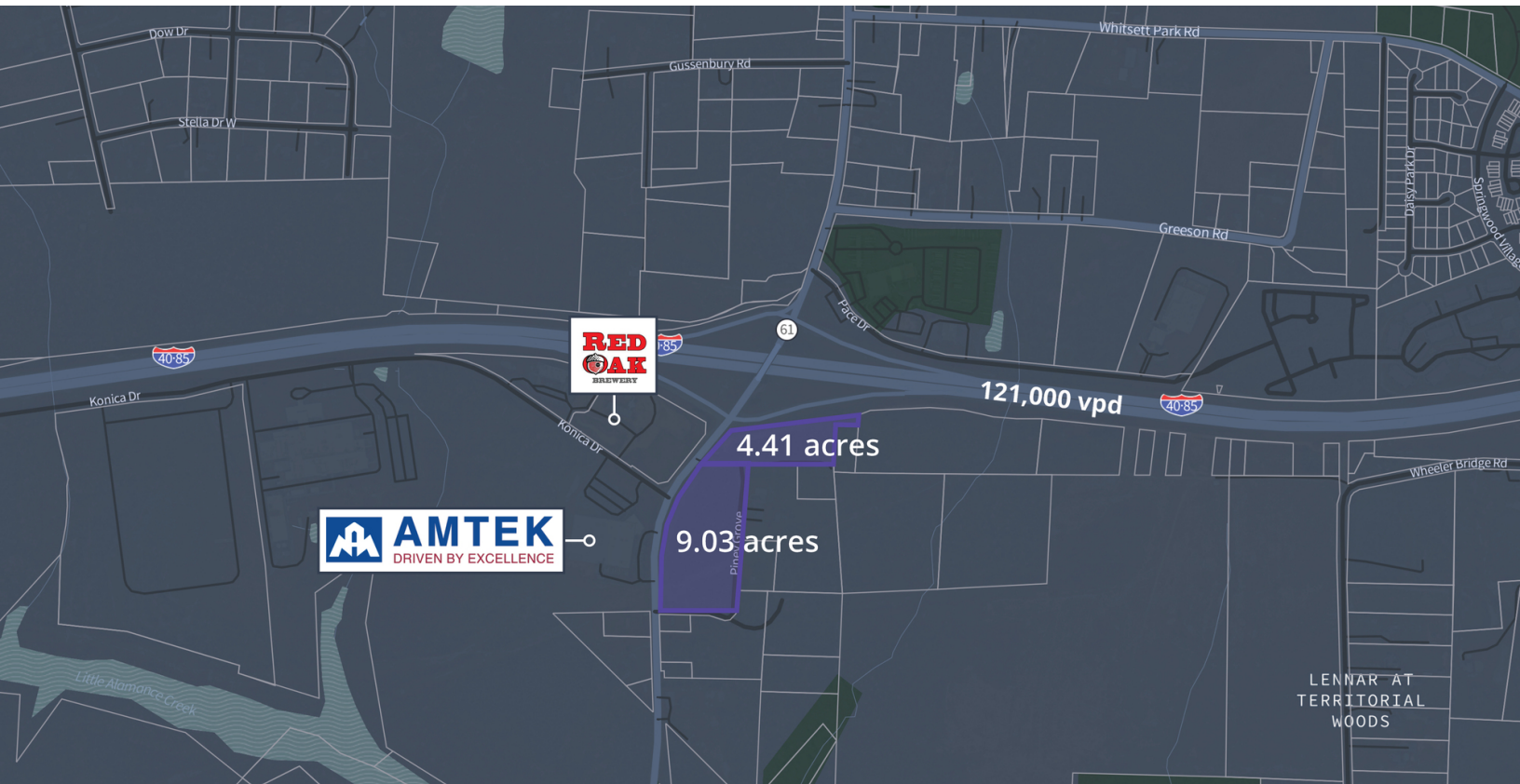


Commercial land for sale

I-85/I-40 & NC Highway 61
Whitsett, NC 27377



Prime location along I-85/I-40; sits on the east end of Rock Creek Industrial Park

Offering Summary

Sale Price:	\$2,419,200
Lot Size:	±13.44 Acres
Price / Acre:	\$180,000
Zoning:	Highway Business
Market:	Guilford County
Submarket:	SE Guilford County
Traffic Count:	±121,000 vpd

