

23.96 ACRES | APPROVED FOR 300 APARTMENT UNITS

ACROSS FROM AMAZON • 0.7 MILES TO I-85 • 5 MILES TO DOWNTOWN GREENSBORO • 12 MILES TO TOYOTA MEGASITE

McGEE
COMMERCIAL REAL ESTATE



PRIME LOCATION

Five miles south of
Downtown Greensboro



EASY ACCESS

0.7 miles to I-85
via S. Elm-Eugene Road



STRONG WORKFORCE

Surrounded by major
employers and growing
residential communities



HIGHWAY ACCESS

Direct access to Hwy 421
to Toyota Battery Plant
in Liberty, NC



UTILITIES

Access to Greensboro
water and sewer through
TRC

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GREENSBORO, NORTH CAROLINA

300-UNIT 23.96-ACRE MULTIFAMILY DEVELOPMENT OPPORTUNITY
231 RITTERS LAKE ROAD, GREENSBORO, NC 27407

Greensboro and the surrounding Triad region are rapidly transforming into one of the Southeast's strongest growth markets, driven by billions of dollars in new investment and thousands of incoming jobs. This project is strategically positioned at the center of that growth.

TOYOTA | NC

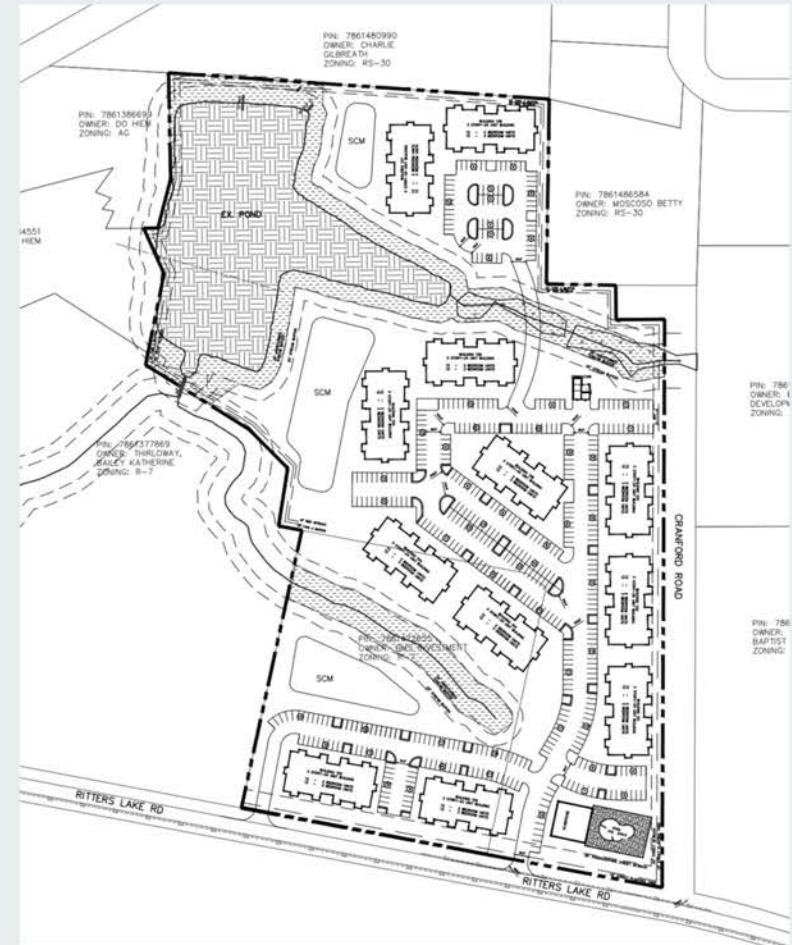
New EV Battery manufacturing campus in Liberty, NC, only 12 miles away. Phase 1 completed. 7,500 total new jobs when the third phase is completed.



1,800 new jobs created when the new Amazon delivery facility, which is located directly across Ritters Lake Road, opens in 2027.

Woodland Heights Apartments

Woodland Heights, a 600-unit apartment complex located by I-85, was completed in 2025 and is currently 95% occupied.



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LOCATION ADVANTAGES

The property combines accessibility, convenience, and a quiet residential atmosphere – placing the future residents minutes from major employers and everyday amenities.

