

FOR SALE

7153 Brown Summit Road
Browns Summit, NC 27214



**40.19 +/-
Total Acres**



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7153 Brown Summit Road Property Description

Sales Price \$300,000

PROPERTY FEATURES

- 4 lots consisting of 3 deeded parcels totaling 40.19 acres
- There are 3 lots within an existing subdivision; however, 2 (labeled 1 & 2 on map this page) are dedicated for off-site sewer for other existing houses in the subdivision
- There is a 3rd existing lot (labeled as Lot 3) in the subdivision that has potential for a residence
- There are approximately 35.7 undeveloped acres that were originally to be developed as part of the Rolling Woods Subdivision
- No HOA was ever established for the existing neighborhood

LOCATION

- This property is located Northeast of Greensboro and Bryan Park just off NC Hwy 29 (future I-785)
- I-840 is approximately 7 minutes by car from the property
- There are several industrial parks nearby that include businesses like Morrisette Paper, Proctor & Gamble and Shamrock Environmental
- Bryan Park & Crooked Tree Golf Courses and Bryan Park Soccer Complex are less than 10 minutes away

POTENTIAL USES

- Single Family Subdivision

NEARBY SCHOOLS

- Reedy Fork Elementary School
- Monticello-Brown Summit Elementary School
- Brown Summit Middle School
- Northeast Guilford High

Note: All proposed uses are only a recommendation. All uses are subject to planning and zoning approval.

Property Details

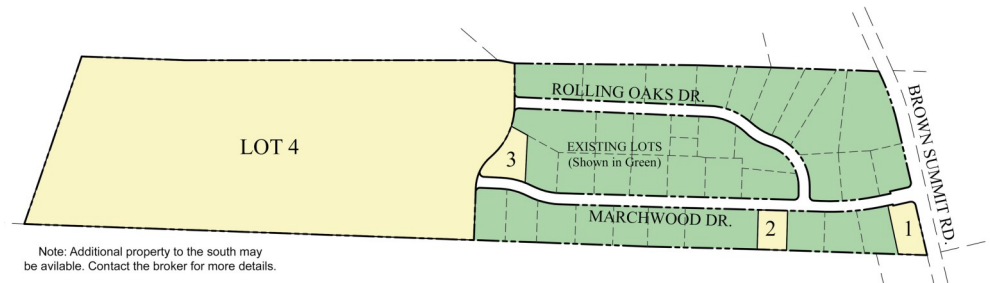
Total Acreage 40.19 Acres

Zoning RS-30

Sales Price \$300,000

Utilities None

Topography Slopes Steeply



MAP SHOWING THE AVAILABLE LAND FOR ROLLING WOODS SUBDIVISION ADDITIONAL DEVELOPMENT

LOT #1	4406 Marchwood Dr.	Parcel ID #128068	0.7 Acres
LOTS #2 & #4	7153 Brown Summit Road	Parcel ID #128026	38.75 Acres
LOT #3	4299 Marchwood Dr.	Parcel #128098	0.74 Acres

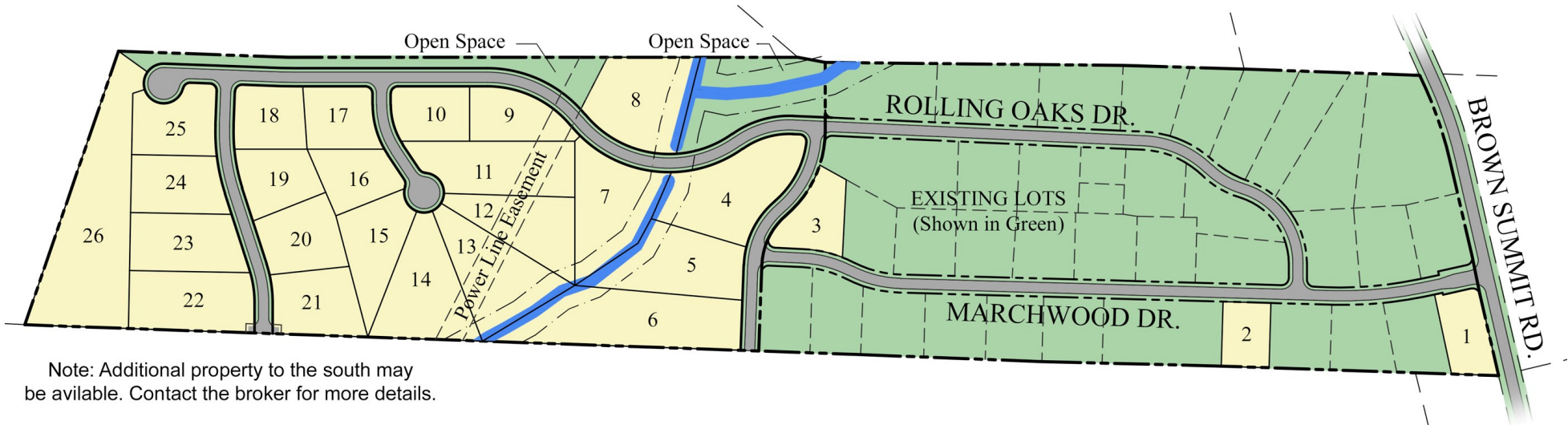
Notes:

Lots 2 & 4 are listed as one parcel in Guilford County GIS.

