

**BRITTWAY  
PARCELS  
AVAILABLE  
FOR SALE**



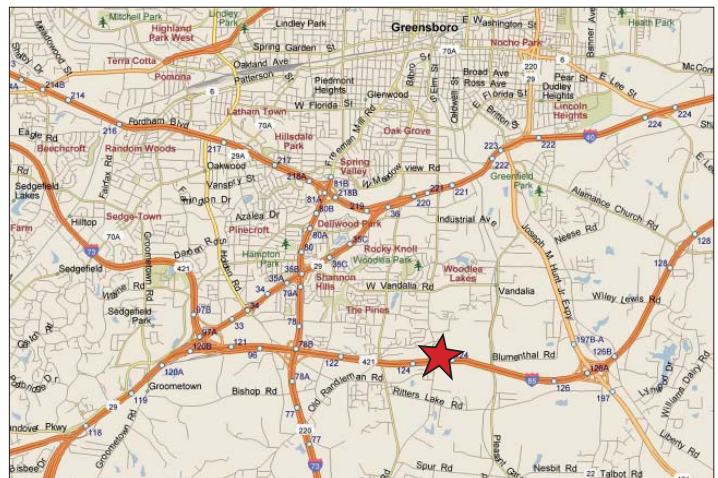
## THE SHOPS AT BRITTWAY

S. Elm-Eugene @ I-85 | Greensboro, NC 27406

### Property Description

- Excellent location rapidly growing Southeast Greensboro
- High Visibility interstate frontage
- Prime for commercial development
- Retail and restaurant already in place McDonald's and strip retail development
- Lowe's and Walmart across from site
- 115 acres of land zoned for retail development available just east of site
- Zoned, graded with utilities and infrastructure in place
- **Demographics:**

2016	1 Mile	2 Miles	3 Miles
Population	5,120	34,559	105,224
Total HH	2,075	13,859	41,189
Avg. HH Income	\$45,467	\$46,968	\$46,802



For more information, contact:

**Robbie Perkins, CCIM**  
+1 336 337 0059 • rperkins@naipt.com

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500-D State Street  
Greensboro, North Carolina 27405  
+1 336 373 0995

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**LOT #**

**ACREAGE**

**TOTAL PRICE**

2  
8  
9  
11  
12

2.11  
1.13  
1.56  
0.64  
0.87

\$1,055,000  
\$1,061,000  
\$ 883,000  
\$ 450,000  
\$ 450,000

WILL PICK UP MAIL TO: BORUM, MADE & ASSOC. P.O. BOX 21882 GREENSBORO, NC 27420

**TABLE OF LOTS**

LOT	AREA	PERCENT	TOTAL	ACRES
1	27946'	48.00%	43847'	48.33
2	27946'	48.00%	43847'	48.33
3	27946'	48.00%	43847'	48.33
4	27946'	48.00%	43847'	48.33

**IM.U.D. NOTES**

THIS DEVELOPMENT IS AN INTEGRATED MIXED-USE DEVELOPMENT AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF GREENSBORO, NORTH CAROLINA.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS OF THE STATE OF NORTH CAROLINA.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE INTERSTATE 85 BY-PASS DEVELOPMENT AGREEMENT.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE VIVIAN LANE DEVELOPMENT AGREEMENT.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ELMLEY DRIVE DEVELOPMENT AGREEMENT.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SOUTH ELM - EUSENE STREET DEVELOPMENT AGREEMENT.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE GILMER TOWNSHIP DEVELOPMENT AGREEMENT.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SULLFORD COUNTY DEVELOPMENT AGREEMENT.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA DEVELOPMENT AGREEMENT.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE GREENSBORO DEVELOPMENT AGREEMENT.

**AREA SUMMARY:**

LOT	14.507 ACRES
COMMON ELEMENTS (PRIVATE STREET)	1485 ACRES
GRASSLANDS & OPEN SPACE	4000 ACRES
STREET AND UTILITIES	31.0 ACRES
TOTAL AREA	28.963 ACRES

**PLAT BOOK 172 PAGE 7**

**VICINITY MAP**  
SCALE: 1" = 2000'

**OWNER AND DEVELOPER:**  
BRITTWAY I INVESTMENTS, LLC  
SOUTH ELM - EUSENE STREET  
GILMER TOWNSHIP, SULLFORD COUNTY  
GREENSBORO, NORTH CAROLINA  
SCALE: 1" = 150'  
OCTOBER 9, 2007

**BORUM MADE AND ASSOCIATES P.A.**  
21882 GREENSBORO, NC 27420  
TEL: 336-733-0000 FAX: 336-733-0001