

Multi-Family / Office Land for Sale

DOWELL
COMMERCIAL

400 – 420 First Street, Gibsonville, NC

The Middle of Everything:

Between the growing Triad and Triangle metros, Gibsonville is an established, expanding community. This is off combined I-40 / I-85, exits 138 and 140. It is also near Highway 70, the regional mall Alamance Crossing, Elon University, and an established historic downtown. The adjacent 440K SF mill is Gibsonville Square, which is undergoing a mixed use historic rehabilitation.

Specifications

Parcel: Subdivision from Guilford Co. REID 102533.

Land: **16.5 acres** are for sale of a 20.75 acre site.

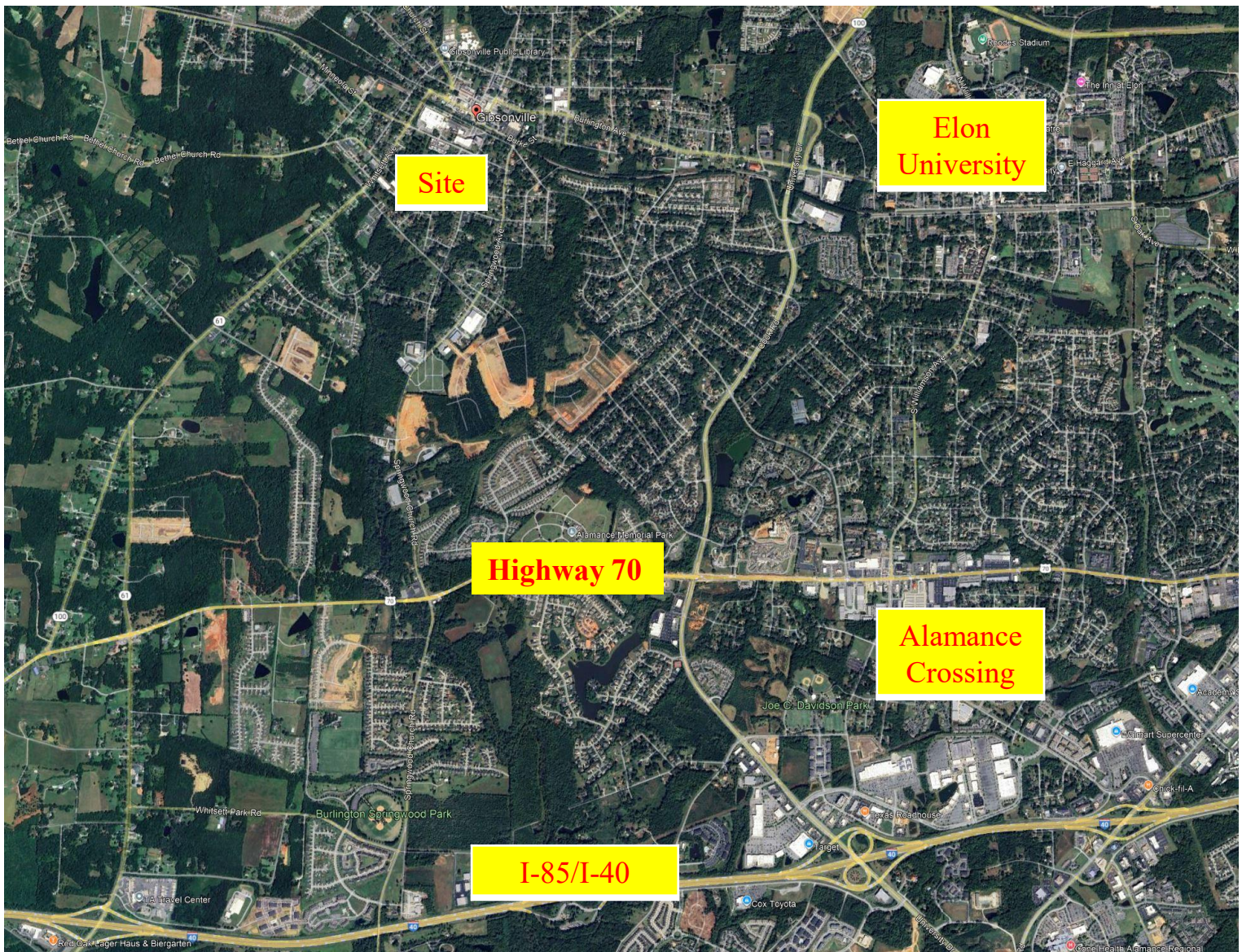
Zoning: General Office High (GOH) in Gibsonville's zoning jurisdiction. By right 26 units / acre multi-family (425 units), supporting services, or retail. Gibsonville planning is available at 336-449-4144, x 2.

