

LAND FOR SALE

# 1108 Knox Road

McLeansville, North Carolina 27301

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



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# Property Overview

1180 KNOX ROAD  
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## PROPERTY HIGHLIGHTS

- » ±31.52 acres for sale in Greensboro, ideal for residential development
- » Future Land Use is Residential and the Place Type is Urban General
- » Currently zoned AG by Guilford County
- » Conceptual plan shows 58 single-family lots
- » Pond on site can be drained
- » The dirt road from Redland is a deeded easement that provides access to the dam
- » Guilford County parcel number 84355
- » Call brokers for pricing guidance



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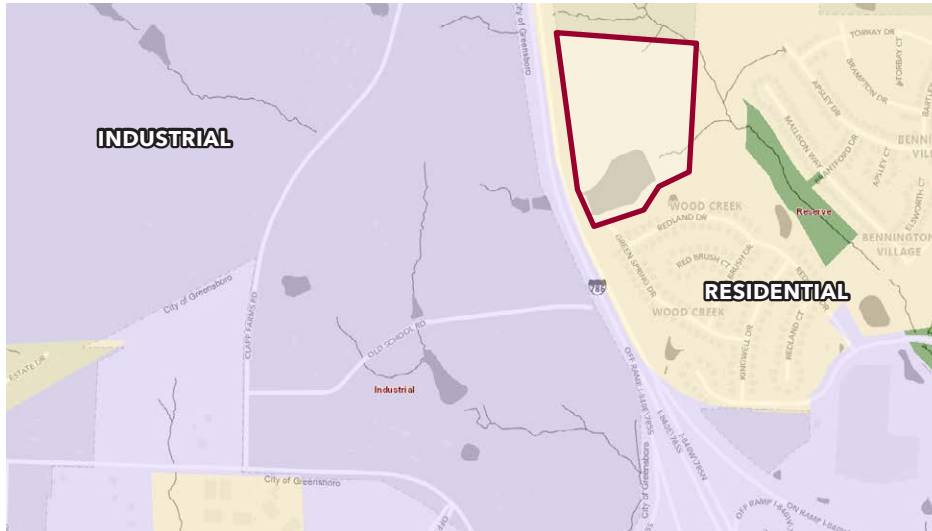
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# Land Use & Transportation

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## Future Land Use: Residential

Residential includes both single- and multi-family residential. Other uses should generally be in the scale of a Neighborhood or a Community Center as described in the Future Built Form Map on page 69, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.



## 2023 Thoroughfare-Collector Street Plan

The plan is referenced in the Land Development Ordinance and used to:

- » Establish street design standards including width, cross section, access, sidewalks, bicycle facilities (like bike lanes), transit shelter locations and more for specific roadway classifications.
- » Obtain or protect public right-of-way when land is developed.
- » Determine locations for proposed thoroughfares and collector streets planned to be built in the future.
- » Control the number of future access points along thoroughfares.
- » Ensure new construction is built at a suitable distance from existing freeways and thoroughfares and is not built in the path of future freeways and thoroughfares.

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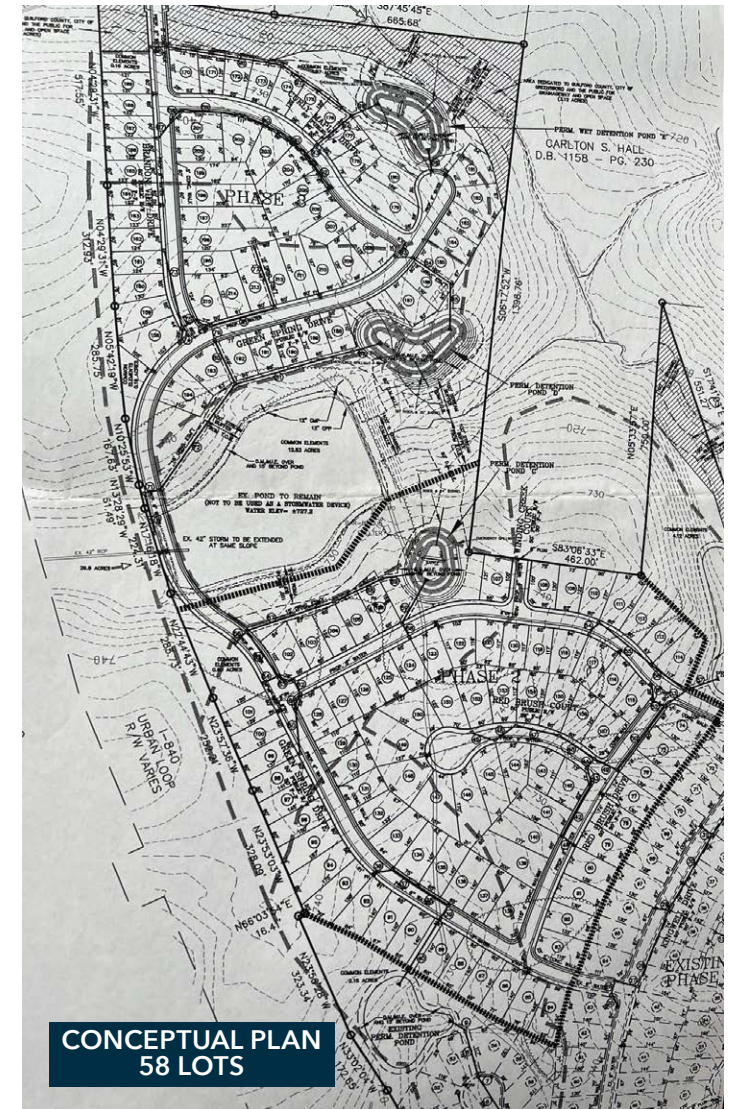
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# Aerial & Conceptual Plan

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# Area Map

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