

# Phillips Lombardy Redevelopment Area

## Property Portfolio

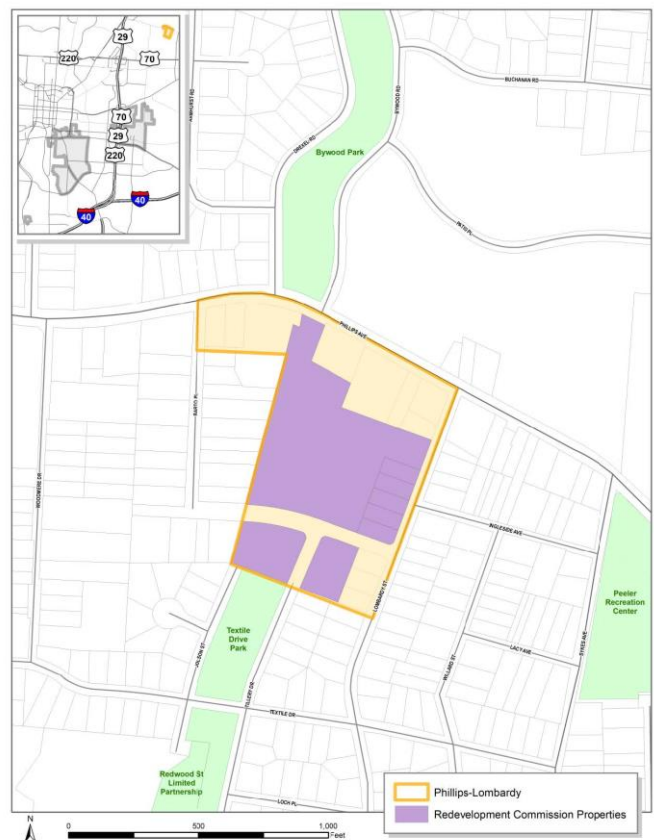
### Property for Sale

Once the site of an old rock quarry, the Phillips / Lombardy neighborhood has replaced the sounds of mining with the sounds of children playing. Deteriorated commercial structures have been removed and the quarry site cleaned. Now the neighborhood is made up of a day care center, new single family homes, and local businesses.

In 2003 and 2004, Project Greenleaf (a University of North Carolina at Greensboro program) used a vacant site in the Phillips / Lombardy neighborhood for an immigrant community farming program. The site is now used for an urban farm by a local non-profit.

The Redevelopment Commission Property Portfolios are a tool used to market properties owned by the Commission. All the properties listed within this portfolio are for sale and interested buyers can contact the identified City staff person for additional information. The remaining properties for sale in the plan-area are as follows:

- 1209 Lombardy St
- 1211 Lombardy St
- 1215 Lombardy St
- 1301 Lombardy St
- 1303 Lombardy St
- 1412 Tillery Dr
- 2110 Phillips Ave



**----PAGE LEFT INTENTIONALLY BLANK----**

**Redevelopment Commission of Greensboro**  
**Property for Sale**  
**1209 Lombardy Street**

The [Redevelopment Commission of Greensboro](#) (RCG) is currently accepting offers on this land. Per the upset bid process, the price of the land will be determined based upon fair market value according to an official appraisers estimate. Please read the attached RCG [offer process guide](#) to help with next steps, or contact the Redevelopment Planner for the area, Hart Crane, for additional information at 336-373-2748 or via email at [hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov).

<b>Address</b>	1209 Lombardy Street, Greensboro, NC 27401
<b>Parcel ID</b>	20496
<b>Deed Book &amp; Page</b>	BK 003817, P 001544
<b>Acreage</b>	0.21 acres
<b>Zoning</b>	R5, Residential – Single-Family
<b>Flood Zone</b>	No
<b>Water/Sewer Hook-up</b>	Yes
<b>Neighborhood Association</b>	Concerned Citizens of Northeast Greensboro
<b>City Assistance</b>	N/A
<b>Additional Plans/Guidelines/Restrictions</b>	<ul style="list-style-type: none"> <li>- Buyer Income &amp; Homeowner Requirements (80% AMI)</li> <li>- <a href="#">Phillips-Lombardy Redevelopment Plan</a></li> </ul>
<b>Architectural Guidelines</b>	No
<b>Opportunity Zone</b>	Yes
<b>Staff Comments</b>	Desired development on this site would be residential in nature, per the Redevelopment Plan. The Concerned Citizens of Northeast Greensboro would appreciate being engaged early in the development process. The lot was purchased with Community Development Block Grant funds and is bound by HUD requirements that would stipulate the potential tenant/buyer to be income qualified (80% AMI).

