

FOR SALE

6.65 Acre Infill Site Opportunity



ENTIRE CITY BLOCK LOCATED IN DOWNTOWN GREENSBORO

LOCATED WITHIN AN OPPORTUNITY ZONE

200 E. MARKET STREET
GREENSBORO, NC 27401



Executive Summary



Asking Price: \$10,972,500

Parcel Size: 6.65 acres

Zoning: Commercial (CB)

Parcel IDs: 7864751828-000 (6.41 acres)
7864753948-000 (0.24 acres)

Building SF: Existing improvements consist of approximately 158,000 +/- square feet

6.65 ACRES
TOTAL LAND SIZE



MARKET AREA
DOWNTOWN GREENSBORO



INFILL SITE
DOWNTOWN GREENSBORO



OPPORTUNITY ZONE
LOCATED WITHIN





Friendly Center

Apple REI Whole Foods Market



Lincoln
Financial Group®

CENTER POINTE
GREENSBORO NORTH CAROLINA

WELLS FARGO

ELON
UNIVERSITY

Grasshopper

FUTURE
HYATT
HOTELS & RESORTS

UNITED GUARANTY
BROOKS PIERCE
FOUNDED 1883

MARRIOTT

FUTURE
WESTIN
HOTELS & RESORTS

Steven Tanger
Center
FOR THE PERFORMING ARTS

Wrangler

LEBAUER
CITY PARK

vf

DAVIE STREET

E. MARKET ST.

S. CHURCH ST.

SINCE 1901
Indian
MOTORCYCLE



SOUTHSIDE

UNION SQUARE CAMPUS

THE UNIVERSITY OF NORTH CAROLINA
GREENSBORO

NC A&T

GTCC GREENSBORO TECHNICAL COMMUNITY COLLEGE

GIBB'S HUNDRED

KOURY
CONVENTION CENTER

Sheraton
GREENSBORO
AT FOUR SEASONS

UNCG

NATTY GREENE'S
BREWING COMPANY

Liberty Oak

CAROLINA
PUBLIC HOUSE
GREENSBORO

GREENSBORO TRANSPORTATION CENTER

E. WASHINGTON ST.

CRAFTED
INC. • CSO • LLC

FUTURE WESTIN
HOTELS & RESORTS

S. CHURCH ST.

DAVIE STREET

E. MARKET ST.

Greensboro Market Area

The third largest city in North Carolina based on population, Greensboro is the largest city in Guilford County. Guilford County Schools (GCS) is the third largest school district in the state, with over 72,000 students across 127 schools in urban, suburban and rural areas. The region features eleven colleges and universities including: The University of North Carolina at Greensboro, North Carolina A&T State University, Wake Forest University, Winston-Salem State University, Elon University (including School of Law,) High Point University, Guilford College, Greensboro College, Salem College, University of North Carolina School of the Arts, and Bennett College for Women. With more than 19,000 students, the University of North Carolina at Greensboro (UNCG) is the largest state university in the Piedmont Triad. The campus has grown to include over 30 residence halls and 30 academic buildings.

An 18-minute drive from downtown Greensboro, the Piedmont Triad International Airport offers a wide variety of aviation-related services. Piedmont Triad International Airport (PTIA) is part of a 4,000-acre campus and is home to more than 50 companies. Its central location and state-of-the-art facilities make PTIA a facilitator for commercial and industrial development. Greensboro is as an excellent home for transportation and logistics operations. Perhaps the most notable of these is FedEx Express, which has a Mid-Atlantic Air Hub at Piedmont Triad International Airport with the capacity to sort 24,000 packages per hour.

Greensboro is currently developing an “urban loop” that will close in the interstate that circumnavigates the city. The entire project is expected to cost over \$400M, with an integral portion intersecting Battleground Avenue that is expected to be completed by 2018. This will benefit the entire Battleground corridor by reducing congestion and clearing the way for new development.

Although the Greensboro economy has traditionally been centered around tobacco, tex- tiles, and furniture, many companies have made Greensboro their headquarters including Honda Aircraft Company, Lorillard Tobacco Company, Kayser-Roth, VF, Mack Trucks, Volvo Trucks of North America, Qorvo, the International Textile Group, NewBridge Bank, The Fresh Market, Cook Out, Ham’s Biscuitville, Tripps, and the Columbia Forest Products.

Cone Health is a not-for-profit network of healthcare providers serving people in Greensboro and the surrounding region. Within the Cone Health system there are five hospitals including The Moses H. Cone Memorial Hospital, Wesley Long Hospital, Women’s Hospital, Annie Penn Hospital and Behavioral Health Hospital, two medical centers, and three urgent care centers. Located approximately an hour away from Greensboro are three national leaders in healthcare - UNC Health Care, Duke Health, and Wake Forest Baptist Health.

With a great deal of athletic venues, courts, fields, stadiums, and pools, the city is known as “Tournament Town”. Greensboro has hosted both men’s and women’s ACC basketball tournaments, the PGA Wyndham Championship and the U.S. Figure Skating Championships. The Greensboro Coliseum Complex consists of eight venues including the 22,000-seat Greensboro Coliseum which has a long and distinguished history of hosting sporting events as well as concerts by some of the top names in the recording industry. Having opened in August, 2011, the nearly 80,000 square-foot indoor Greensboro Aquatic Center (GAC) is a state-of-the-art facility featuring leading edge concepts in aquatic design.



Greensboro Demographics

POPULATION	1 MILE	%	3 MILE	%	5 MILE	%
2022 Projection	13,269		89,515		204,065	
2017 Estimate	12,614		86,834		195,458	
2010 Census	11,497		83,812		185,185	
2000 Census	11,441		83,241		172,119	
Growth 2017 - 2022		5.19%		3.09%		4.40%
Growth 2010 - 2017		9.72%		3.61%		5.55%
Growth 2000 - 2010		0.49%		0.69%		7.59%
2017 EST. HOUSEHOLDS BY HH INCOME						
Income < \$15,000	1,604	28.02%	8,520	24.46%	15,170	19.09%
Income \$15,000 - \$24,999	843	14.72%	5,661	16.25%	12,262	15.43%
Income \$25,000 - \$34,999	712	12.44%	4,467	12.82%	9,979	12.55%
Income \$35,000 - \$49,999	636	11.11%	4,713	13.53%	12,186	15.33%
Income \$50,000 - \$74,999	794	13.87%	4,658	13.37%	11,857	14.92%
Income \$75,000 - \$99,999	345	6.03%	2,322	6.67%	6,518	8.20%
Income \$100,000 - \$124,999	276	4.82%	1,491	4.28%	4,005	5.04%
Income \$125,000 - \$149,999	163	2.85%	986	2.83%	2,496	3.14%
Income \$150,000 - \$199,999	183	3.20%	857	2.46%	2,267	2.85%
Income \$200,000 - \$249,999	81	1.42%	12	1.18%	1,040	1.31%
Income \$250,000 - \$499,999	68	1.19%	20	1.49%	1,237	1.56%
Income \$500,000+	21	0.37%	223	0.64%	466	0.59%
2017 ESTIMATED AVERAGE HH INCOME	\$51,483		\$53,109		\$57,747	
2017 ESTIMATED MEDIAN HH INCOME	\$30,515		\$31,979		\$37,563	

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