

Land | For Sale

8 Old Saybrook Dr

GREENSBORO, NC 27455

Townhome
Development
Opportunity

CBRE



Townhome Development Opportunity

The Offering

CBRE is pleased to present a ±0.61-acre townhome development opportunity in Greensboro, North Carolina. Zoned Planned Unit Development (PUD), the property allows for the development of multifamily, residential two-story townhomes. The current site plan shows two townhome buildings consisting of three units a piece, each unit being approximately 32' x 66' and 2,112 square feet in size. There are five existing townhome buildings totaling fifteen units as part of this property owner's association, showing a track record of townhome absorption within this development.

Located off of Elm St, one of Greensboro's main north/south corridors, this parcel is only a quarter of a mile north of I-840 (Greensboro Urban Loop). This prime location allows quick access to all parts of Greensboro, as well as a quick drive to countless retail amenities at the corner of Elm St and Pisgah Church Rd.



Site Overview

CBRE is pleased to present a 0.61± acre development opportunity located on Old Saybrook Drive near the intersection of North Elm Street and I-840 (Greensboro Urban Loop). The site is nestled within the Brownstones at Lake Jeanette. Currently zoned PUD, this vacant lot is ideal for townhome development.

Situated in Northeast Greensboro, the site boasts excellent connectivity and proximity to key amenities. Immediate highway access includes the Greensboro Urban Loop—a 39.5-mile interstate beltway comprised of I-73, I-85, I-785, and I-840—that connects to I-40 and I-85 near the property. This network ensures efficient travel within Greensboro and to the Piedmont Triad International Airport via I-73/I-840.

ADDRESS	8 Old Saybrook Drive
ACREAGE	0.61± Acres
PIN	7867324037
ZONING	PUD (Planned Unit Development)
FUTURE LAND USE	Townhomes
WATER	City of Greensboro
SEWER	City of Greensboro
TRAFFIC COUNTS	8,900 VPD on N Elm St 22,500 VPD on Pisgah Church Rd
ASKING PRICE	Call for Pricing
ACCESS	Immediate access to I-840 (Greensboro Urban Loop) with easy access to US-220, US-29, I-40 & I-85
AIRPORTS	Piedmont Triad International Airport (PTIA) 10.6 miles



Site Plan

The undersigned hereby acknowledge(s) this plat and allotment to be "true, free and clear and hereby disavows(s) to public use on streets, thoroughfares, Parks, Open Spaces, and Esplanades for any and all uses as shown or indicated on said plat, and authorizes the City of GREENSBORO to record this Plat in the office of the Register of Deeds of Guilford County, NC.

When grade of adjacent property does not conform to the street grade, an easement is affixed to the purpose of sloping embankments from street grade level of the property, thus having a slope ratio of three feet horizontal for each foot of vertical dimension.

GARY JOBE BUILDER, INC.



Signed By: *[Signature]* PRES.
 Attest By: *[Signature]* SEC.
 APPROVED FOR RECORDATION BY THE CITY OF GREENSBORO, NORTH CAROLINA ON THE 28TH DAY OF SEPT. 2007 PURSUANT TO THE GREENSBORO DEVELOPMENT ORDINANCE.

REVIEW OFFICERS CERTIFICATION
 State Notary
 County of Guilford
 I, *Alexander MacIntosh*, Review Officer for the City of Greensboro, Guilford County, certify that this plat meets all the statutory requirements for recording.

RESPONSIBILITY TO MAINTAIN PERMANENT RAINFALL CONTROL STRUCTURES
 The Brownstones at Lake Jeanette, Inc. is responsible for maintaining the completed permanent runoff control structures as directed by the governmental official having jurisdiction for watershed protection and, if the owners' association should be dissolved or cease to exist, then in that event the owners of record at the time of required maintenance shall be jointly and severally liable for any and all costs attendant thereto, as recorded in Deed Book 5825, on Page 2220.

SURVEYORS
 I, *HOMER S. WADE*, certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book 5825, Page 2222, etc.) (hereby) that the boundaries and area (are) (is) indicated on or drawn from information found in Book 5825, Page 2222, that the ratio of precision as calculated is 1:100,000; that this plat was prepared in accordance with G.S. 41-30 as amended, BY GOOD COMPUTATION.

This survey creates a subdivision of land within the area of a municipality that has an ordinance that regulates parcels of land.

Witness my hand and seal, registration number and Seal in the City of NC, A.D. 2007.

[Signature] L-3731
 Registration Number
 HOMER S. WADE
 LAND SURVEYOR
 PROFESSIONAL SEAL

This Plat does not require a certificate of approval by the Division of Highways as provided in G.S. 136-402(a), subsection (b).