Street View



Zoning Image



Satellite Image



Topographical Map

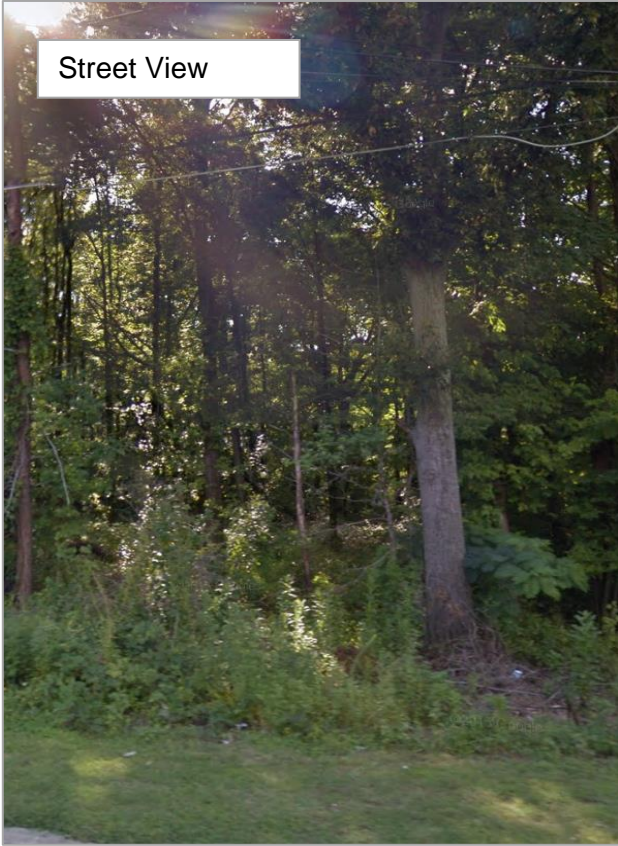


**Redevelopment Commission of Greensboro**  
**Property for Sale**  
**1211 Lombardy Street**

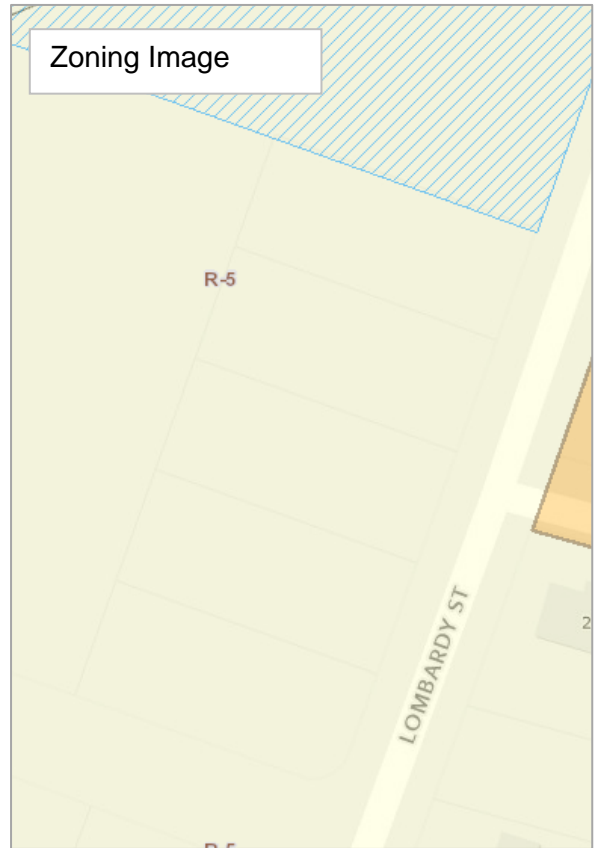
The Redevelopment Commission of Greensboro (RCG) is currently accepting offers on this land. Per the upset bid process, the price of the land will be determined based upon fair market value according to an official appraisers estimate. Please read the attached RCG [offer process guide](#) to help with next steps, or contact the Redevelopment Planner for the area, Hart Crane, for additional information at 336-373-2748 or via email at [hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov).

