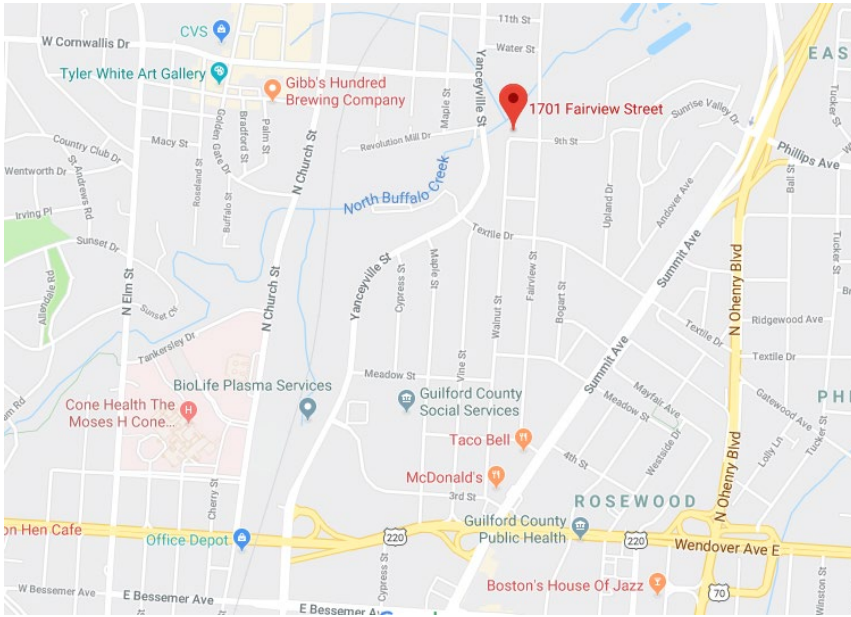


Mill District Infill Land Site

1701 - 1707 Fairview Street, Greensboro NC

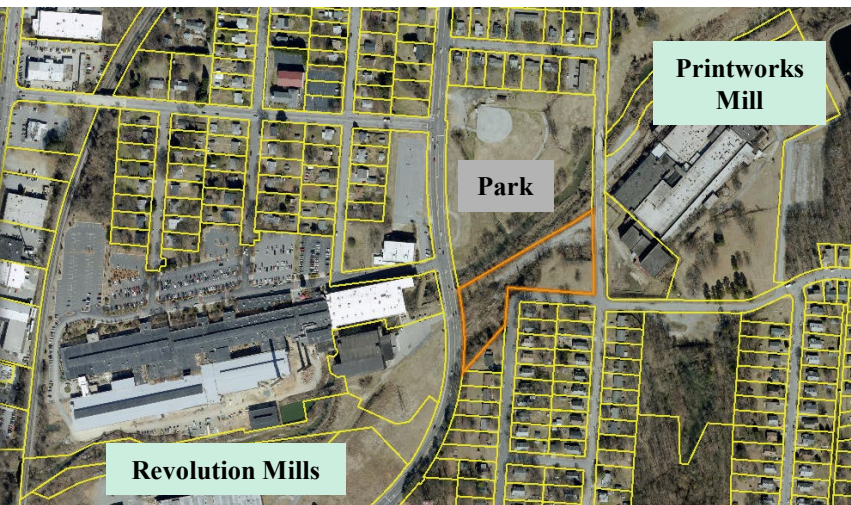
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This Property Overall:

Be in the Heart of Greensboro's Mill District:
This vacant land opportunity sits directly adjacent to historic rehabilitation projects Revolution Mills (approx. 750,000+ SF mixed use asset with 140 apartments) and Printworks Mill (420,000 SF including 217 apartments and a self storage facility). It is also adjacent to Greensboro's Revolution Park as well as a future expansion of the greenway.

Excellent Infill Location: Property is in close proximity to 1) Moses Cone Regional Hospital, 2) Wendover Avenue (56,000 average annual daily traffic counts, 2017 DOT accounting) and 3) established, high demographic neighborhoods (Fisher Park, Old Irving Park)



Site Details

- Parcel:* Guilford County REID 27497.
- Land Area:* 2.96 acres
- Zoning:* Heavy Industrial in Greensboro's jurisdiction. This liberal zoning allows for many by right uses including office and certain retail uses.
- Traffic Counts:* 12K – 16K AADT (2017)
- Access & Frontage:* Approx. 335' feet of frontage on Yanceyville Road as well as a back entry on Fairview Street. Site is no longer used, prior rail and vehicular traffic entrance to Printworks Mill.
- Flood Plain:* See the map to left and on the following page. Site is adjacent to a creek feature, which is primarily on the neighboring city of Greensboro Revolution Park site.
- Opportunity:* For sale at \$395,000.