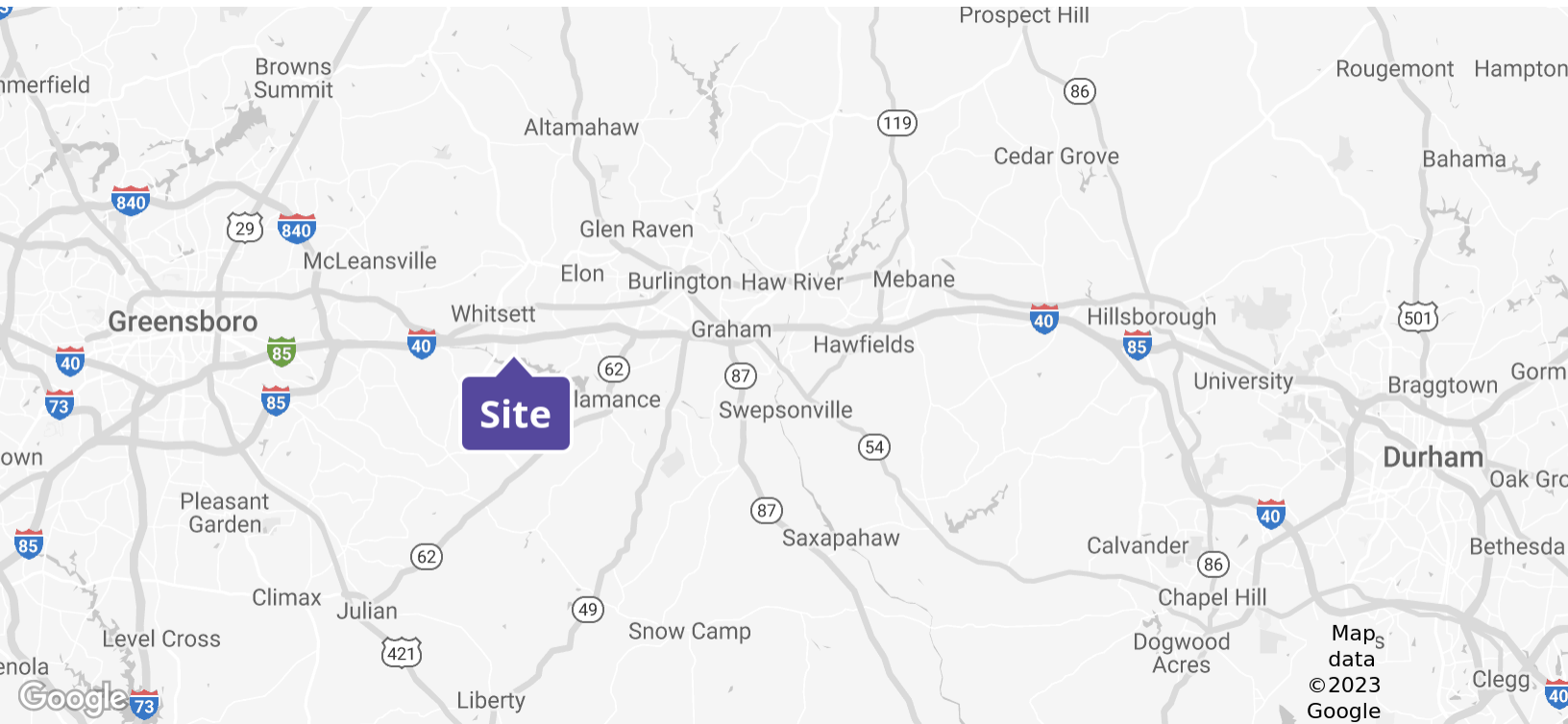
Get more information

Bill Aucoin

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bill.aucoin@avisonyoung.com

Gary Lyons, CCIM SIOR

Principal
D 864 535 5142
gary.lyons@avisonyoung.com



Property Highlights

- Excellent visibility from I-85/I-40
- Water/sewer provided by Guilford County
- Either lot can tap onto 8" public natural gas line which runs across I-85/I-40 frontage
- Located in expanding growth area that includes four large housing developments, Rock Creek Industrial Park and numerous shopping and dining options