Utilities: Water, sewer, and electricity are available to the site.

Topography: Grade level areas at Minneola Street, which drop to riparian features on the rears of the property. Sale of this land may include mutual storm water system to service both sites.

For Sale: **\$2,950,000** reduced from \$3,900,000 in 3Q26.

Contact: Sean Dowell at 336-378-5067, 919-924-4137, or Sean@DowellCommercial.com



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Land for Sale is green and pink.

The pink area is shared roads off of Minneola Street.

Approximately 4.3 acres of the parcel to be retained by current ownership as overflow parking for mill redevelopment.

The seller would like to work with buyer on a shared stormwater system for larger development. This would be located in the south-east corner where the grade falls off

For More Details, Contact Sean Dowell
Office: (336) 378-5067
Sean@DowellCommercial.com
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ESRI 2023 Estimates	1 Mile	3 Miles	5 Miles
Population	4,789	26,916	61,699
Households	1,975	9,723	23,988
Average HH Income	\$84,390	\$90,665	\$92,357

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This is seller's current concept plan for approx. 200 three-story walkup apartment units.

Buyer may design this site with more density since it is zoned for up to 425 units.

This design includes a shared stormwater system and pond as well as dual public roadway entry access (West Minneola Street and Bethel Street).

Seller is willing to work with any concept that enhances their historic rehab project adjacent.