<b>Address</b>	1211 Lombardy Street, Greensboro, NC 27401
<b>Parcel ID</b>	20495
<b>Deed Book &amp; Page</b>	BK 003817, P 001544
<b>Acreage</b>	0.22 acres
<b>Zoning</b>	R5, Residential – Single-Family
<b>Flood Zone</b>	No
<b>Water/Sewer Hook-up</b>	Yes
<b>Neighborhood Association</b>	Concerned Citizens of Northeast Greensboro
<b>City Assistance</b>	N/A
<b>Additional Plans/Guidelines/Restrictions</b>	<ul style="list-style-type: none"> <li>- Buyer Income &amp; Homeowner Requirements (80% AMI)</li> <li>- <a href="#">Phillips-Lombardy Redevelopment Plan</a></li> </ul>
<b>Architectural Guidelines</b>	No
<b>Opportunity Zone</b>	Yes
<b>Staff Comments</b>	Desired development on this site would be residential in nature, per the Redevelopment Plan. The Concerned Citizens of Northeast Greensboro would appreciate being engaged early in the development process. The lot was purchased with Community Development Block Grant funds and is bound by HUD requirements that would stipulate the potential tenant/buyer to be income qualified (80% AMI).

Street View



Zoning Image



Satellite Image



Topographical Map



**Redevelopment Commission of Greensboro**  
**Property for Sale**  
**1215 Lombardy Street**

The Redevelopment Commission of Greensboro (RCG) is currently accepting offers on this land. Per the upset bid process, the price of the land will be determined based upon fair market value according to an official appraisers estimate. Please read the attached RCG [offer process guide](#) to help with next steps, or contact the Redevelopment Planner for the area, Hart Crane, for additional information at 336-373-2748 or via email at [hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov).

<b>Address</b>	1215 Lombardy Street, Greensboro, NC 27401
<b>Parcel ID</b>	20494
<b>Deed Book &amp; Page</b>	BK 003817, P 001544
<b>Acreage</b>	0.22 acres
<b>Zoning</b>	R5, Residential – Single-Family
<b>Flood Zone</b>	No
<b>Water/Sewer Hook-up</b>	Yes
<b>Neighborhood Association</b>	Concerned Citizens of Northeast Greensboro
<b>City Assistance</b>	N/A
<b>Additional Plans/Guidelines/Restrictions</b>	<ul style="list-style-type: none"> <li>- Buyer Income &amp; Homeowner Requirements (80% AMI)</li> <li>- <a href="#">Phillips-Lombardy Redevelopment Plan</a></li> </ul>
<b>Architectural Guidelines</b>	No
<b>Opportunity Zone</b>	Yes
<b>Staff Comments</b>	Desired development on this site would be residential in nature, per the Redevelopment Plan. The Concerned Citizens of Northeast Greensboro would appreciate being engaged early in the development process. The lot was purchased with Community Development Block Grant funds and is bound by HUD requirements that would stipulate the potential tenant/buyer to be income qualified (80% AMI).

Street View



Zoning Image



Satellite Image



Topographical Map





**Redevelopment Commission of Greensboro**  
**Property for Sale**  
**1301 Lombardy Street**

The [Redevelopment Commission of Greensboro](#) (RCG) is currently accepting offers on this land. Per the upset bid process, the price of the land will be determined based upon fair market value according to an official appraisers estimate. Please read the attached RCG [offer process guide](#) to help with next steps, or contact the Redevelopment Planner for the area, Hart Crane, for additional information at 336-373-2748 or via email at [hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov).

<b>Address</b>	1301 Lombardy Street, Greensboro, NC 27401
<b>Parcel ID</b>	20493
<b>Deed Book &amp; Page</b>	BK 003817, P 001544
<b>Acreage</b>	0.23 acres
<b>Zoning</b>	R5, Residential – Single-Family
<b>Flood Zone</b>	No
<b>Water/Sewer Hook-up</b>	Yes
<b>Neighborhood Association</b>	Concerned Citizens of Northeast Greensboro
<b>City Assistance</b>	N/A
<b>Additional Plans/Guidelines/Restrictions</b>	<ul style="list-style-type: none"> <li>- Buyer Income &amp; Homeowner Requirements (80% AMI)</li> <li>- <a href="#">Phillips-Lombardy Redevelopment Plan</a></li> </ul>
<b>Architectural Guidelines</b>	No
<b>Opportunity Zone</b>	Yes
<b>Staff Comments</b>	Desired development on this site would be residential in nature, per the Redevelopment Plan. The Concerned Citizens of Northeast Greensboro would appreciate being engaged early in the development process. The lot was purchased with Community Development Block Grant funds and is bound by HUD requirements that would stipulate the potential tenant/buyer to be income qualified (80% AMI).