Signed: *Alexander MacIntosh* 9/28/07
 Top Planning Director

2007080928
 GUILFORD CO, NC FEE \$21.00
 09-28-2007 02:52:44 PM
 JEFF L. THOMPSON
 REGISTRAR
 BK: P 171
 PG: 95-95

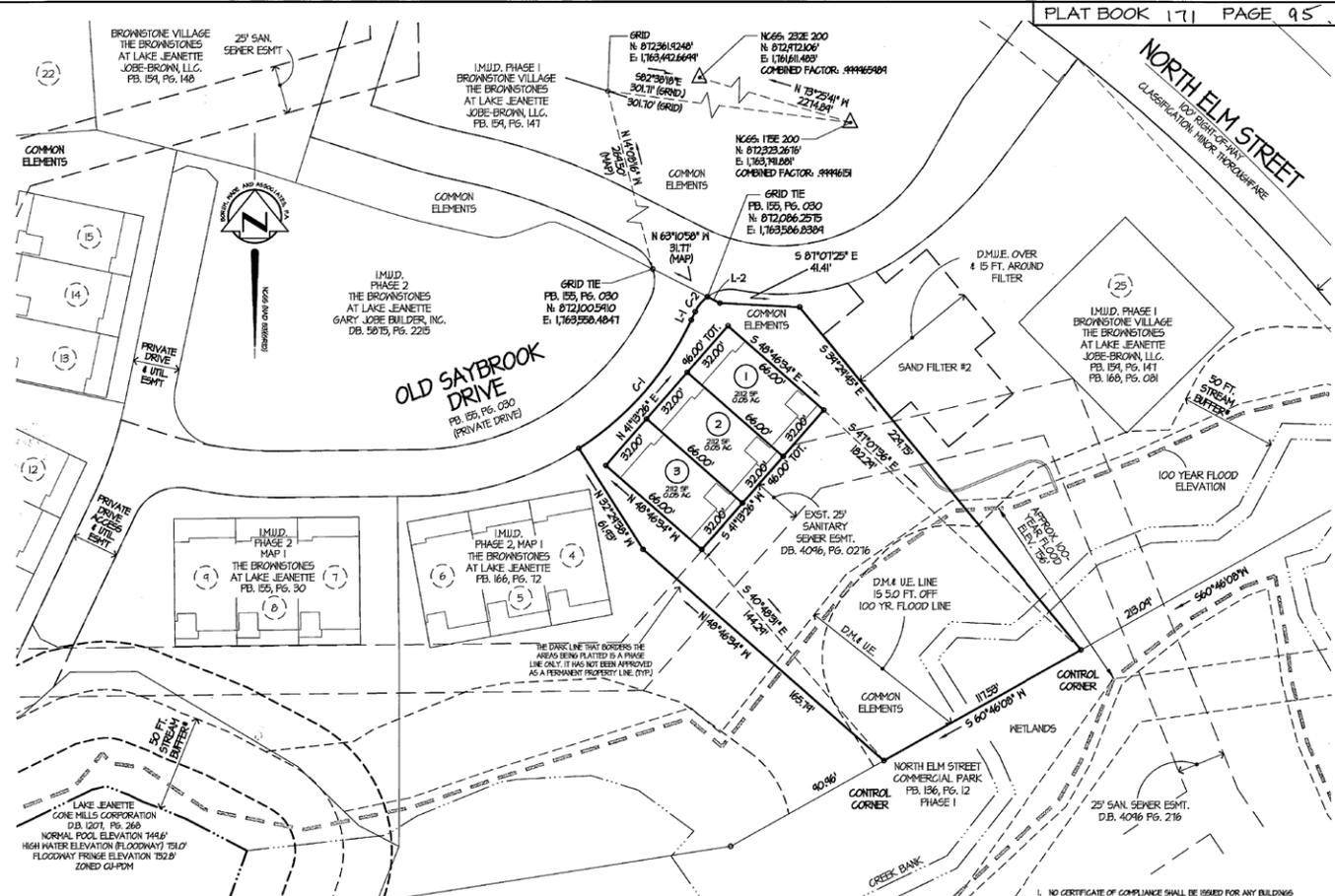
GARY JOBE BUILDER, INC. IN RECORDING THIS PLAT OF THE BROWNSTONES AT LAKE JEANETTE HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN ON SAID PLAT AS "COMMON ELEMENTS" WHICH CONSISTS OF ALL LAND SHOWN EXCEPT NUMBERED LOTS DESIGNATED RIGHT-OF-WAY, INTENDED FOR USE OF THE OWNERS OF THE BROWNSTONES AT LAKE JEANETTE AND FOR RECREATIONS AND RELATED ACTIVITIES.