Lots 1 & 2 shown are being used as off-site septic for existing lots in the subdivision.

The properties shown in yellow are being sold all together. (not to be sold separately).

7153 Brown Summit Road
4406 & 4299 Marchwood Drive
Browns Summit, NC 27214



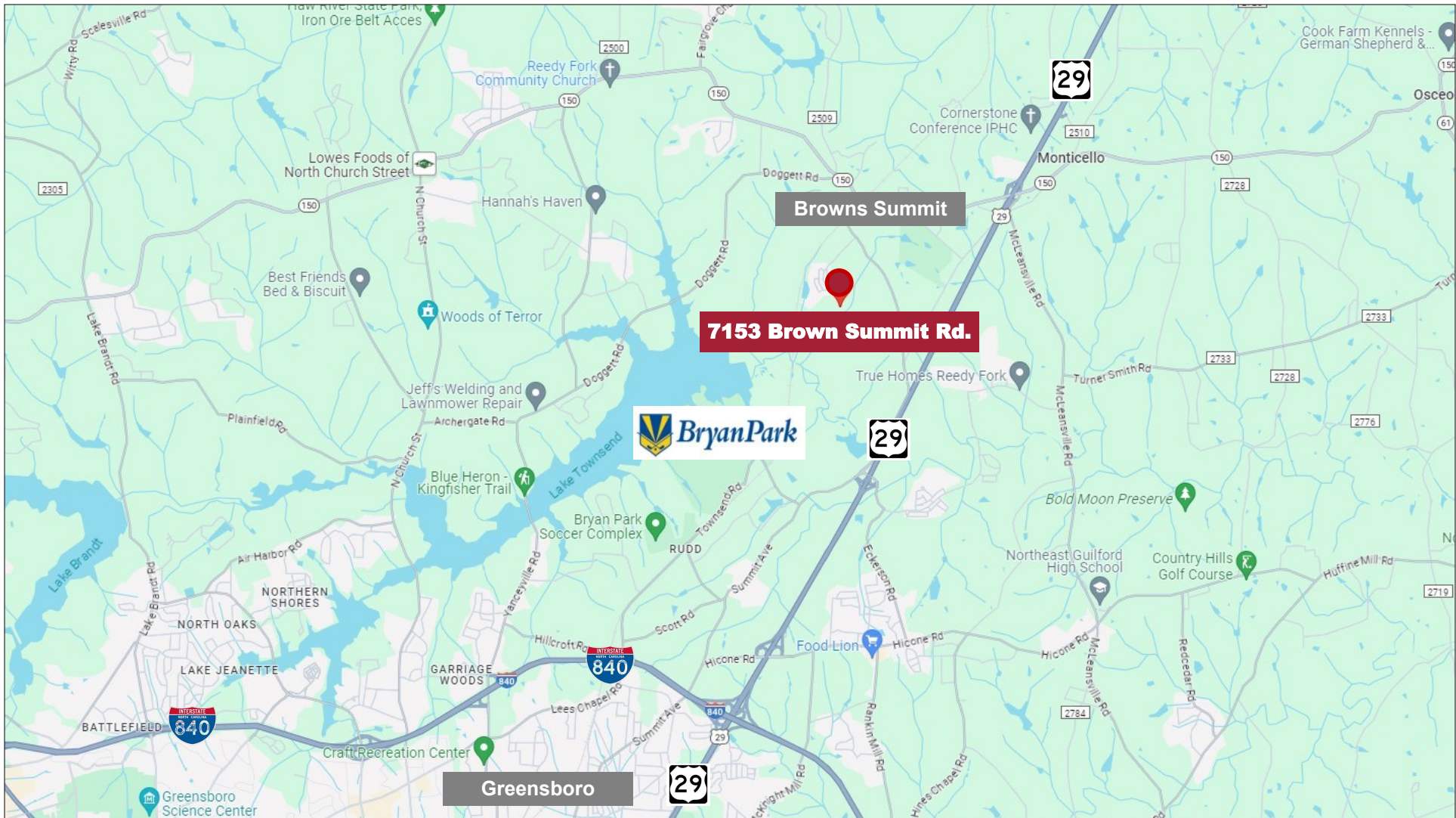
Note: Additional property to the south may be available. Contact the broker for more details.

SCHEMATIC CONCEPT SKETCH
FOR ROLLING WOODS SUBDIVISION
ADDITIONAL DEVELOPMENT



Note: This sketch is intended for illustrative purposes only. It has not been submitted to, or reviewed, by any governing municipality for the use shown. It is the buyer's responsibility to submit their own plans and obtain any and all necessary zoning, approvals and permits for any kind of development. Streams and wetlands are from a survey by others. It is the buyer's responsibility to verify the location of any streams and/or wetlands. Lots 1 & 2 shown are not buildable lots due to offsite septic from existing lots in the neighborhood.

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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.