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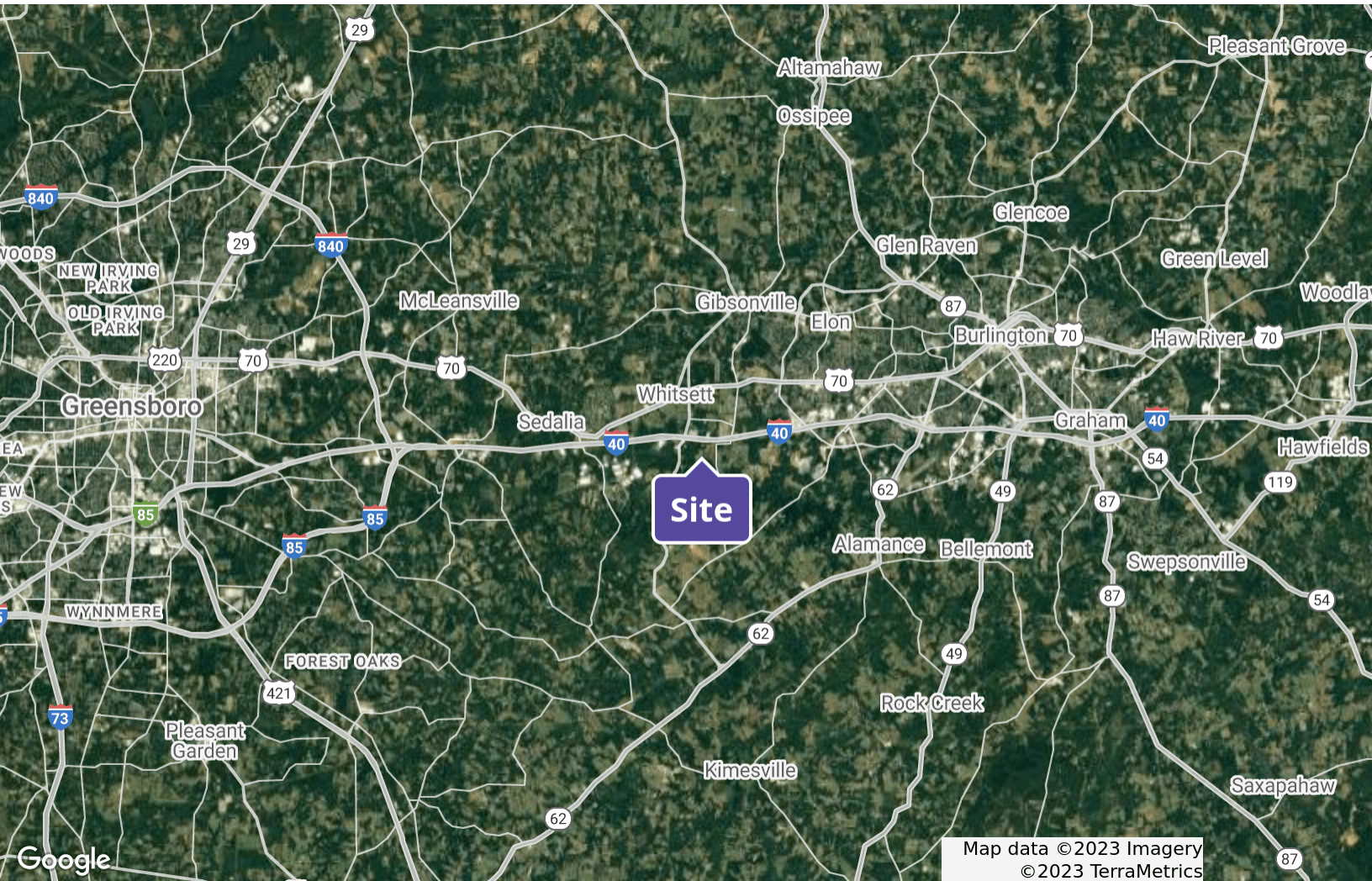
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Commercial land for sale

I-85/I-40 & NC Highway 61



Map data ©2023 Imagery
©2023 TerraMetrics

Lot #	Address	APN	Size	Price	Zoning
1	1201-1203 NC Highway 61 South	8834218411	4.41 Acres	\$793,800	Highway Business
2	1211 NC Highway 61 South	8834202856	9.03 Acres	\$1,625,400	Highway Business



