

Greensboro Apartments

1919,1923,1925 Cedar Fork Dr

**39 Unit Multi-Family Development
Plans Approved. Shovel Ready**



H4ME

PRIVATE REAL ESTATE FUND

Contact Information:

✉ **Nathan@h4me.us**

☎ **315.794.7732**



Offering Summary

Sale Price: \$760,000

**FULLY ENGINEERED.
PLANS APPROVED.
SHOVEL READY.**

Property Details

Total Units.....	39
1BR+1BA.....	18
2BR+1BA.....	15
2BR+2BA.....	6

Building Gross Area..... 40,477

Net Rentable Area..... 33,634

H4ME LLC presents the unique opportunity to acquire a fully engineered multi-family development site on a 3 parcel lot located in Greensboro, NC.

For SALE

Multi-Family Development Land

\$760,000 Pricing

Contact For More Info

**315.794.7732
Nathan@h4me.us**

PROPERTY FEATURES

- Multi-family development site in Greensboro, NC
- Fully-engineered, 39 unit multi-family development opportunity.
- 18 - 1BR + 1BA, 15 - 2BR+1BA, 6 - 2BR + 2BA.
- The design calls for a very cost effective construction and is providing 57 parking spaces. The architectural design is for a three story wood frame apartment building.

LOCATION FEATURES

- Location, Location, Location! 3 lot assemblage. Total of 2.20 acres.
- The project is walking distance from the Four Seasons Mall, the famous Koury Convention Center, Movie Theater, banks, hundreds of hotels, shops, and restaurants, including Walmart Center, etc.
- The project is next to other multifamily buildings with no vacancies. This is a proven multifamily location.



Greensboro Multi-Family Apartments

EXECUTIVE SUMMARY

A rare development opportunity. Shovel-Ready, and plans approved - 39 multi-family unit development, bring your General Contractor to issue permits. Location, Location, Location! 3 lot assemblage. Total of 2.20 acres. The lots are fully combined and recorded. Greensboro has experienced a massive growth in recent years; the rents are experiencing exceptional growth, and Greensboro is dealing with a major shortage of housing and rental capacity. The project is a walking distance from the Four Seasons Mall, the famous Koury Convention Center, Movie Theater, banks, hundreds of hotels, shops, and restaurants, including Walmart Center, etc. The demand for rent in this location is incredibly robust and growing. The project is seconds away from the entrance to two major highways. The project is next to other multifamily buildings with no vacancies. This is a proven multifamily location. You can collect rent by early to mid 2025. The design calls for a very cost effective construction and is providing 57 parking spaces. The architectural design is for a three story wood frame apartment building. Very cost effective design. The open space of the project has enough space for the developer to put in a pool, playground, or tennis court if desired. Great unit mix. North Carolina, and especially the City of Greensboro has become a major hub for many major national and international corporations. This project is perfect for the medium income (working class) and high-quality tenants. The project is ready to break ground upon final permit approval (your general contractor is needed to issue final permits). This opportunity won't last.

