



## PROPERTY INFORMATION

Acreage	±34.5 acres
Location	McLeansville, NC Guilford County
Zoning	AG, Agricultural
Potential Use:	Residential, Light Industrial, General Commercial
Frontage:	Knox Road
Parcel Number:	8804-97-5261
Price	\$2,760,000.00

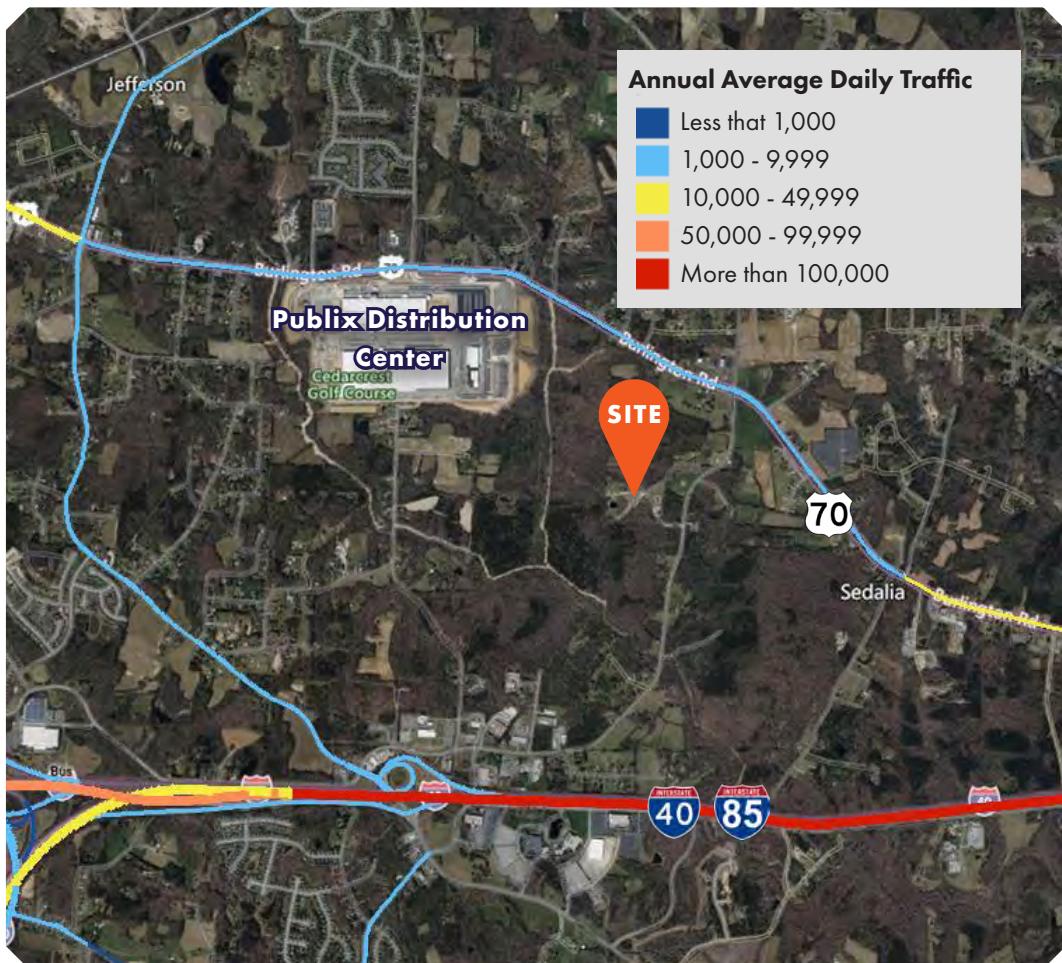


## HIGHLIGHTS

- Adjacent to newly built Public Grocery Distribution Center.
- Less than 0.5 from US-70 and approximately 2 miles from I-40/I-85.
- Easy access to Greensboro, Raleigh-Durham, Charlotte and beyond.
- Located in Greensboro's Growth Tier 1 where the City is currently able to provide all city services



## Location Map



## LINKS

- [NC Railways Map](#)
- [Greensboro Economic Development](#)
- [Greensboro Development Services](#)
- [Greensboro Building Permits](#)
- [Park and Ride](#)
- [Public Transportation](#)
- [Greensboro Chamber of Commerce](#)

