

# Land For Sale

± 55-Acre Assemblage | Burlington, NC



Colliers



# Land Assemblage For Sale

Burlington, NC

## Executive Summary

Colliers is pleased to present approximately 55 acres of vacant land located at Whitsett Park Road and Brittney Lane / Springwood Church Road in Burlington, NC. This ideally positioned site is situated just east of the Greensboro/Winston-Salem area, northwest of the Raleigh-Durham MSA, and along the combined I-85/I-40 corridor—one of North Carolina's rapidly expanding markets. The property presents a prime residential development opportunity, with existing homes on adjacent land, a park across the street, and the city's future land use plan designating the area for residential purposes. Additionally, the City of Burlington's Planning Department has expressed support for residential projects. The site offers convenient access to I-40/I-85, US 70, major employment centers, and a variety of retail stores, making it an attractive location for future development.

## Investment Highlights

**\$3.9M**

Asking Price

**Three**

Separate  
Parcels

**1.7 Mi**

to I-40

**I-40**

Frontage

**15 Mi**

Greensboro  
Downtown

**10 Mi**

to I-85



## Transaction Team

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# Property Information

## ± 55-Acres In total available for Purchase

- 18-acres (+/-) on the west side
- 35-acres (+/-) on the east side
- 2-acres (+/-) on the north side of existing parts distributor.

## County and Parcel Numbers for Property

- Guilford County PIN 103252 with approximately 4.5-acres
- Guilford County PIN 103246 (approximately 30 or the 37-acres)
- Alamance County PIN 106143 with approximately 20.5-acres.

## Existing Zoning

- Guilford County PIN 103252- County Zoning- AG (Agricultural District)
- Guilford County PIN 103246- Burlington Zoning- LI (Light Industrial)
- Alamance County PIN 106143- MDR- (Medium Density Residential)

## Demographics Within a 5-mile Ring

- 2,117 Business
- 28,135 Employees
- 62,623 People w/ an Average Household Income of \$100,860

## Road Frontages

- 2,050 LF (+/-) along Whitsett Park Road
- 620 LF (+/-) along Brittney Lane
- 1,400 LF (+/-) along I-85 / I-40