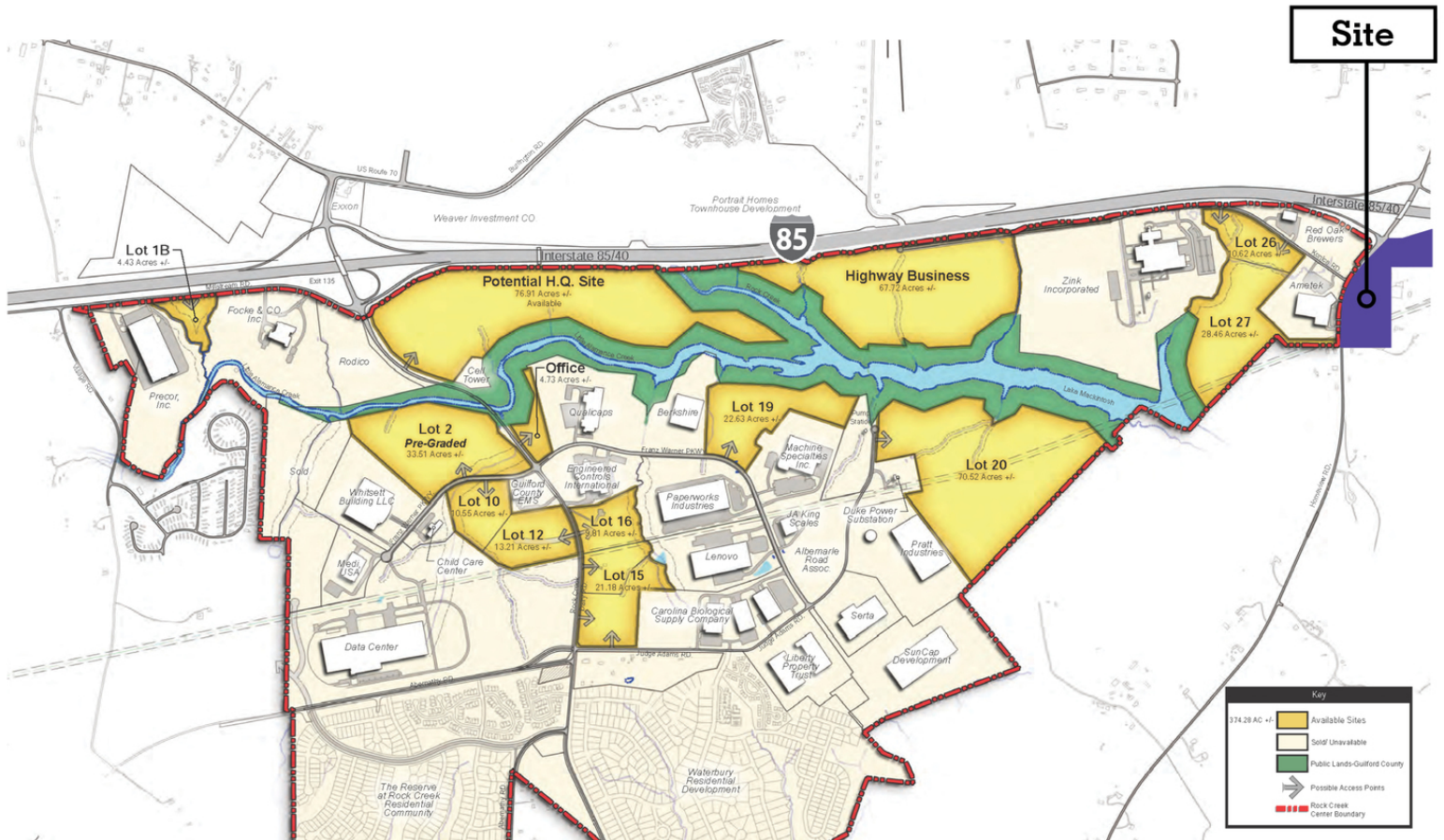
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Rock Creek Center master plan

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Commercial land for sale

I-85/I-40 & NC Highway 61



Mixed Use - Commercial - Property
Rock Creek
Whitsett - Guilford County, North Carolina

CITY OF GREENSBORO PUBLIC WATER AND SANITARY SEWER JURISDICTION. GUILFORD COUNTY PLANNING, STORMWATER AND EROSION CONTROL JURISDICTION.

September 2019

Tract 1: 4.4 Acres +/-, GUILFORD COUNTY PIN: 0034210411 DEED: 5962 PAGE: 2771

GUILFORD COUNTY STORMWATER DEVELOPMENT CONSTRAINTS
24% IMPERVIOUS LIMITS LOW DENSITY (without stormwater control ponds / measures)
34% IMPERVIOUS LIMITS HIGH DENSITY (WITH stormwater control ponds / measures)

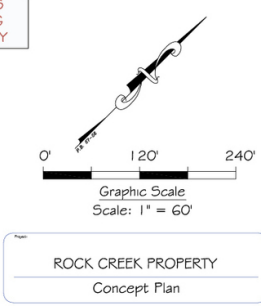
CALL BEFORE YOU DIG! ITS THE LAW
ULOCO North Carolina One Call Center
1-800-632-4949

PUBLIC (CITY OF GREENSBORO) WATER AND SEWER SERVICES ON SITE.

