



121,000 vpd

4.41 acres



9.03 acres

Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

COMMERCIAL LAND FOR SALE

I-85/I-40 & NC Highway 61

Whitsett, NC 27377



Property highlights

Prime location along I-85/I-40; sits on the east end of Rock Creek Center

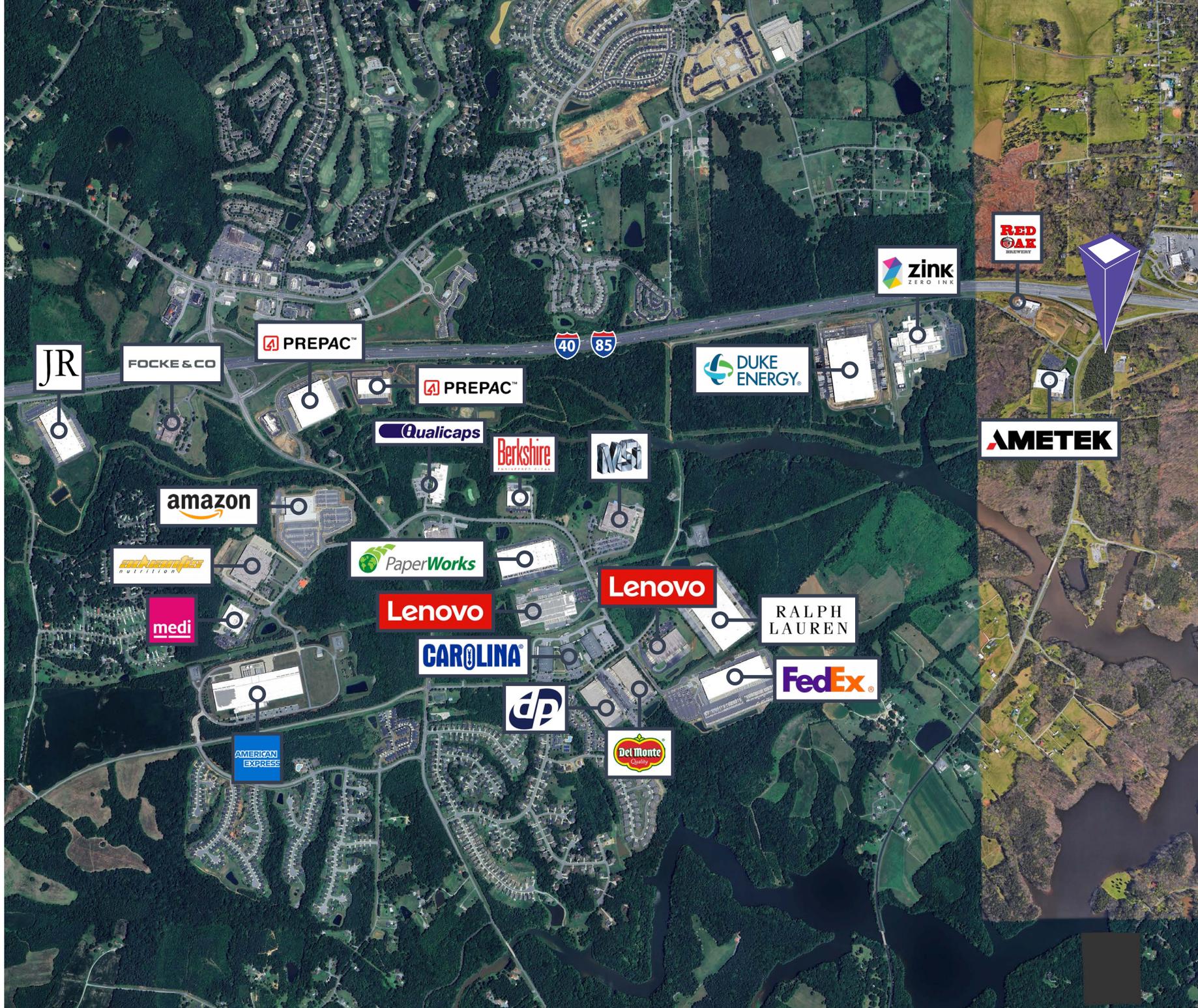
Overview

Sale Price:	Call for pricing
Lot Size:	±13.44 acres
Zoning:	Highway Business
Traffic Count:	±121,000 vpd

- Excellent visibility from I-85/I-40
- Water/sewer provided by Guilford County
- Either lot can tap onto 8" public natural gas line which runs across I-85/I-40 frontage
- Located in expanding growth area that includes four large housing developments, Rock Creek Center and numerous amenities nearby



Rock Creek Center



Rock Creek Center tenants

Concept Site Plan



Mixed Use - Commercial - Property
Rock Creek
Wintsett - Guilford County, North Carolina

CITY OF GREENSBORO PUBLIC WATER AND SANITARY SEWER JURISDICTION, GUILFORD COUNTY PLANNING, STORMWATER AND EROSION CONTROL JURISDICTION.

