

**LAND  
AVAILABLE  
FOR SALE**



## 3800 S. Elm-Eugene St.

Greensboro, North Carolina 27406

### Property Features

- 1.69 Acres
- Zoned: RS-30 (Purchase subject to re-zoning)
- Excellent location rapidly growing Southeast Greensboro
- Prime for commercial or office development  
Retail and restaurant already in place with nearby Lowe's and Walmart Regional Center
- Traffic Count (2013): 20,086 VPD (S. Elm-Eugene St. and Elmsley Dr.)
- **Demographics:**

2015	1 Mile	3 Miles	5 Miles
Population	5,919	35,073	109,585
Total HH	2,378	14,094	42,522
Avg. HH Income	\$47,355	\$47,562	\$47,292



**For Sale: \$585,000**

For more information, contact:

**Robbie Perkins**

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**Stanhope Johnson**

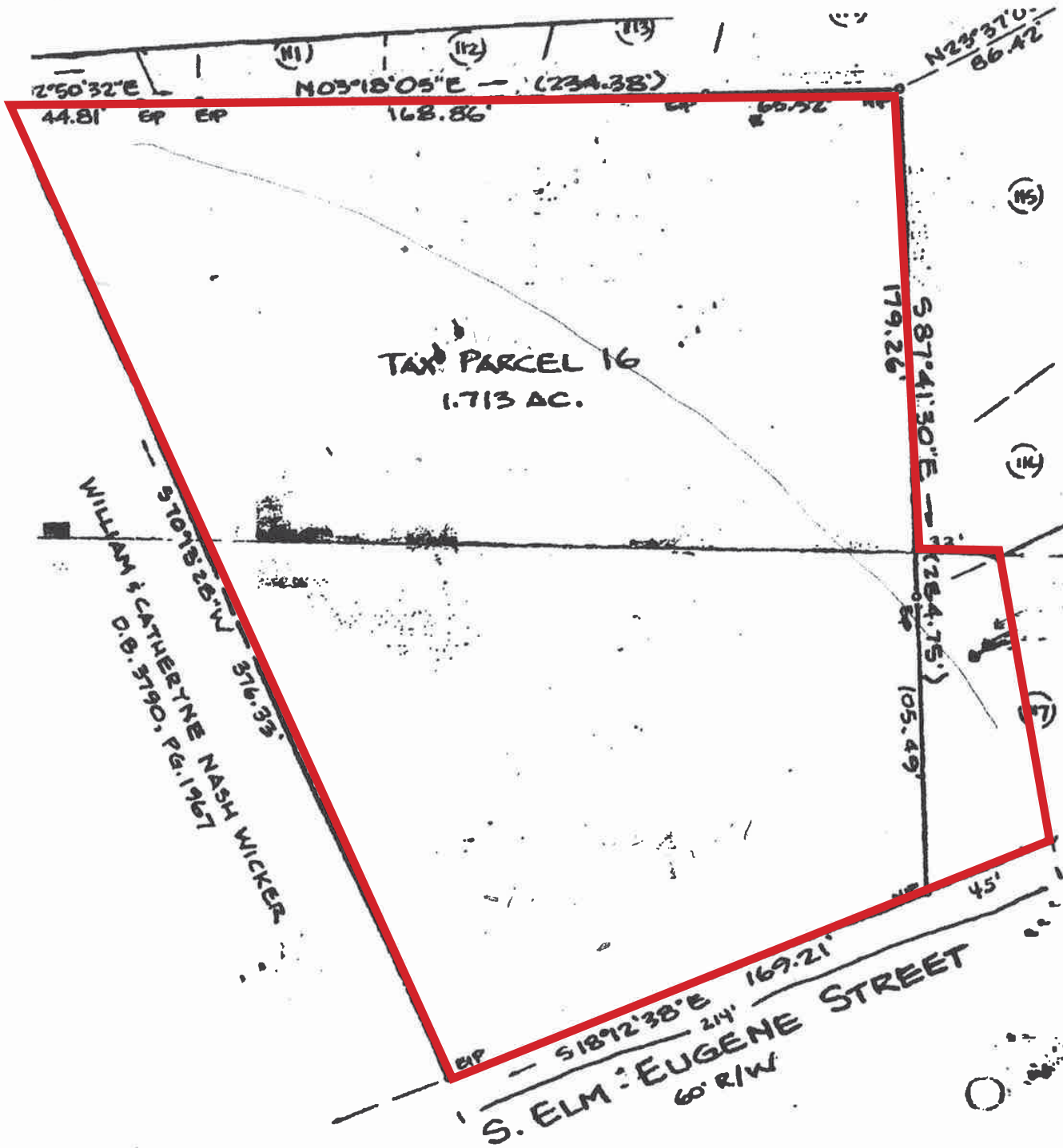
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Greensboro, North Carolina 27405

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NO. _____ BLOCK _____ TION _____ MAP _____ SUBDIVISION _____	NOT FOR RECORDATION	SUMNER TOWNSHIP GUILFORD COUNTY TAX MAP DATA
	SURVEY FOR: <b>GUY D. GULLICK &amp; LYNN G. GULLICK</b> ADDRESS: 3800 S. ELM - EUGENE ST., GREENSBORO, NC	9-531-624-16
T BOOK _____ PG. _____ D BOOK <u>5567</u> PG. <u>31</u>	<b>William L. Knight, Jr. P.L.S.</b> 603 N. GREENE ST., GREENSBORO, N.C. 27401 GRAPHIC SCALE	DATE: <u>01-02-03</u> REVISED: _____

# AERIAL VIEW

