

# 4105 & 4109 CORBIN RD

LAND FOR SALE



**4105 & 4109 CORBIN RD**  
GREENSBORO, NC 27405

## PROPERTY DESCRIPTION

±4.03 acres in NE Guilford County with frontage on US Highway 29 N; this land is highly visible and ready to be developed. Ideal for convenience store, self-storage, gas, or other uses under Highway Business (HB) use. Approximately 2.0-2.5 acres is useable and outside of any easement or setback area. 43,000 VPD. Water and sewer available to site.

## PROPERTY HIGHLIGHTS

- ±4.03 acres in NE Guilford County
- Frontage on US Highway 29 N
- Development opportunity for Highway Business use
- Approx. 2.0-2.5 usable acres
- 43,000 VPD

## OFFERING SUMMARY

Sale Price:	\$360,000
Lot Size:	4.03 Acres (2.0-2.5 usable)

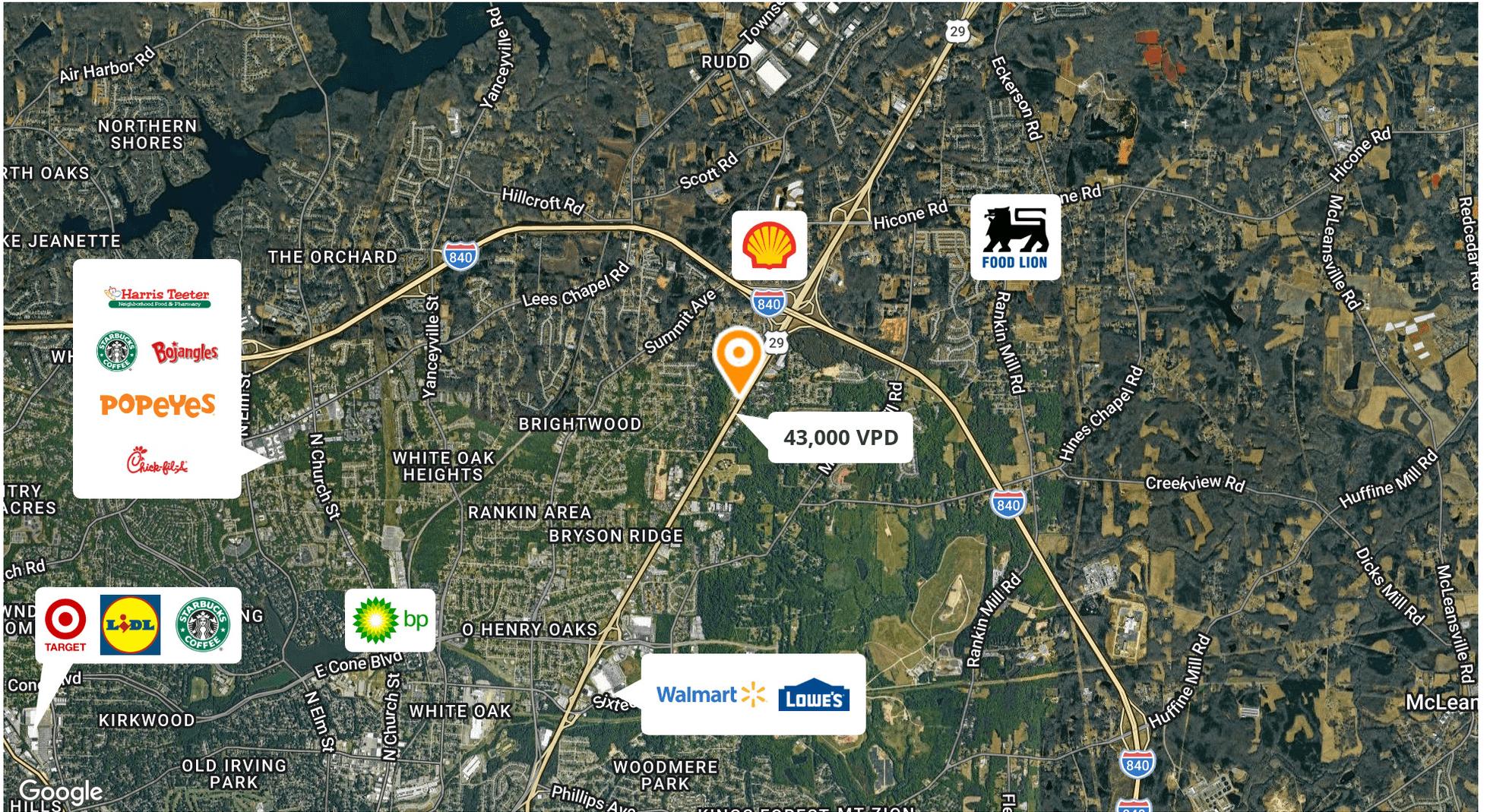
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**Linville | Team Partners**  
COMMERCIAL REAL ESTATE