THE "COMMON ELEMENTS" PORTION IS NOT DESIGNATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT IS TO BE CONTROLLED BY GARY JOBE BUILDER, INC. TO THE BROWNSTONES AT LAKE JEANETTE ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE PROPERTY OWNERS IN THE BROWNSTONES AT LAKE JEANETTE AS HEREIN FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THE BROWNSTONES AT LAKE JEANETTE DATED 1-4-03 SAID DECLARATION BEING HEREBY INCORPORATED IN AND MADE A PART OF THIS PLAT.

AS RECORDED IN DEED BOOK 5025 PAGE 459 IN THE GUILFORD COUNTY REGISTRY GARY JOBE BUILDER, INC. BY RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO BELLEVUE TELEPHONE & TELEVISION COMPANY, DBS BENTLEY COMPANY, PREMIER NATURAL GAS COMPANY, THE HARPER CABLE AND CITY OF GREENSBORO, THEIR RESPECTIVE UTILITIES AND ASSURES RIGHT-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS, AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "COMMON ELEMENTS" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF BORROW AND SERVICE OVER AND UNDER "COMMON ELEMENTS" FOR THE PURPOSE OF MAINTAINING AND SERVING SAID LINES, WIRES, CONDUITS, AND PIPES.

THE UNDERSIGNED CORPORATION HEREBY ACKNOWLEDGES THIS PLAT TO BE ITS TRUE ACT AND DEED.

GARY JOBE BUILDER, INC.
[Signature] PRES.
[Signature] ATTEST, SEC.



GARY JOBE BUILDER
 6491 JOBE BUILDER, INC.
 421 NORTH EDGEWORTH STREET
 GREENSBORO, NC 27401
 (336) 272-2712

ENGINEERS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND REGULATIONS CONTAINED IN SECTION 30-4-31.1(b) AND (d) OF THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE.

FINAL PLAT
 PHASE 2, MAP 4
THE BROWNSTONES AT LAKE JEANETTE
 AN INTEGRATED MULTIPLE USE DEVELOPMENT
GARY JOBE BUILDER, INC.
 OWNER
 NORTH ELM STREET
 MOREHEAD TOWNSHIP GUILFORD COUNTY
 GREENSBORO, NORTH CAROLINA
 SCALE: 1"=40'
 JUNE 14, 2007

CURVE	GRID BEARING	CHORD	RADIUS
C-1	N 41°50'4" E	80.45'	150.00'
C-2	N 34°24'07" E	9.85'	20.00'

LINE	GRID BEARING	DISTANCE
L-1	N 24°56'48" E	4.38'
L-2	S 63°10'58" E	TYP

AREA SUMMARY
 LOTS: 0.146 ACRES
 COMMON ELEMENTS: 4.38 ACRES
 TOTAL AREA: 0.718 ACRES

LEGEND
 IMJ.D. INTEGRATED MULTIPLE USE DEVELOPMENT
 DMJ.D. DRAINAGE MAINTENANCE & UTILITY EASEMENT

IRON PIPES AT ALL CORNERS
 DEED REFERENCES: DB. 5635, PG. 0163
 DB. 5915, PG. 2215
 TAX MAP REFERENCE: ACL-4-617-630-34
 ZONING: CU (PM)
 NO. OF LOTS: 3
 IMJ.D. DECLARATION: DB. 5915, PG. 2200

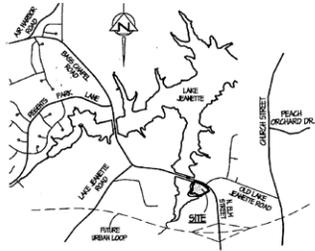
ALL DISTANCES BEING HORIZONTAL GRAND DISTANCES AND GRID ROTATION ON ALL BEARINGS UNLESS OTHERWISE NOTED.

