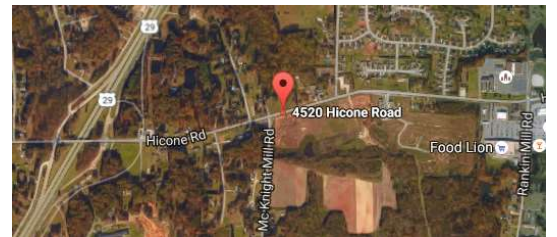
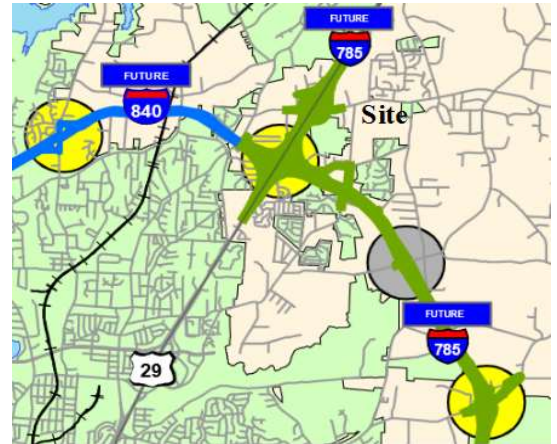
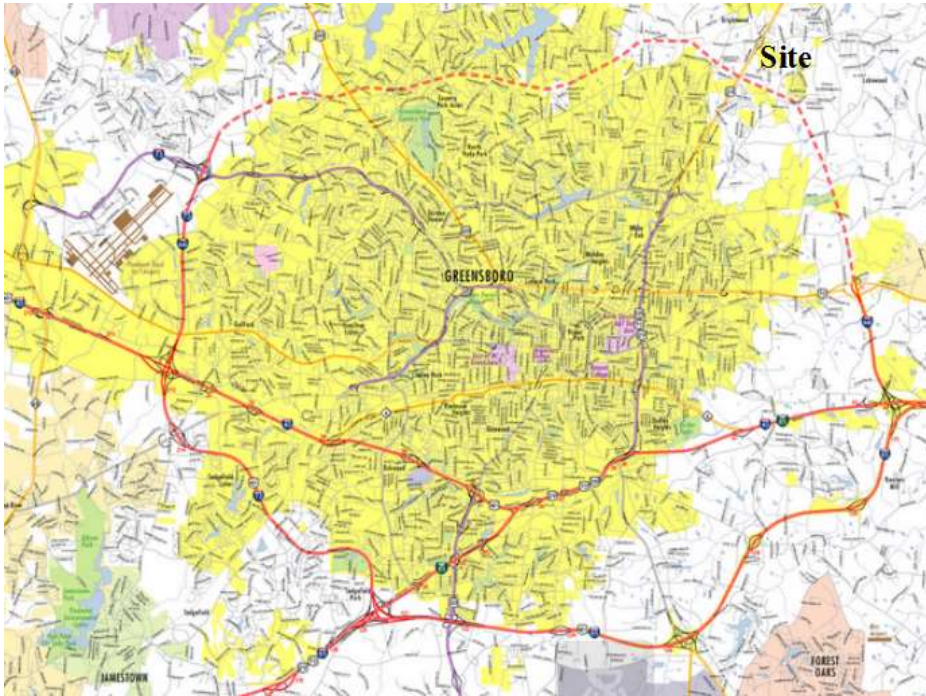


Retail Land Near Highway 29 @ I-840

4520 Hicone Road, Greensboro NC

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This Property Offers:

An Active Northeastern Greensboro Community: This area epitomizes the live, work, play model of living. This property is near 1) the 2,000 acre Reedy Fork mixed use project, which is being developed and completed by True Homes, 2) Bryan Park's Soccer Complex, home field for the Carolina Dynamo of the Premier Development League, 3) the Bryan Park Golf Course and Conference Center, and 4) the Brown Summit Industrial Park (multi-tenant industrial park with an over 500,000+ SF Proctor & Gamble operation).

