median Income	\$63,475	Unemployment Rate	4.1%
Median Age	37.2	GDP	\$41.4 (US2017)

Guilford County Background

Guilford County, North Carolina, serves as a significant economic center with strengths in higher education, health services, and logistics, which support a solid foundation for businesses. Its position within the Piedmont Triad region and access to major transportation networks further enhance its appeal as a strategic location for business operations and investments. These attributes position Guilford County as a favorable environment for commercial real estate development and investment.

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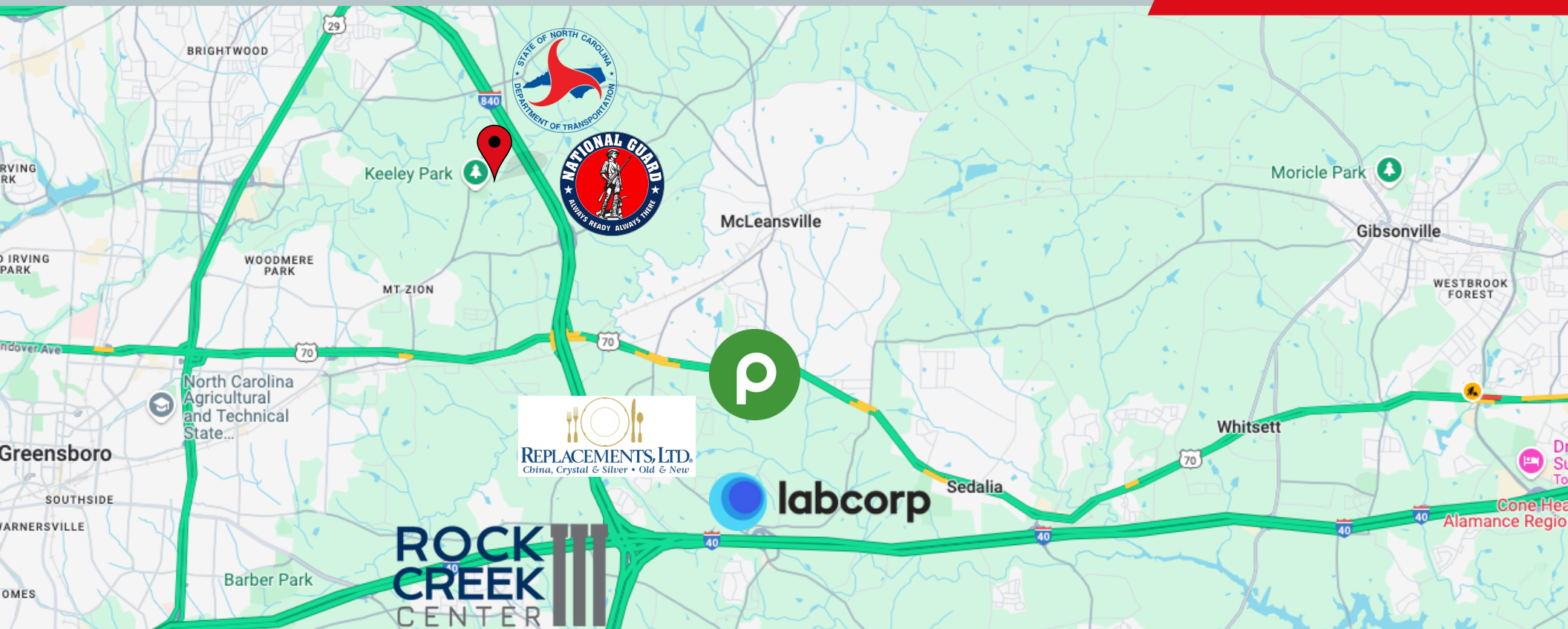


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About GCOM

"At the core, real estate is a people business and it requires trust in the competency and character of the professional who is representing their interest."



Mike Fowler, CCIM, SIOR

mike@gborocp.com 336.706.3330

Mike's experience includes the development of commercial retail shopping centers, multi-family projects, and residential land development. He also has 29 years of commercial brokerage experience in the Carolinas. He has been involved in investment properties, land, industrial, office, and retail property transactions. Mike has served as the president of the Greensboro Regional Realtors Association and as the president on the North Carolina CCIM Chapter. He also holds the prestigious SIOR designation with an office specialization.

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