Permit Pending Multi-Family Development Opportunity

Greensboro Multi-Family Apartments

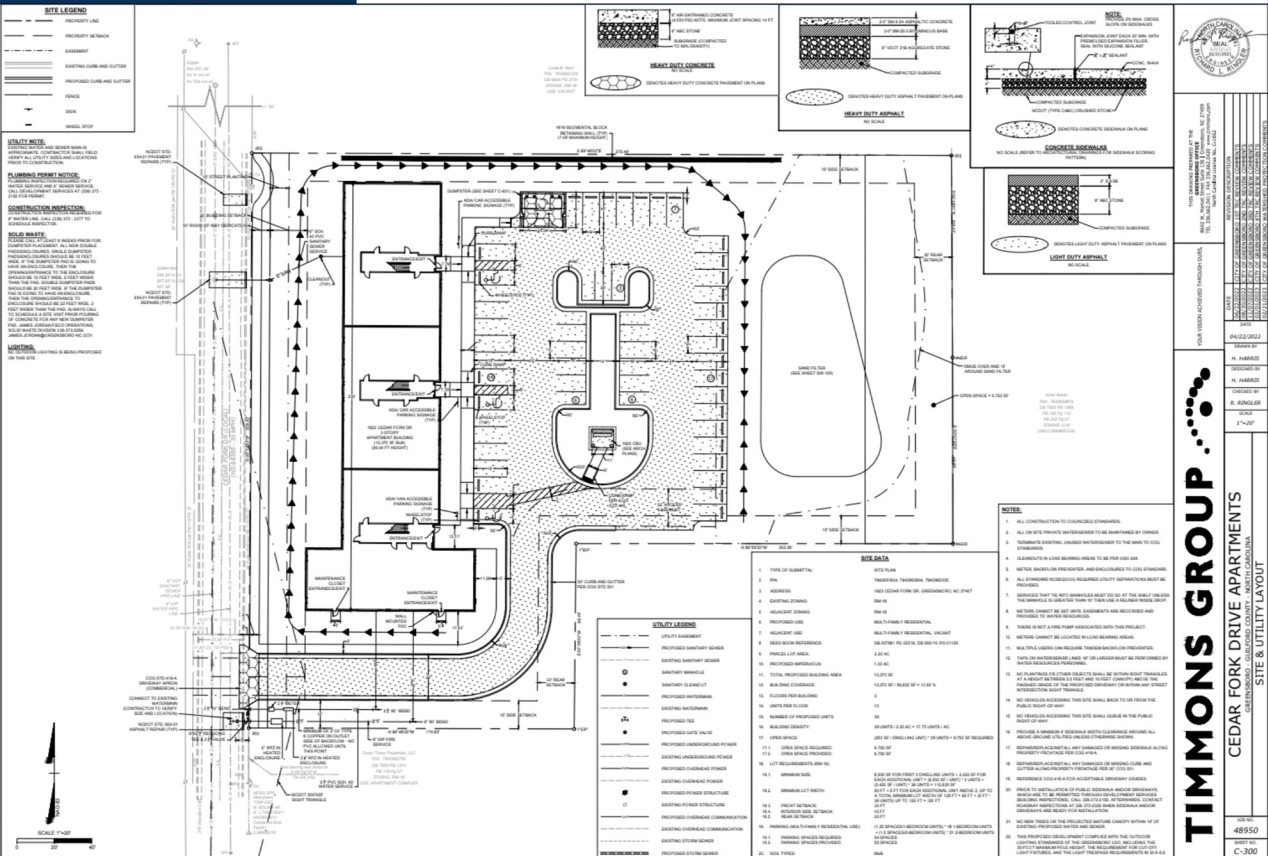
LOCATION



Permit Pending Multi-Family Development Opportunity Greensboro Multi-Family Apartments

SITE PLAN

- 57 Parking Spaces
- Available Public Utilities
- Green And Open Space
- Sustainable And Green Design



DATE:	11/01/2017
DESIGNED BY:	A. HARRIES
CHECKED BY:	A. HARRIES
PROJECT NO.:	49550
SHEET NO.:	1 of 3
TITLE:	GREENSBORO MULTI-FAMILY APARTMENTS SITE & UTILITY LAYOUT