Street View



Zoning Image

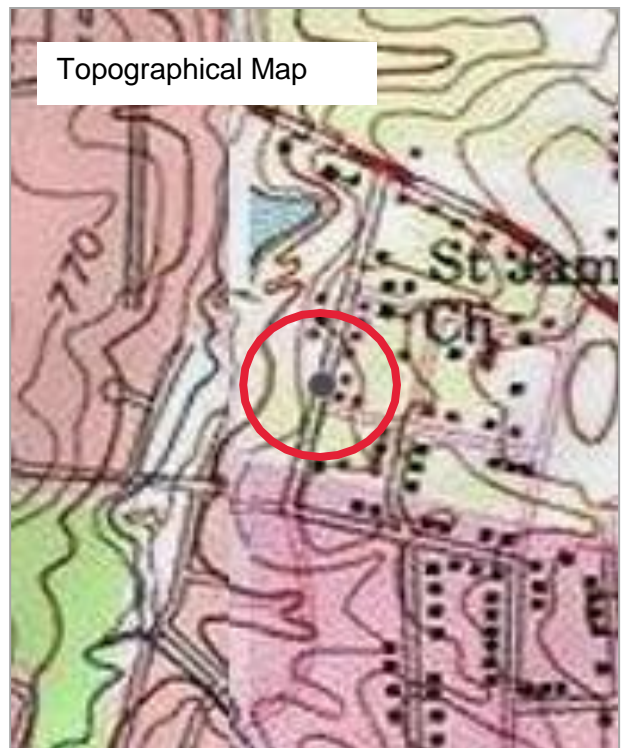


z

Satellite Image



Topographical Map



**Redevelopment Commission of Greensboro**  
**Property for Sale**  
**1303 Lombardy Street**

The [Redevelopment Commission of Greensboro](#) (RCG) is currently accepting offers on this land. Per the upset bid process, the price of the land will be determined based upon fair market value according to an official appraisers estimate. Please read the attached RCG [offer process guide](#) to help with next steps, or contact the Redevelopment Planner for the area, Hart Crane, for additional information at 336-373-2748 or via email at [hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov).

<b>Address</b>	1301 Lombardy Street, Greensboro, NC 27401
<b>Parcel ID</b>	20493
<b>Deed Book &amp; Page</b>	BK 003817, P 001544
<b>Acreage</b>	0.23 acres
<b>Zoning</b>	R5, Residential – Single-Family
<b>Flood Zone</b>	No
<b>Water/Sewer Hook-up</b>	Yes
<b>Neighborhood Association</b>	Concerned Citizens of Northeast Greensboro
<b>City Assistance</b>	N/A
<b>Additional Plans/Guidelines/Restrictions</b>	<ul style="list-style-type: none"> <li>- Buyer Income &amp; Homeowner Requirements (80% AMI)</li> <li>- <a href="#">Phillips-Lombardy Redevelopment Plan</a></li> </ul>
<b>Architectural Guidelines</b>	No
<b>Opportunity Zone</b>	Yes
<b>Staff Comments</b>	Desired development on this site would be residential in nature, per the Redevelopment Plan. The Concerned Citizens of Northeast Greensboro would appreciate being engaged early in the development process. The lot was purchased with Community Development Block Grant funds and is bound by HUD requirements that would stipulate the potential tenant/buyer to be income qualified (80% AMI).

Street View



Zoning Image



Satellite Image



Topographical Map



**Redevelopment Commission of Greensboro**  
**Property for Sale**  
**1412 Tillery Drive**

The [Redevelopment Commission of Greensboro](#) (RCG) is currently accepting offers on this land. Per the upset bid process, the price of the land will be determined based upon fair market value according to an official appraisers estimate. Please read the attached RCG [offer process guide](#) to help with next steps, or contact the Redevelopment Planner for the area, Hart Crane, for additional information at 336-373-2748 or via email at [hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov).