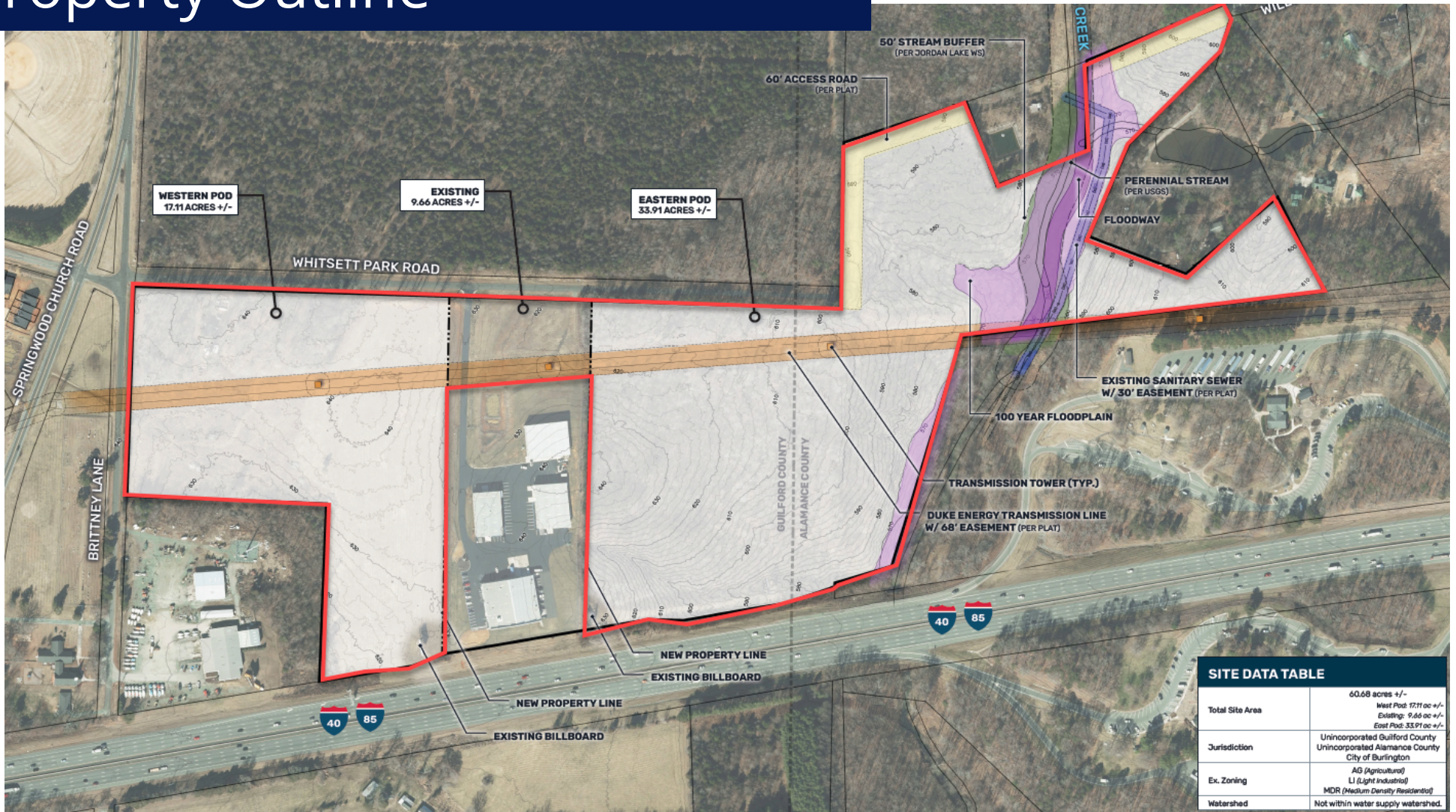
## Schools

- Gibsonville Elementary- (3.9-miles) 401 E Joyner Street, Gibsonville, NC
- Eastern Guilford Middle School- (7.6-miles) 435 Peeden Drive, Gibsonville,
- Eastern Guilford High School- (7.5-miles) 415 Peeden Drive, Gibsonville, NC





# Property Outline





# Master Plan A - Apartments





# Master Plan B - Townhomes





# Greensboro, NC Market Overview

The Carolina Core—a 150+ mile swath of central North Carolina anchored by Greensboro, Winston-Salem, High Point and Fayetteville—has emerged as the state's next economic engine, propelled by billions of dollars of recent investment from innovative companies from around the world. With a high-performing talent pool of more than 2 million people fueled by access to 30+ colleges and universities, prime real estate for growth and an

*Source: North Carolina Core*



**10th** Best Small Airport in the US  
*(Source: USA Today 2024)*



**89.8%** of Residents hold a High School Degree  
*(Source: US Census Bureau)*



**Top 15** City for Lowest Cost of Living in the US  
*(Source: Best Place 2024)*



**23rd** Best Place to Live in the US  
*(Source: US News 2024)*



**7** Universities with nearly 54K students in Greensboro



**2.5%** State Corporate Income Tax - Lowest rate among states with corporate tax



## Knowledge Capital: Greensboro's Thriving Academic Hub

### Higher Education IN Greensboro

Greensboro is a thriving hub for higher education, home to 7 colleges and universities that fuel the city's growth and innovation. Institutions like UNC Greensboro, NC Agriculture and Technical State University, and Elon University School of Law draw thousands of students from around the globe, contributing to a well-educated workforce and a culture of research and development. These universities not only attract talent but also drive economic activity, create partnerships with local industries, and act as significant employers in the region. The city's robust higher education network is a key driver in shaping Greensboro's future, fostering a dynamic environment for both businesses and residents.