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TIMMONS GROUP

CEDAR FORK DRIVE APARTMENTS

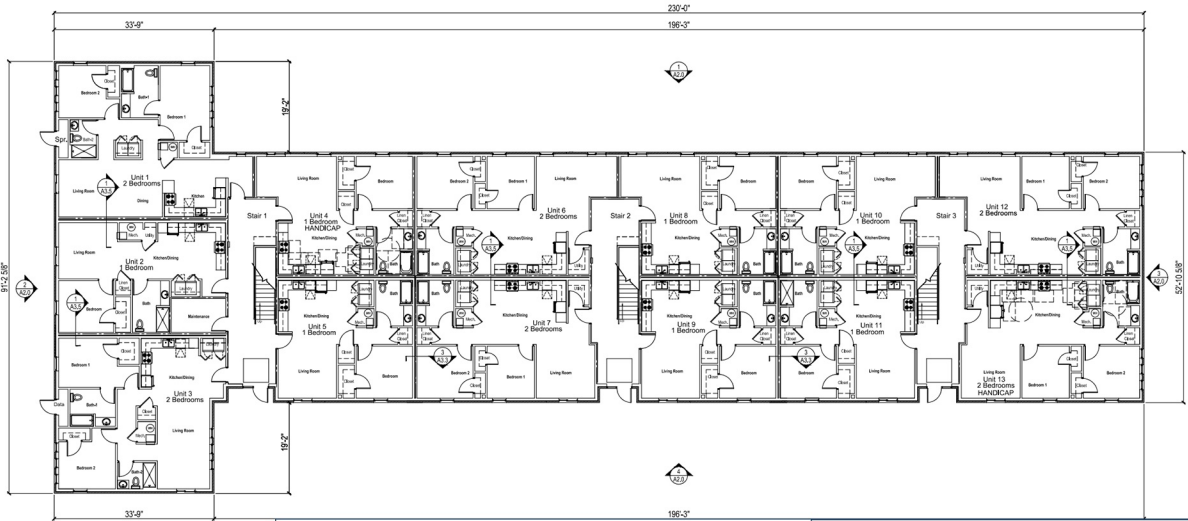
CONSTRUCTION

SITE & UTILITY LAYOUT

DATE: 11/01/2017
 SHEET: 49550
 OF: 3
 TITLE: C-300

Greensboro Multi-Family Apartments

FLOOR PLAN



- **Total Buildable sq.ft = 40,477**
- **Total Net Rentable Sq.ft = 33,634**
- **Total Units: 39 units**

- **1st Floor, 13 Units.
10,998 sq.ft (Net)**
- **2nd & 3rd Floors. 26
Units (13 each)
11,318 sq.ft (Net)**



1919 Apartments
1919, 1922 and 1925 Cedar Fork Drive
Greensboro, North Carolina

By	Revision

PROJECT NUMBER
2022-001

DATE
January 6, 2023

Sheet:
A1.1

Greensboro Multi-Family Apartments

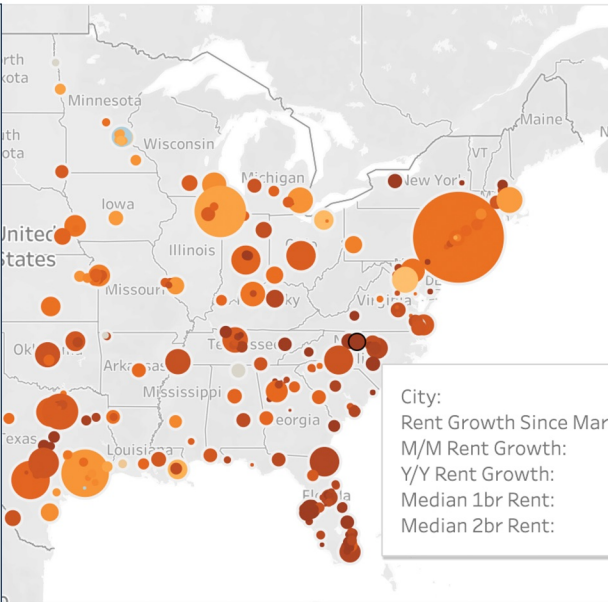
GROWTH AREA

Apartment List City-Level Rent Estimates

Rent Growth: March 2020 - August 2022

Reasons For High Growth

- Low crime.
- Lower cost of living.
- Accessibility and solid infrastructure.
- Lower construction costs.
- New hub for many large companies.



Note: Markers sized by population.
Source: Apartment List Rent Estimates.

Rent Growth Since March 2020



Apartment  List

Greensboro Multi-Family Apartments

ZONING



ZONING RM-18

- **Current zoning is RM-18. Which allows for 18 multi-family units per acre... allowing for a total of 39 units at the development site.**