Improving Thoroughfare Access: Greensboro's under development urban loop (I-840) significantly and positively impacts this site thoroughfare access. This assemblage is a "front door" location near the Highway 29 @ I-840 thoroughfare. This I-840 urban loop expansion from Highway 70 has anticipated completion of construction in December 2018, per the NC DOT website (1Q17). This construction includes now completed roadway improvements of Hicone Road.

Site Details:

Land Area: 20.25 acres

Parcels: Guilford County pin 126917 (16.78 acres), pin 126927 (1.02 acres), and pin 127321 (2.46 acres).

Zoning (Current): Guilford County Conditional Use Shopping Center
Zoning (Future Use): Mixed Use Commercial on Greensboro's Future Use Plans (GFLUM)

Traffic Counts: 12,000 VPD (2013)

Frontage: Approx. 1,300 feet of frontage on Hicone Road and 480 feet of frontage on McKnight Mill Road

Vehicular Access: Available on both Hicone and McKnight Mill Road

Topography: Highest topography fronts Hicone Road. Lands falls in the rear of the site. See page two.

Opportunity: For sale or lease. Subdivision is possible. Contact broker for details.

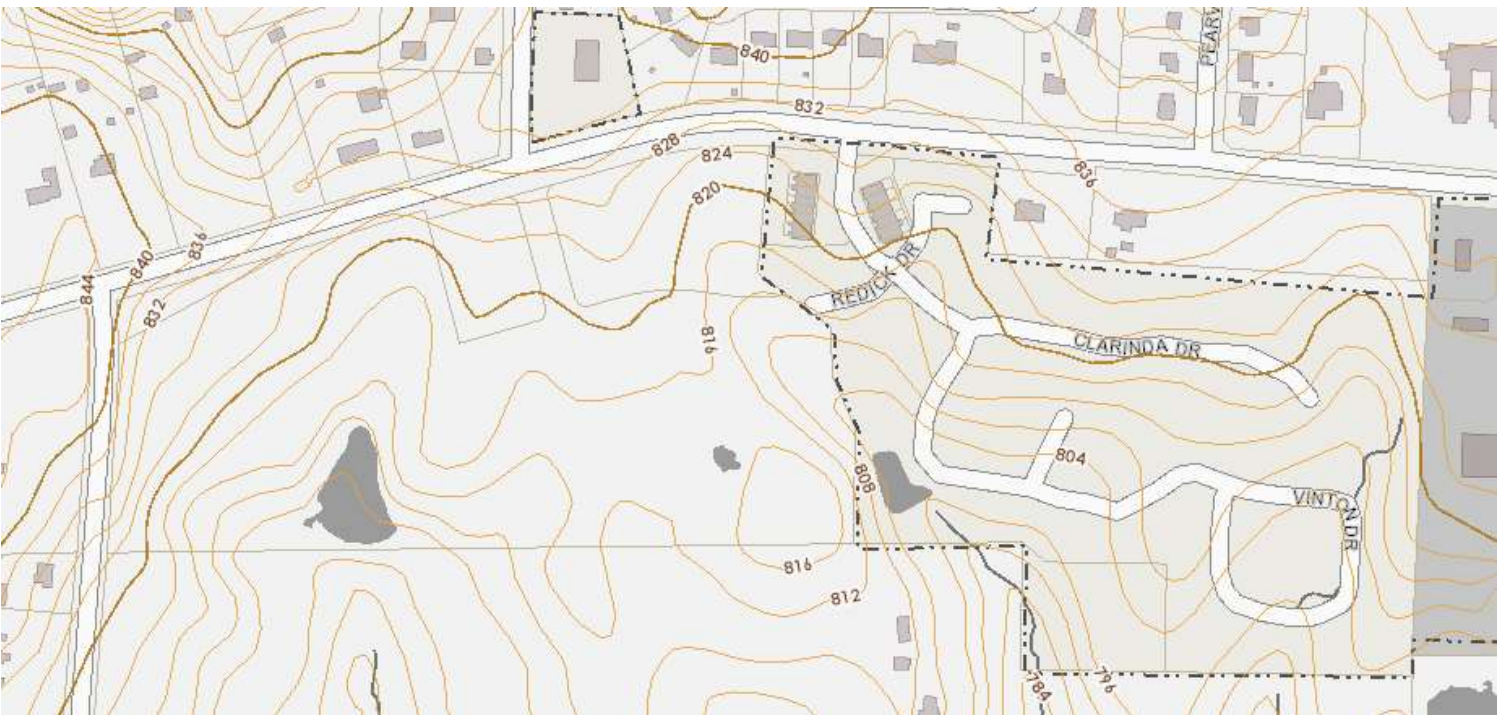
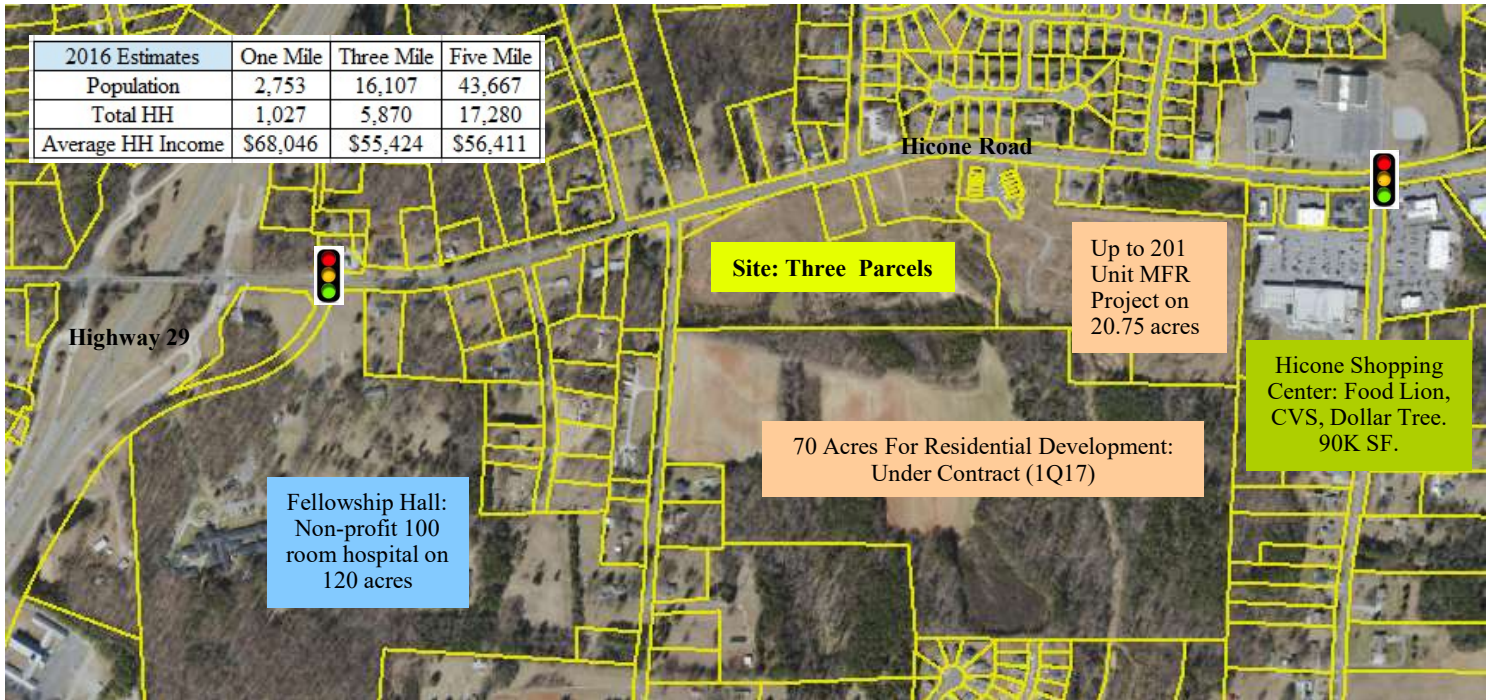
For More Details, Contact:

Sean Dowell
(919) 924-4137
sean@dowellcommercial.com

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