STORMWATER MANAGEMENT INFORMATION
 (REVISED PER PB. 154, PG. 148)

SITE AREA (COMMERCIAL & RESIDENTIAL):	151 ACRES
PROPOSED BUILT UPON AREA:	1615 SF (41.08)
DRAINAGE AREA FROM BUILT UPON AREA:	4.8 ACRES
SAND FILTER #1:	15 ACRES
BUILT UPON AREA:	127 ACRES
SAND FILTER #2:	12 ACRES
BUILT UPON AREA:	0.96 ACRES
SAND FILTER #3:	22 ACRES
BUILT UPON AREA:	15 ACRES

IMJ.D. NOTES
 THIS DEVELOPMENT IS AN INTEGRATED MULTIPLE USE DEVELOPMENT (SEE GREENSBORO DEVELOPMENT ORDINANCE SEC. 30-4-03). IT SHALL BE TREATED AS A SINGLE ZONE LOT FOR PURPOSES OF REQUIRED PARKING AND OFF-STREET PARKING. A COMMON SHARING PLAN AND COMMON LANDSCAPING PLAN SHOULD BE PREPARED TO CONFORM TO THE DEFINITION OF AN INTEGRATED MULTIPLE USE DEVELOPMENT. THE PROPERTY SHALL THEN BE IN VIOLATION OF THIS ORDINANCE AND SHALL BE REVERTED TO CONVENTIONAL PARKING AND LANDSCAPING, EVEN IF, DURING SO REQUIRED THE CONVENTIONAL PARKING AND LANDSCAPING PLAN IS REVISED TO BE PRIVATE. IF IMJ.D. IS DISSOLVED, UTILITIES MUST BE CONVERTED TO PUBLIC WITH EASEMENTS DESIGNATED.

- NO CERTIFICATE OF COMPLIANCE SHALL BE ISSUED FOR ANY BUILDINGS ON THE LOTS SHOWN ON THIS PLAT UNTIL THE RAINFALL CONTROL STRUCTURE HAS BEEN COMPLETED.
- GARY JOBE BUILDER, INC. (THROUGH JOBE-BROWN LLC) HAS POSTED A FINANCIAL GUARANTEE AND BEARS THE RESPONSIBILITY OF THE ENGINEERED STORMWATER CONTROL'S timely completion.
- GOVERNMENT ACCESS RIGHTS: THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND THEIR ASSAIGNS WILL HAVE RIGHT OF ACCESS TO THE ENGINEERED STORMWATER CONTROL, LABELED AS SAND FILTER #1 FOR INSPECTIONS AND MAINTENANCE ENFORCEMENT.



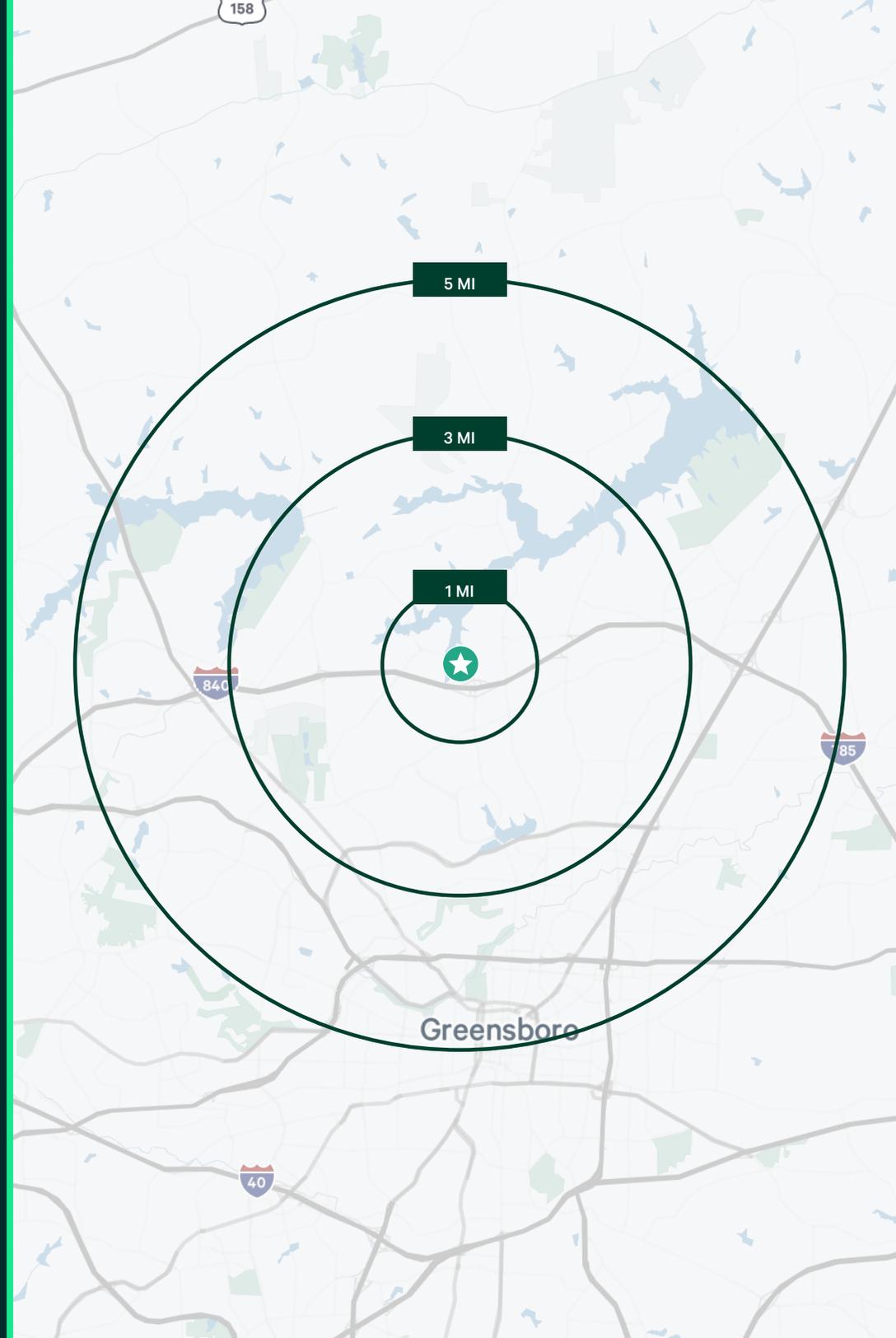
VICINITY MAP
 N.T.S.