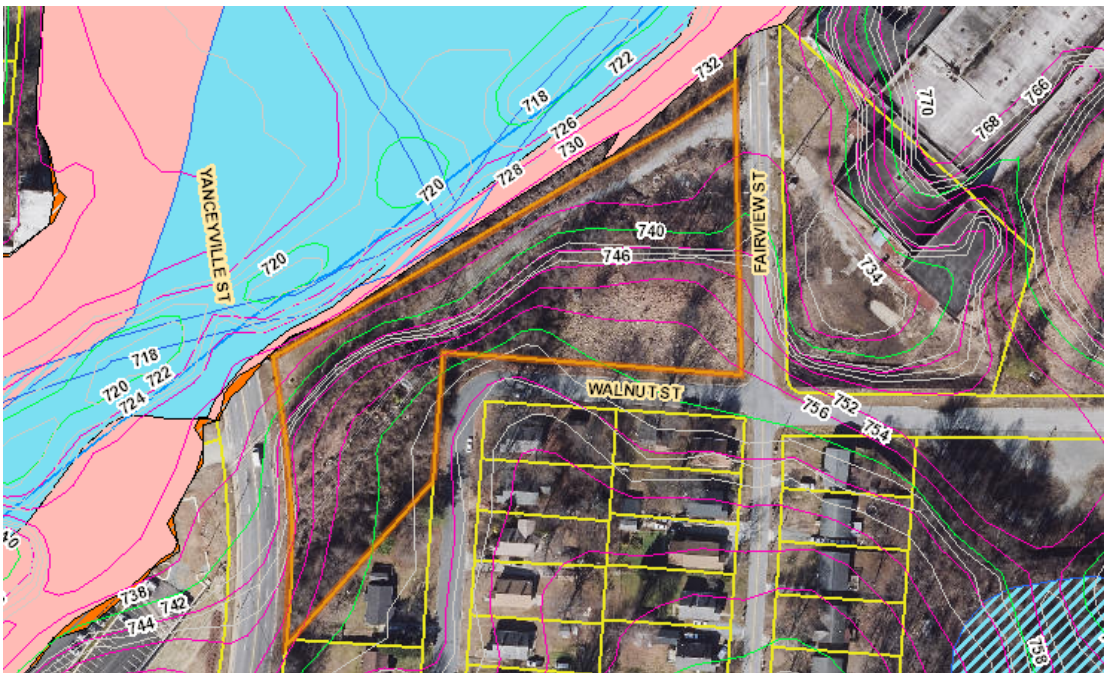
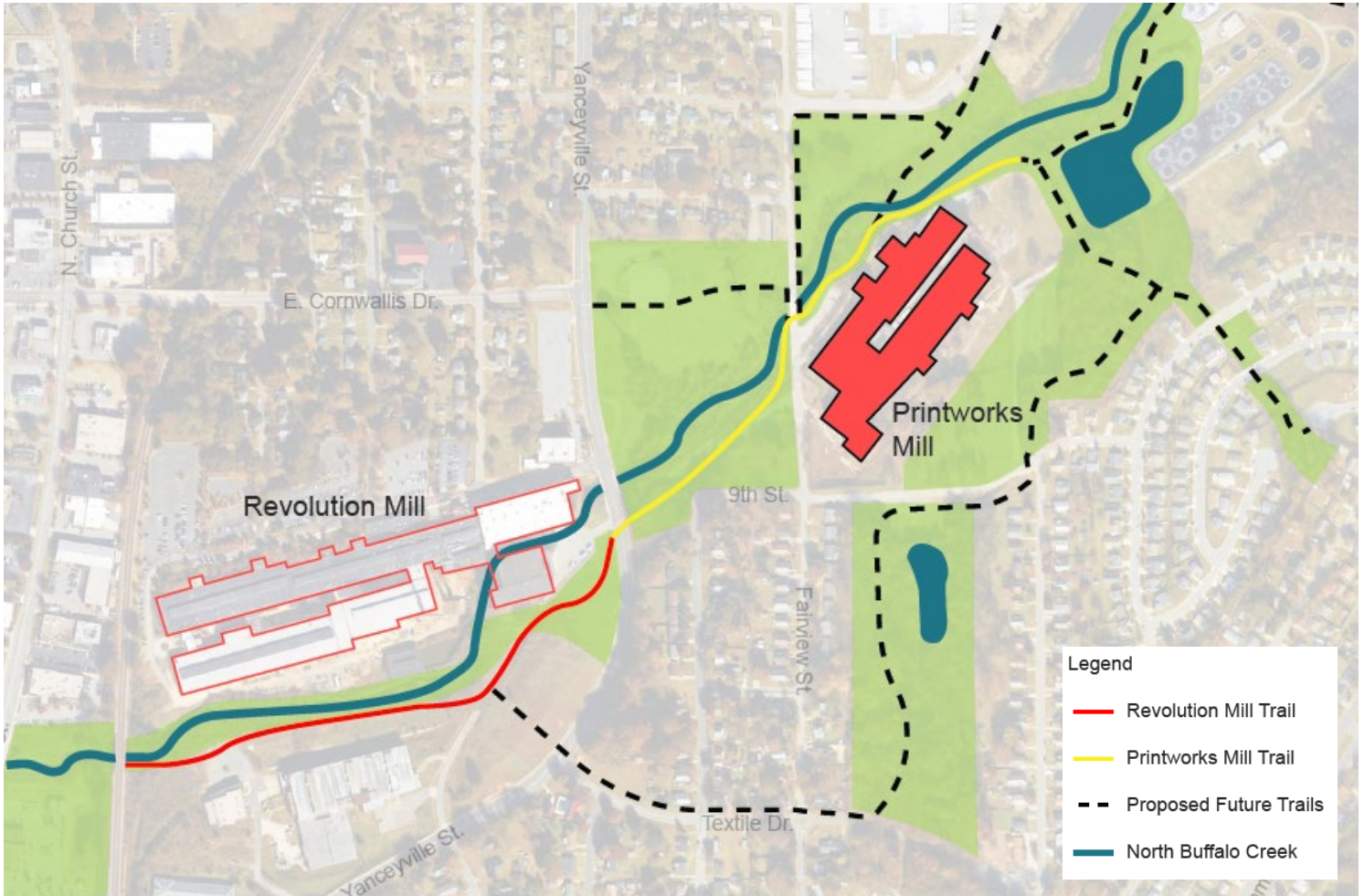
For more information, contact:

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