MARKETING MASTER PLAN

Tract 2: 9.0 Acres +/-, GUILFORD COUNTY PIN: 0034202056 DEED: 5962 PAGE: 2771

Watershed Critical Area - Lake Mackintosh - TIER 3
GUILFORD COUNTY STORMWATER DEVELOPMENT CONSTRAINTS
70% IMPERVIOUS LIMITS HIGH DENSITY (WITH stormwater control ponds / measures) per Rock Creek Consent Judgment 00 CV5 2750



Concept site plan



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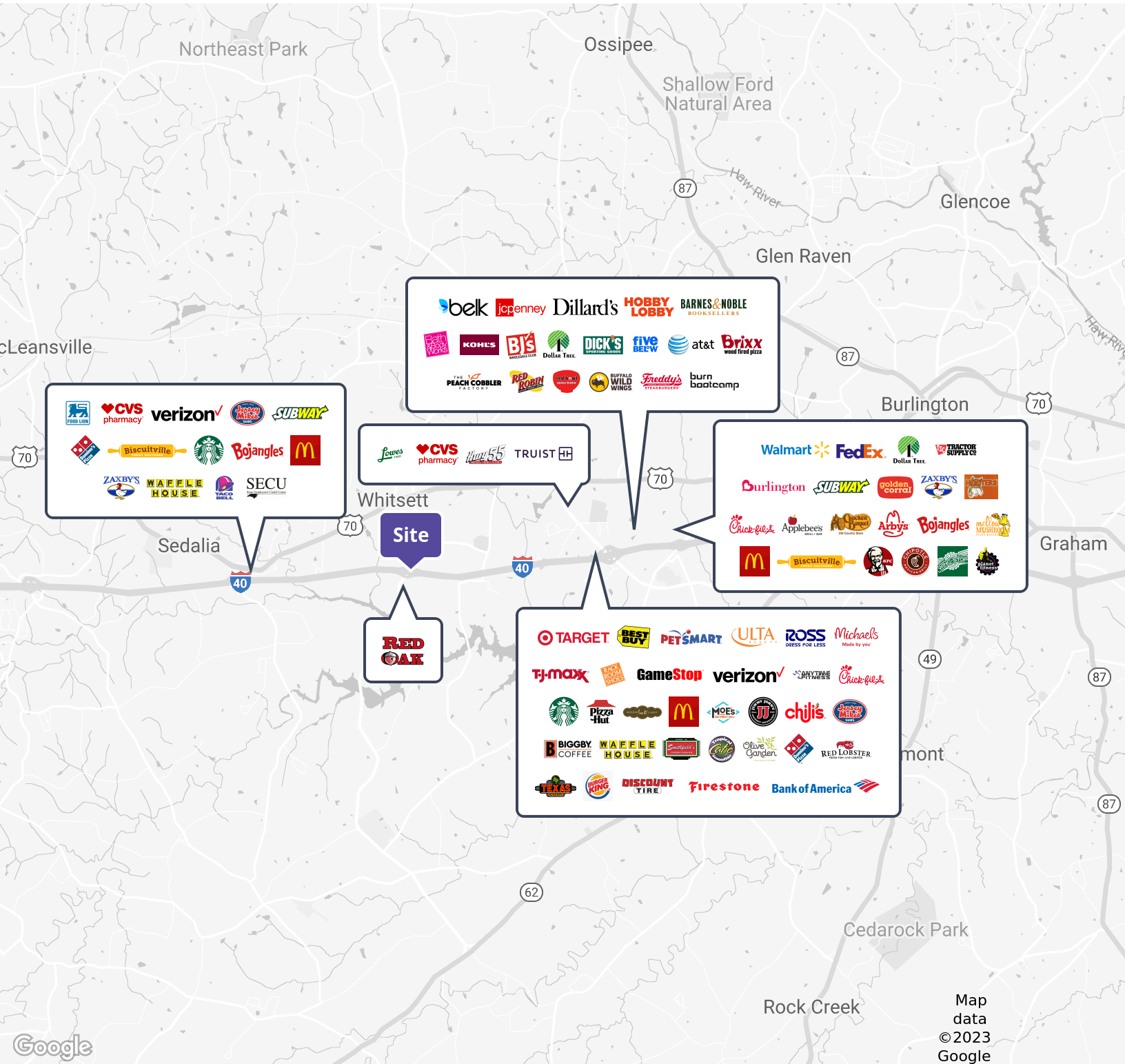
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I-85/I-40 & NC Highway 61



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