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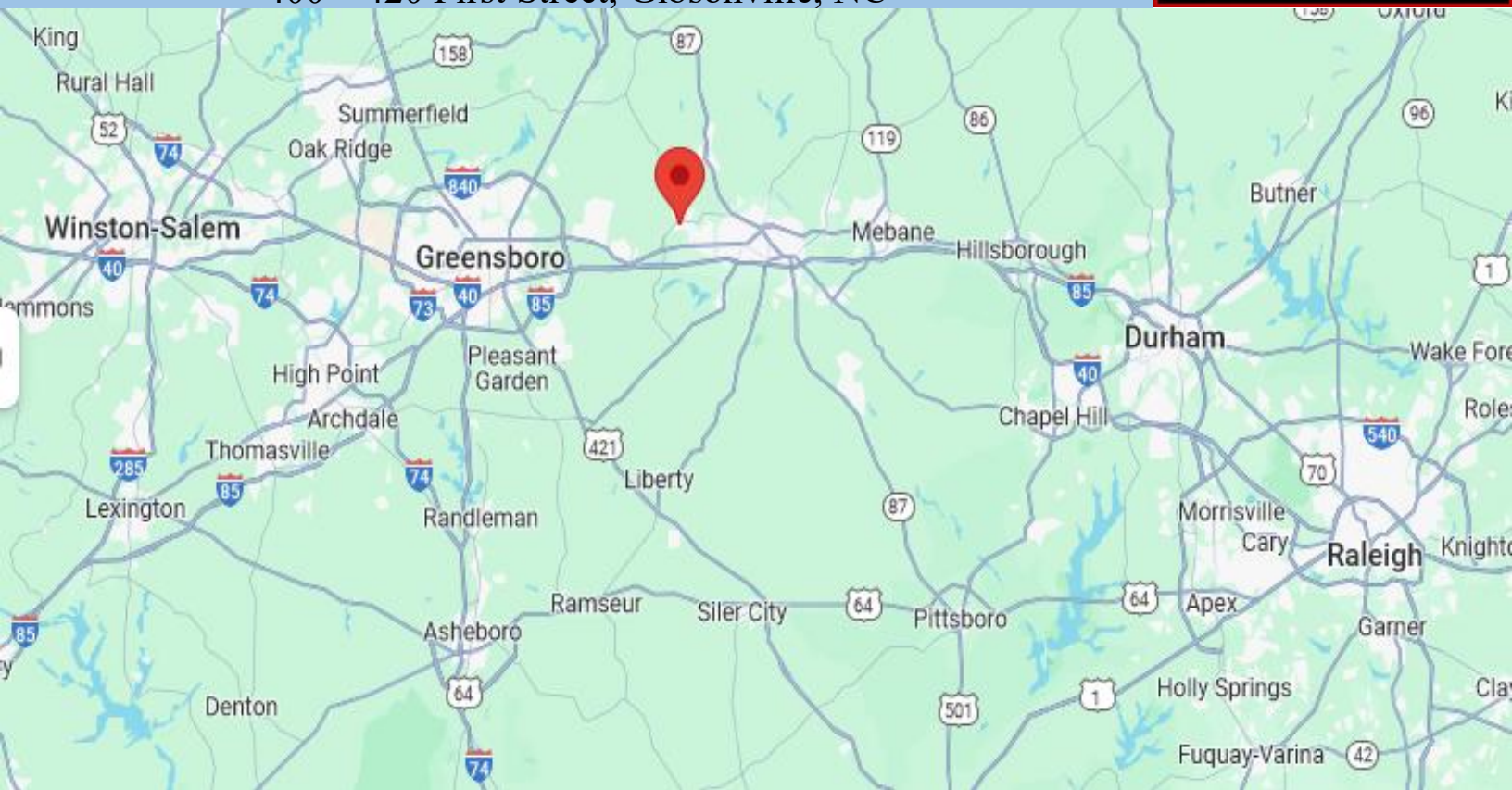
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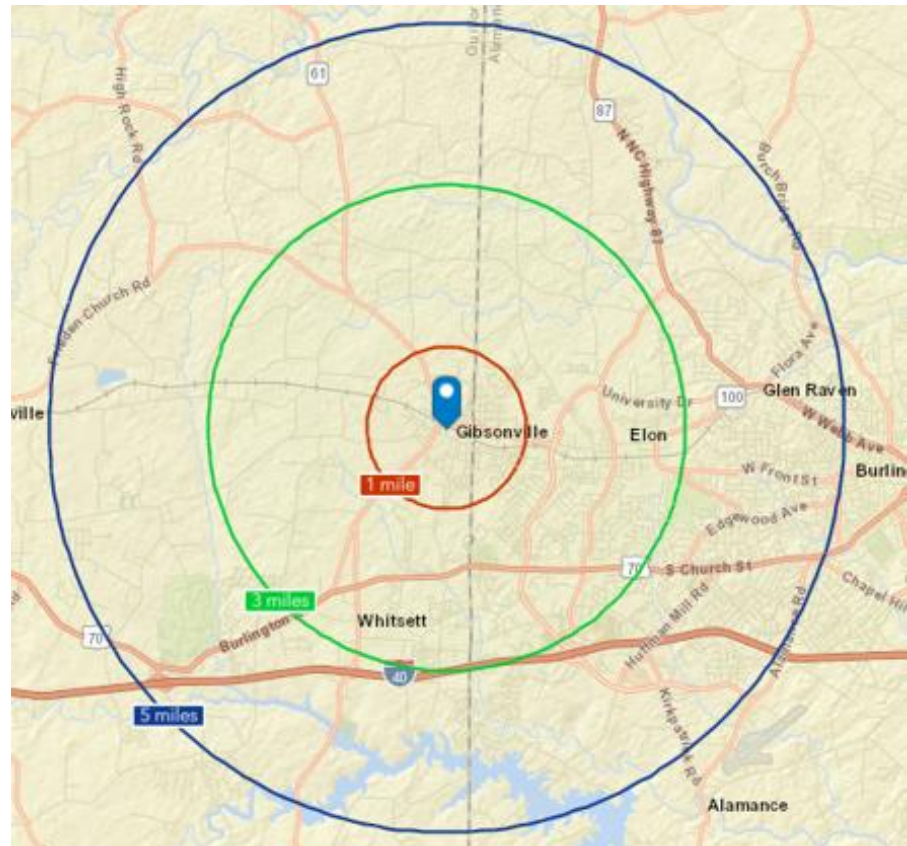
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Downtown to Downtown, Per Google Maps	Distance to Gibsonville	Context
Gibsonville		Location of Subject Site
Elon	> 3 Miles	Adjacent City
To I-40 / I-85	3.4 - 3.7 Miles	To exits 138 and 140. Two combined interstates.
Burlington	7 Miles	NC's 18th Largest City and Adjacent City
Greensboro	17 Miles	NC's 3rd Largest City.
PTLA	28 Miles	International Airport
Chapel Hill	40 Miles	NC's 16th Largest City
Winston Salem	43 Miles	NC's 5th Largest City
Durham	44 Miles	NC's 4th Largest City.
Research Triangle Park	51 Miles	7K Acre Research Park. Largest in the US
RDU	56 Miles	International Airport
Raleigh	66 Miles	NC's 2nd Largest City
Charlotte	106 Miles	NC's Largest City



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