MAIL TO: BORUM, WADE & ASSOC. P.O. BOX 1425 GREENSBORO, NC 27415
 WILL PICK UP
 FLORENCE, N.C. 27535

BWA Engineers Planners Surveyors
 Borum, Wade and Associates, P.A.
 631 Empire Court, Suite 100, Greensboro, NC 27401-2711
 703-748-0000 (Greensboro, NC 27405-1482)
 Phone: 336-275-0471 Fax: 336-275-3759
 www.borum-wade.com

Area Demographics

	1 MILE	3 MILE	5 MILE
POPULATION			
2025 Population	7,513	57,937	132,574
2030 Population - 5 Year Projection	7,562	57,790	133,333
2025 - 2030 Population Growth Rate	0.13%	-0.05%	0.11%
GENERATIONS			
Generation Alpha	9.1%	9.9%	9.3%
Generation Z	19.7%	22.0%	24.7%
Millenials	23.9%	24.2%	23.0%
Generation X	21.4%	19.6%	19.3%
Baby Boomers	20.7%	19.3%	19.2%
Greatest Generation	5.2%	5.0%	4.6%
HOUSEHOLD INCOME			
Average Household Income	\$131,422	\$110,197	\$113,652
Median Household Income	\$92,254	\$71,266	\$73,549
HOUSING VALUE			
Average Home Value	\$384,746	\$386,955	\$391,294
Median Home Value	\$328,942	\$340,935	\$348,062
HOUSING UNITS			
Owner-Occupied Housing	69.2%	53.6%	54.5%
Renter-Occupied Housing	23.8%	38.2%	38.8%



Economic Announcements

Central North Carolina has been the epicenter of a string of recent job announcements from major manufacturers such as Toyota, Boom Supersonic, JetZero, and Ahold Delhaize. The companies have unveiled plans to invest a combined \$20 billion to construct advanced manufacturing facilities that will employ more than 22,605 people. The projects are expected to drive significant ancillary activity among suppliers and support industries, fueling future demand for industrial space across central North Carolina, including the Piedmont Triad. These mega projects will also drive tremendous demand for housing.



New to Market
5,100 New Jobs
\$14B Investment
NE Randolph County



BOOM

New to Market
2,400 New Jobs
\$500M Investment
Guilford County

Jetzero

New to Market
14,600 New Jobs
\$5B Investment
Guilford County



**Ahold
Delhaize**

New to Market
505 New Jobs
\$860M Investment
Guilford County

Demographic Summary

	Triad, NC*	Guilford County, NC
2025 Total Population	1,139,690	556,634
2020-2025 Annual Population Growth Rate	0.76%	0.53%
5-Year Projected Population Growth	0.53%	0.36%
2025 Total Workforce Population (16+)	559,973	278,908
2025 Manufacturing & Transportation/ Warehousing Employees	97,824	51,384
2025 Average Household Income	\$96,840	\$100,169
2025 Avg. Value Owner Occupied Housing	\$342,355	\$350,991

*Source: CBRE Fast Reports (Triad, NC totals include Alamance County, Guilford County & Forsyth County)



Major Triad Employers



Contact Us



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Senior Vice President

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Jackson Williams

Associate

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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