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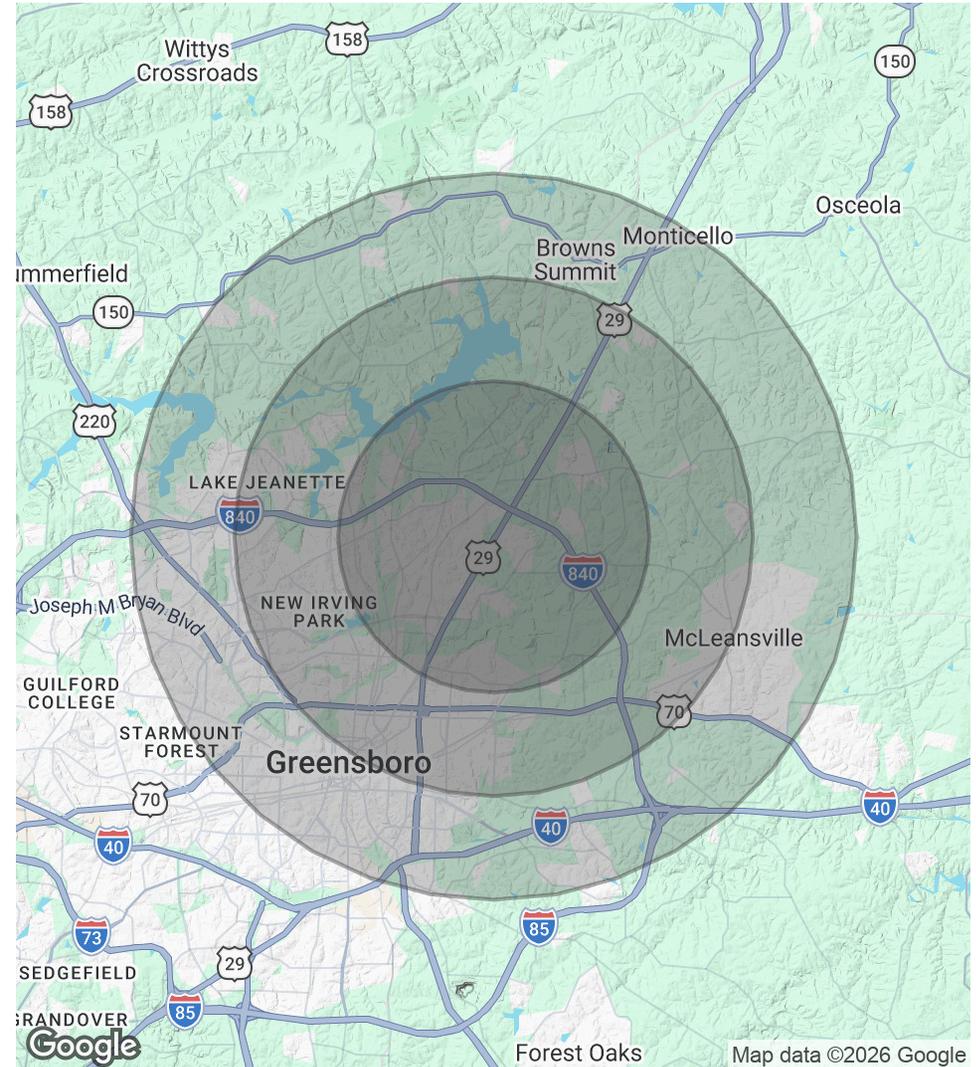
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	43,608	104,685	194,490
Average Age	38	39	39
Average Age (Male)	36	38	37
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	16,842	41,396	75,832
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$67,584	\$87,525	\$89,930
Average House Value	\$208,933	\$283,248	\$299,856



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