

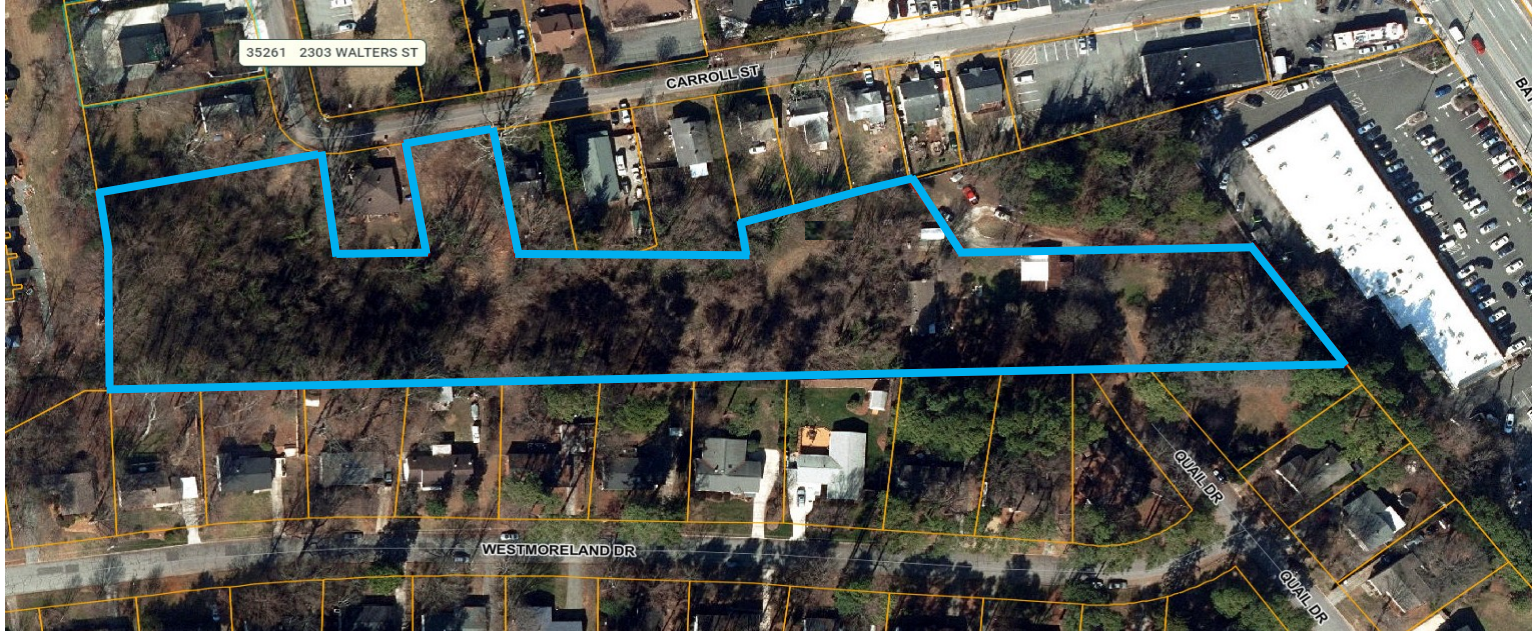


**1705 Quail Drive  
Greensboro, NC 27408**

**3.85 Acres +/-**

**\$850,000**

**(Seller will consider subdivision)**



## Property Information

- Street frontage on both Carroll Street and Quail Drive per map.
- **Seller will consider subdivision.**
- Carroll Street frontage is close to its intersection with Battleground Avenue (US Highway 220; 26,500 AADT); Greensboro Transit Route 8) with additional access to signalized intersection of Oakcrest Avenue and Benjamin Parkway.
- Near Target, Harris Teeter, Office Depot, PetSmart and numerous other national retailers and restaurants. Also in close proximity to three hospitals and numerous health care providers.
- Currently zoned R-5 Residential Single Family and CD-O Conditional District-Office.
- Includes a single-family residence (1,350 sq. ft., 2 bed/2bath, \$1,150/month rental income).
- Demographics:
  - 1 mile radius: total population 5,055; average household income \$71,775
  - 3 mile radius: total population 52,260; average household income \$71,517
  - 5 mile radius: total population 160,270; average household income \$55,250

Listing contact:

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