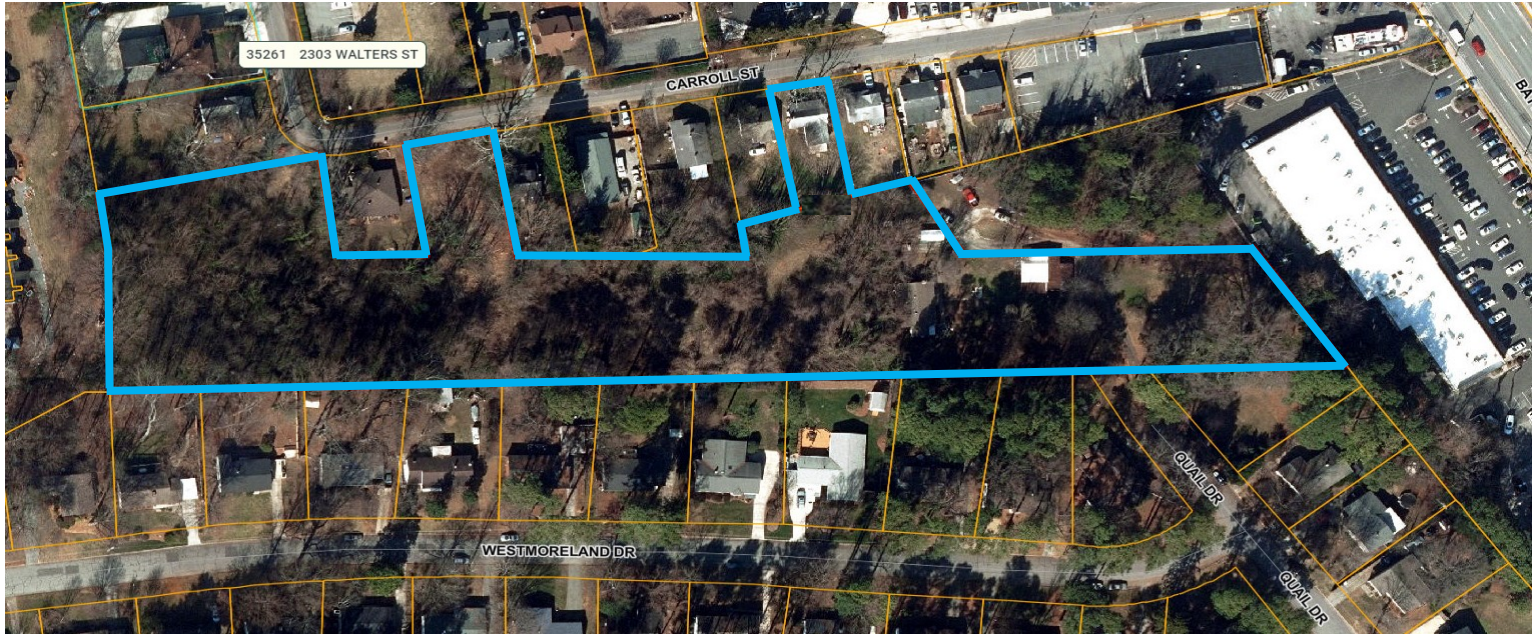




**1705 Quail Drive and 2517 Carroll Street  
Greensboro, NC 27408  
3.99 Acres +/-  
Price Negotiable; Subdivision Possible**



### Property Information

- Two contiguous tracts totaling approximately 3.99 acres with street frontage on both Carroll Street (at two locations) and Quail Drive per map. Seller will consider subdivision.
- 2517 Carroll Street frontage is less than 600 feet from its intersection with Battleground Avenue (US Highway 220; 26,500 AADT); Greensboro Transit Route 8) with additional access to signalized intersection of Oakcrest Avenue and Benjamin Parkway.
- Near Target, Harris Teeter, Office Depot, PetSmart and numerous other national retailers and restaurants. Also in close proximity to three hospitals and numerous health care providers.
- 1705 Quail Drive tract is currently zoned R-5 Residential Single Family and CD-O Conditional District-Office; 2517 Carroll Street tract is currently zoned CD-O.
- Existing structures offered at no value.
- Demographics:
  - 1 mile radius: total population 5,055; average household income \$71,775
  - 3 mile radius: total population 52,260; average household income \$71,517
  - 5 mile radius: total population 160,270; average household income \$55,250

Listing contact:

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# 1705 Quail Drive and 2517 Carroll Street Greensboro, NC 27408 3.99 Acres +/- Price Negotiable; Subdivision Possible