<b>Address</b>	1412 Tillery Drive, Greensboro, NC 27401
<b>Parcel ID</b>	20484
<b>Deed Book &amp; Page</b>	BK 003891, P 00576
<b>Acreage</b>	1.94 acres
<b>Zoning</b>	R5, Residential – Single-Family Special Use Permit
<b>Flood Zone</b>	No
<b>Water/Sewer Hook-up</b>	Yes
<b>Neighborhood Association</b>	Concerned Citizens of Northeast Greensboro
<b>City Assistance</b>	N/A
<b>Additional Plans/Guidelines/Restrictions</b>	<ul style="list-style-type: none"> <li>- Buyer Income &amp; Homeowner Requirements (80% AMI)</li> <li>- <a href="#">Phillips-Lombardy Redevelopment Plan</a></li> </ul>
<b>Architectural Guidelines</b>	No
<b>Opportunity Zone</b>	Yes
<b>Staff Comments</b>	Desired development on this site would be residential in nature, per the Redevelopment Plan. The Concerned Citizens of Northeast Greensboro would appreciate being engaged early in the development process. The lot was purchased with Community Development Block Grant funds and is bound by HUD requirements that would stipulate the potential tenant/buyer to be income qualified (80% AMI).

Street View



Zoning Image



Satellite Image



Topographical Map



**Redevelopment Commission of Greensboro**  
**Property for Sale**  
**2110 Phillips Avenue**

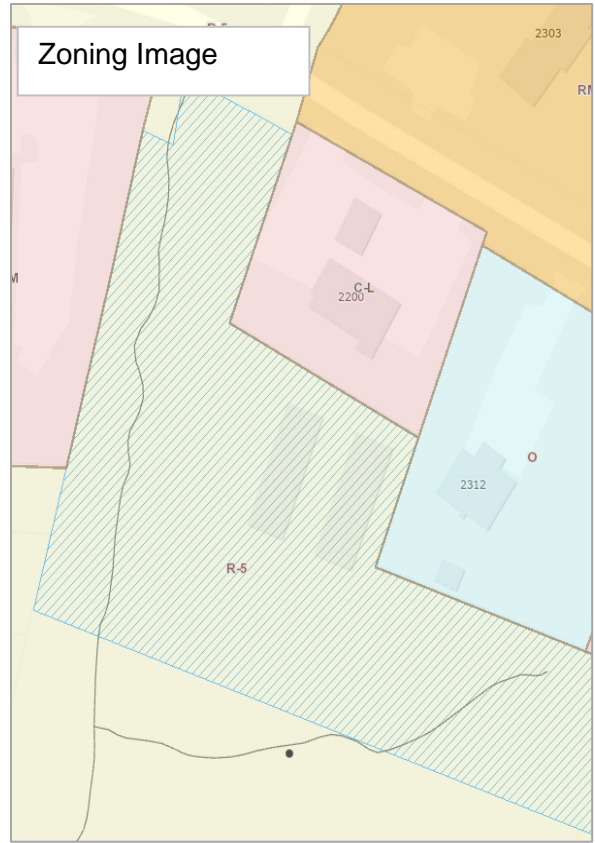
The [Redevelopment Commission of Greensboro](#) (RCG) is currently accepting offers on this land. Per the upset bid process, the price of the land will be determined based upon fair market value according to an official appraiser's estimate. Please read the attached RCG [offer process guide](#) to help with next steps, or contact the Redevelopment Planner for the area, Hart Crane, for additional information at 336-373-2748 or via email at [hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov).

<b>Address</b>	2110 Phillips Avenue, Greensboro, NC 27401
<b>Parcel ID</b>	20475
<b>Deed Book &amp; Page</b>	BK 003817, P 01544
<b>Acreage</b>	6.28 acres
<b>Zoning</b>	R5, Residential – Single-Family Special Use Permit
<b>Flood Zone</b>	No
<b>Water/Sewer Hook-up</b>	Yes
<b>Neighborhood Association</b>	Concerned Citizens of Northeast Greensboro
<b>City Assistance</b>	N/A
<b>Additional Plans/Guidelines/Restrictions</b>	<ul style="list-style-type: none"> <li>- Buyer Income &amp; Homeowner Requirements (80% AMI)</li> <li>- <a href="#">Phillips-Lombardy Redevelopment Plan</a></li> </ul>
<b>Architectural Guidelines</b>	No
<b>Opportunity Zone</b>	Yes
<b>Staff Comments</b>	Desired development on this site would be residential in nature, per the Redevelopment Plan. The Concerned Citizens of Northeast Greensboro would appreciate being engaged early in the development process. The lot was purchased with Community Development Block Grant funds and is bound by HUD requirements that would stipulate the potential tenant/buyer to be income qualified (80% AMI).

Street View



Zoning Image



Satellite Image



Topographical Map