## EASE OF ACCESS

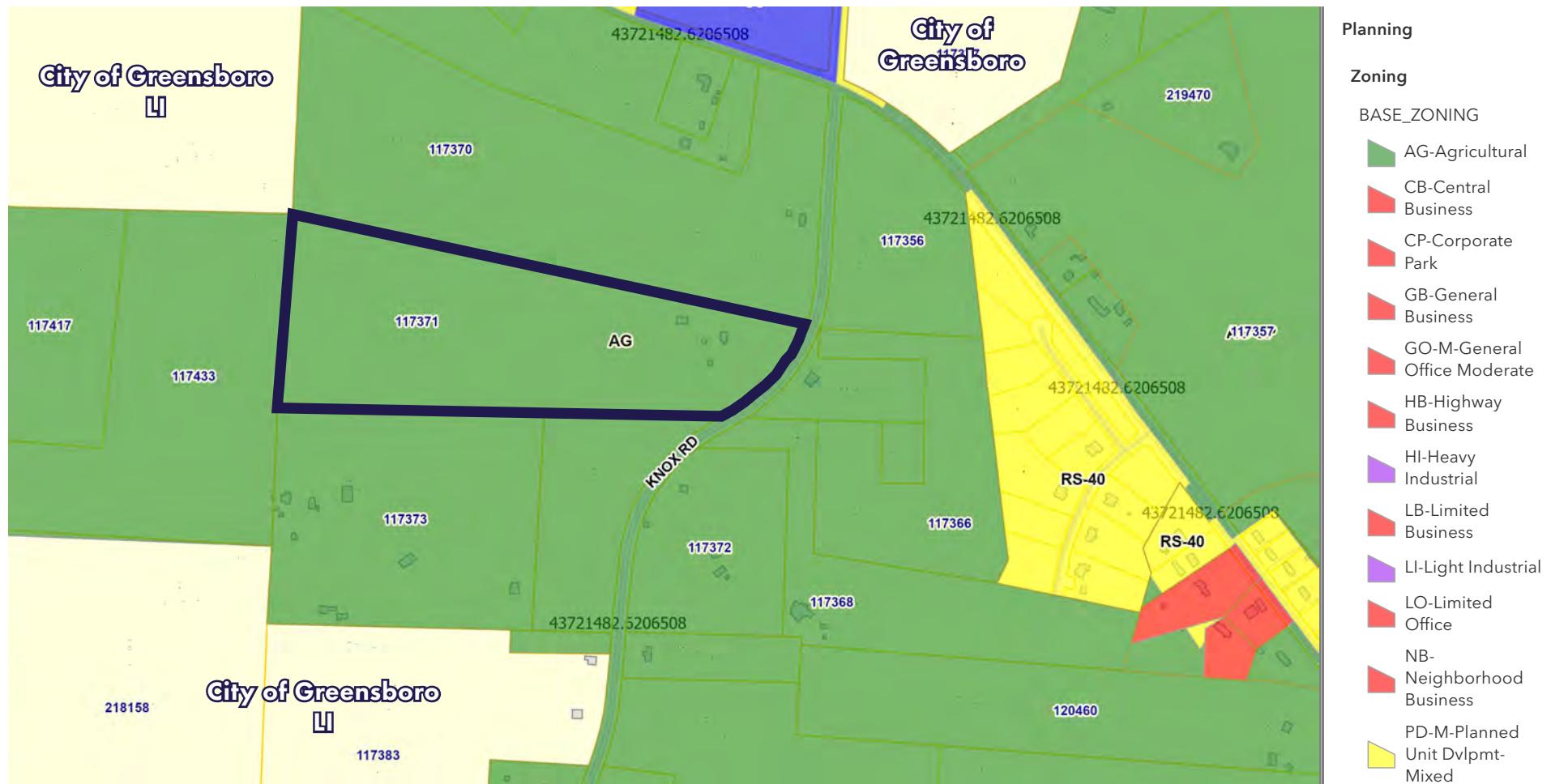
US Highway 70	0.3 miles
Interstate 40/85	2.1 miles
Interstate 785/840	3.7 miles