September 2019

Tract 1: 4.4 Acres +/-, GUILFORD COUNTY PIN: 8834218411 DEED: 5962 PAGE: 2771

GUILFORD COUNTY STORMWATER DEVELOPMENT CONSTRAINTS
24% IMPERVIOUS LIMITS LOW DENSITY (without stormwater control ponds / measures)
34% IMPERVIOUS LIMITS HIGH DENSITY (WITH stormwater control ponds / measures)

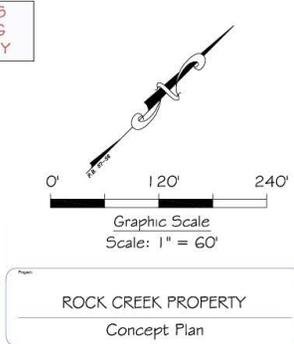
CALL BEFORE YOU DIG! ITS THE LAW
ULOCO North Carolina One Call Center
1-800-632-4949

PUBLIC (CITY OF GREENSBORO) WATER AND SEWER SERVICES ON SITE.

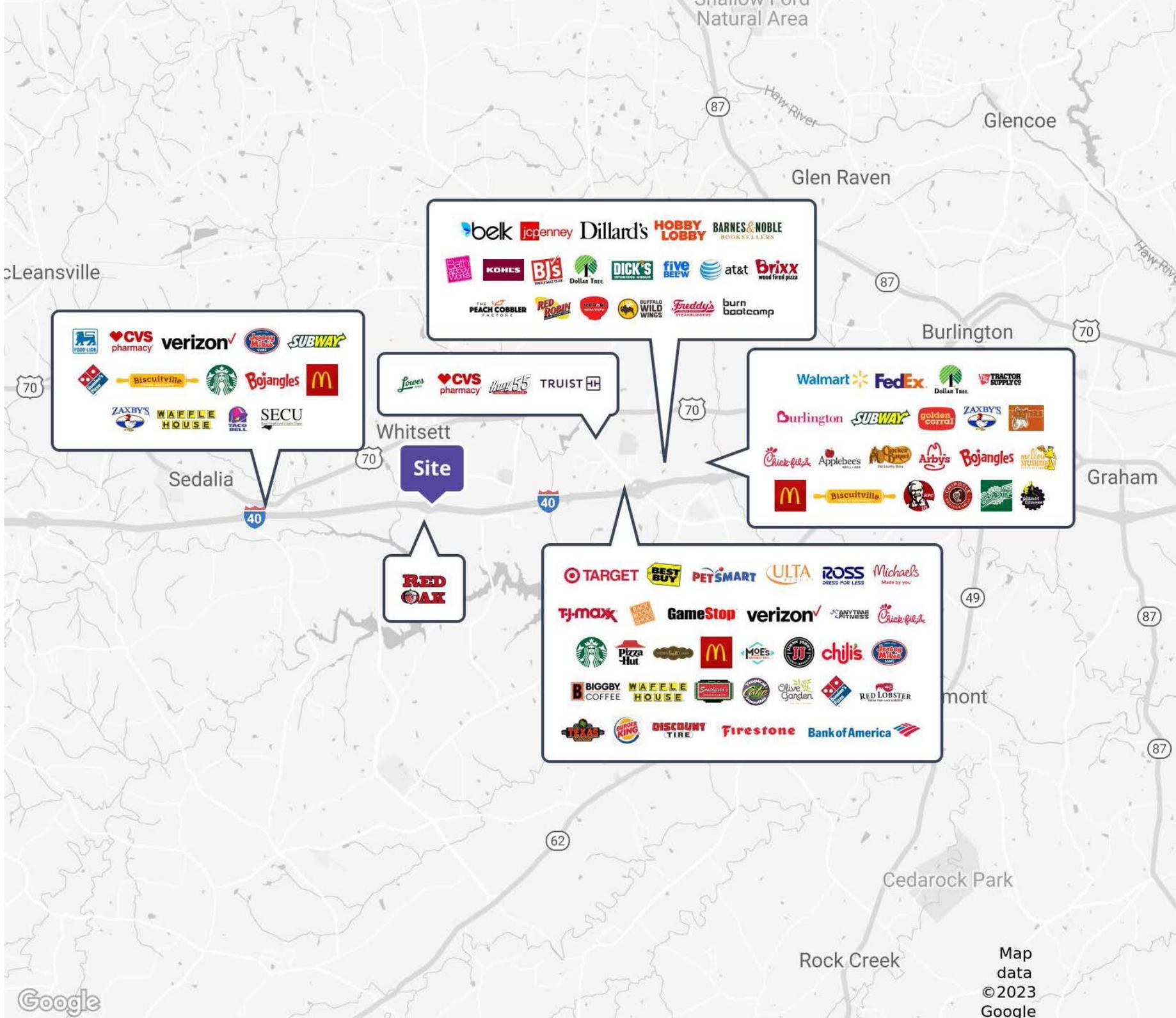
MARKETING MASTER PLAN

Tract 2: 9.0 Acres +/-, GUILFORD COUNTY PIN: 8834202856 DEED: 5962 PAGE: 2771

Watershed Critical Area - Lake Mackintosh - TIER 3
GUILFORD COUNTY STORMWATER DEVELOPMENT CONSTRAINTS
70% IMPERVIOUS LIMITS HIGH DENSITY (WITH stormwater control ponds / measures)
per Rock Creek Consent Judgment 88 CVS 2758



Retailer Map



Let's talk.

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