COMMUNITY LIFESTYLE FEATURES

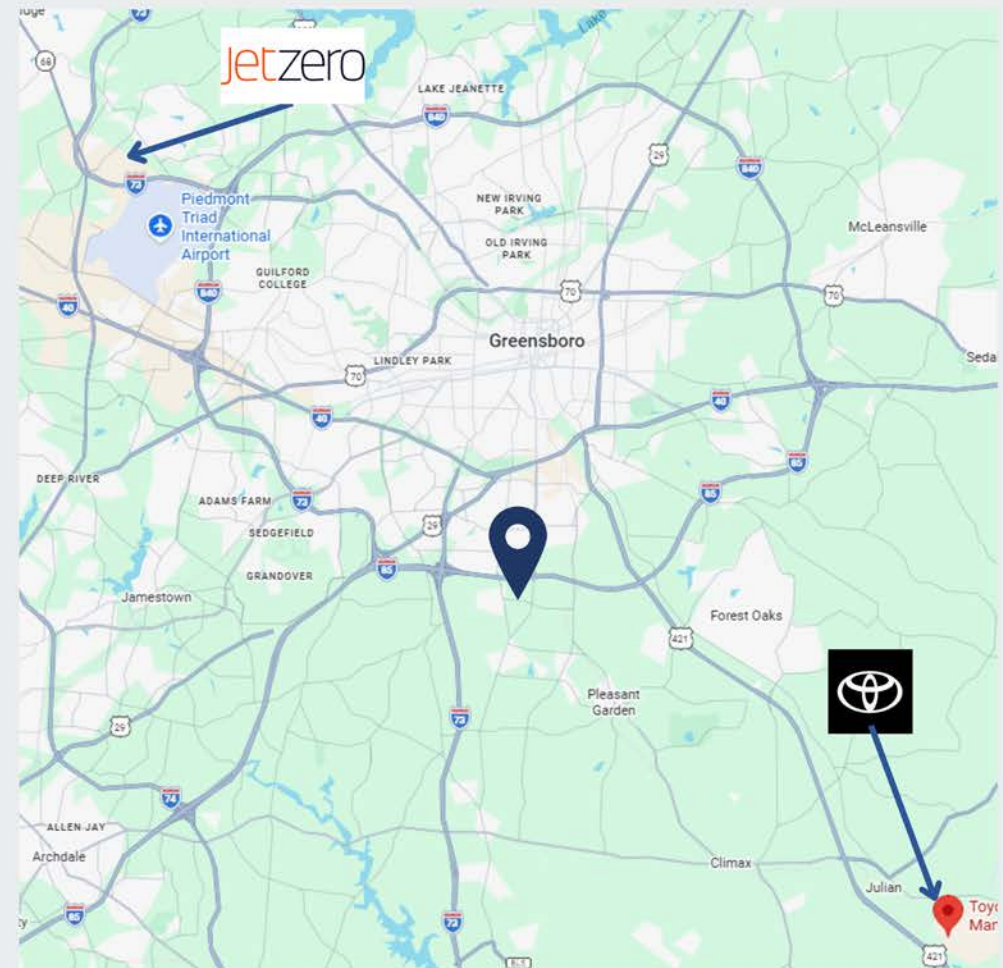
Landscaped pond designed to create a tranquil, pastoral feel within the community. Walking trails winding through the wooded property. Mature trees and lush natural surroundings create a quiet residential atmosphere.

CONNECTIVITY AND PROXIMITY

12 miles via Hwy 421 from the Toyota manufacturing campus and directly across the street from the new 192,000 SF Amazon facility opening in 2027, which will employ 1,800 people. Immediate (.7 mile) access to I-85 and the Greensboro Urban Loop provides fast regional connectivity without city traffic congestion

4 minutes from Walmart SuperCenter, Lowes, and shopping, dining, and daily conveniences.

Easy access to Greensboro (5 miles south of downtown), High Point, Winston-Salem, and Burlington and surrounding employment hubs.



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DEVELOPMENT READY

Rezoning to RM-18 with city approval for up to 300 units completed.

Site has been annexed into Greensboro with sewer and water access guaranteed and details of access to be confirmed through the Technical Review Committee process.

Traffic Impact Analysis has been completed and two separate driveway access points from Ritters Lake Road granted.

Environmental studies like Phase 1 Environmental, soil assessment, and wetlands delineation have been completed.

Technical Review Committee with city staff after submitting a specific site plan is the last remaining critical process to be completed.

Infrastructure readiness is one of the most critical – and time-consuming – hurdles in multifamily development. This site has cleared that bar.

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