**54,000**

Students Attend the Area's  
Colleges and Universities

**#2**

UNCG Ranks #2 in the US  
for Teaching & Nursing  
Programs

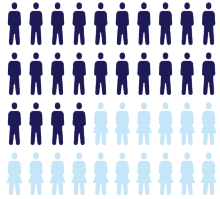
**6th**

Best College Town in  
North Carolina

Source: Greensboro Convention & Universities



# Demographic Information



**555.1 K**

TOTAL GUILFORD  
COUNTY POPULATION



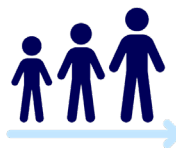
**\$284K**

MEDIAN HOME  
VALUE



**368.6K**

TOTAL EMPLOYMENT  
4.3% UNEMPLOYMENT RATE



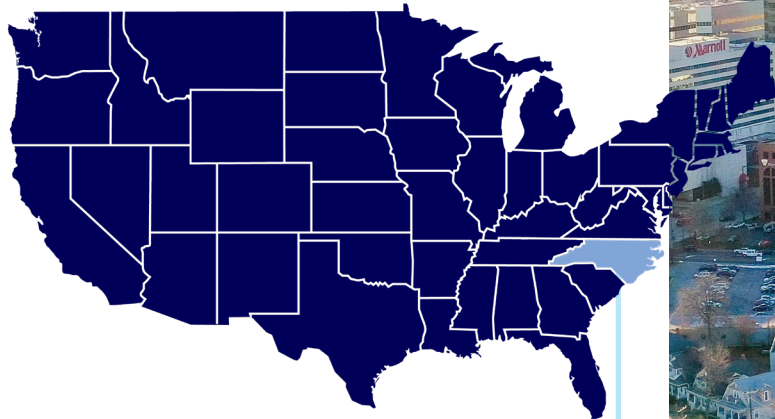
**38.9**

MEDIAN AGE  
US NATIONAL MED AGE 39



**2.5**

NORTH CAROLINA  
CORPORATE INCOME TAX

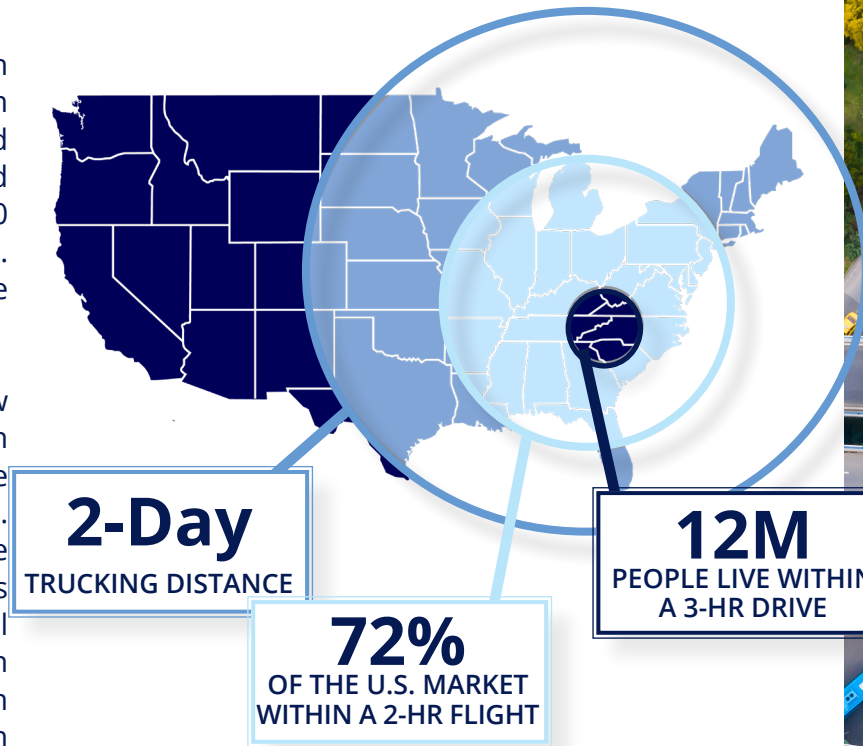




# Transportation

Piedmont Triad International Airport's growth continues to take off. With work going on for Boom Supersonics' 400,000-square-foot facility to build high-speed jets. And Honda Jet committing to build corporate jets on the site. That's more than 2,000 jobs by 2030 and more people moving to the area. The open land near PTI could in the next few years be a premiere spot for housing developments.

Completion of the Greensboro Urban Loop will allow traffic to bypass Greensboro and improve congestion on existing Interstate 40, particularly along the section that includes I-40, I-85 Business and U.S. Routes 29, 70, 220 and 421. The final section of the project, between North Elm Street and U.S. 29, was opened to traffic on Jan. 23, 2023 - completing a full loop around the city. Interstate 840 - the designation that follows the loop north of Greensboro from I-40/85 on the eastern side to I-40 on the western side - meets significant transportation needs for the Triad region.



## **Pedmont Triad International Airport**

280+ Daily Flights  
14 Non-Stop Destinations  
350 International Flights Per Year



## **Major Interstates/Highway**

I-73, I-85, I-785, I-840, US 421



## **Trucking**

72% of the U.S. population lives within a 2-day drive



## **4 Major Ports within 285 Miles**

Port of Morehead City  
Port of Norfolk  
Port of Wilmington, NC  
Port of Charleston, SC





# Residential Market

*"Within the next five years, Guilford County needs 14,715 apartments and 18,495 homes in order to keep up with demand. More people are looking to move to the Triad because more people are getting jobs in the Triad."*  
- WFMY News 2  
October 2024



**13.7%**  
Population Growth 2010-2024



**\$95,120**  
Average Income



**5.7%**  
Average Multi-Family Vacancy



**222,850**  
Number of households



**\$315,000**  
Median Single Family Price



**\$266,000**  
Average Townhome Price



**\$171,000**  
Average Condo Price





# North Carolina

## Carolina Core

The NC Carolina Core spans 150 miles across central North Carolina from Winston-Salem, through the Research Triangle, down south to Fayetteville, NC. The NC Carolina Core is connected by six interstate highways that provide ideal access to major population nodes across the mid-Atlantic U.S. Known for a robust labor pool and competitive wages, the region is fueled by a highly educated and skilled workforce of nearly 2.2 million employees. This talent pool is sustained by a region that offers 30 highly ranked colleges and universities. Home to several megasites, the NC Carolina Core region is aggressively pursuing major corporate relocations with a focus on advanced manufacturing.



Within 90 minutes of three international airports



Four ports within 300 miles, excellent rail service and high-speed internet



Cost of living is ~20% less than the national average in the NC Carolina Core

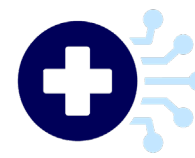
## Targeted Industries



Aerospace



Automotive



Life Sciences



Logistics



Technology



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