	2-Mile	5-Mile	10-Mile
Daytime Population	31,292	197,480	417,033
Workers	12,751	112,426	213,510
Residents	18,851	85,054	203,523

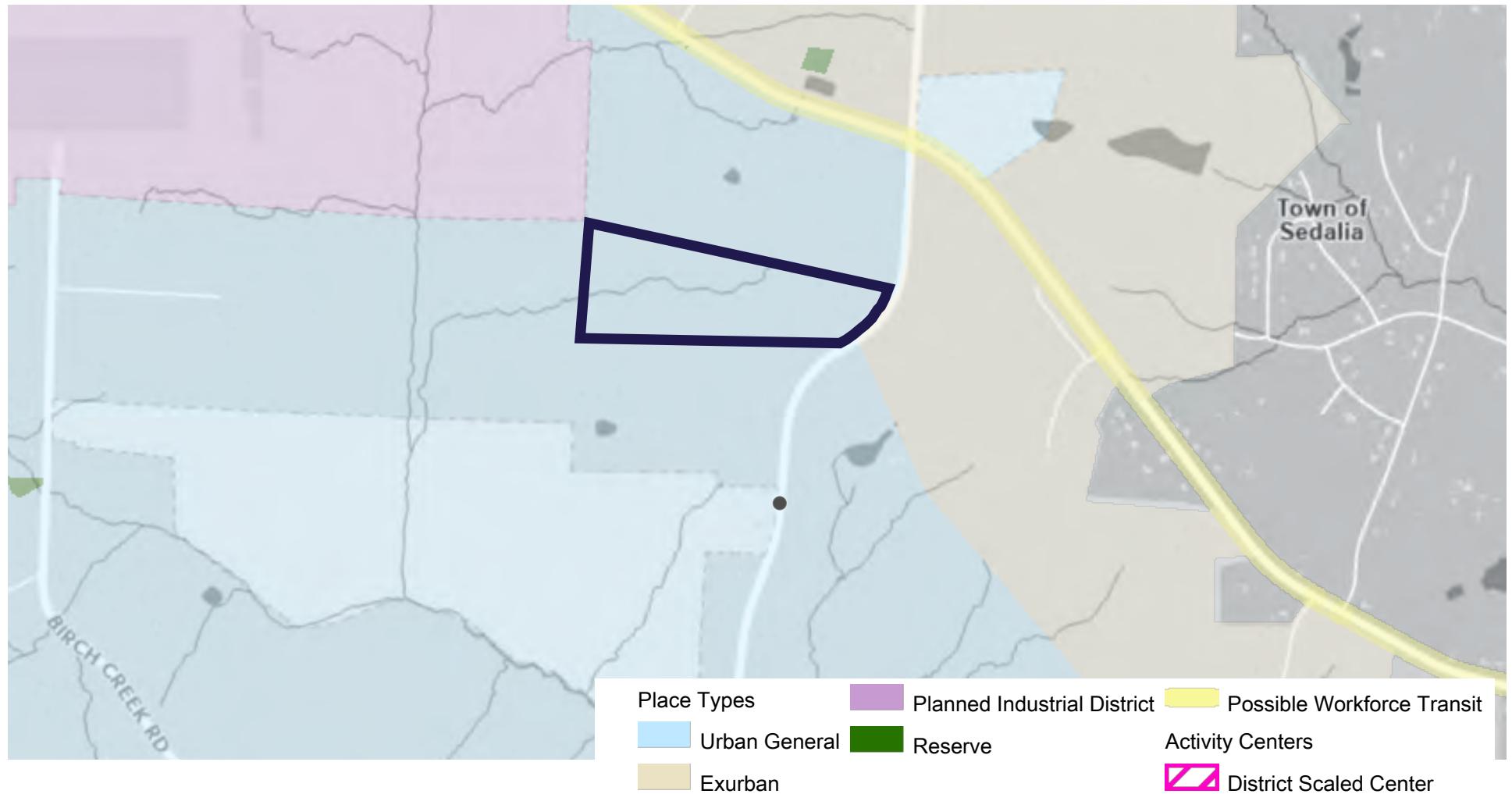


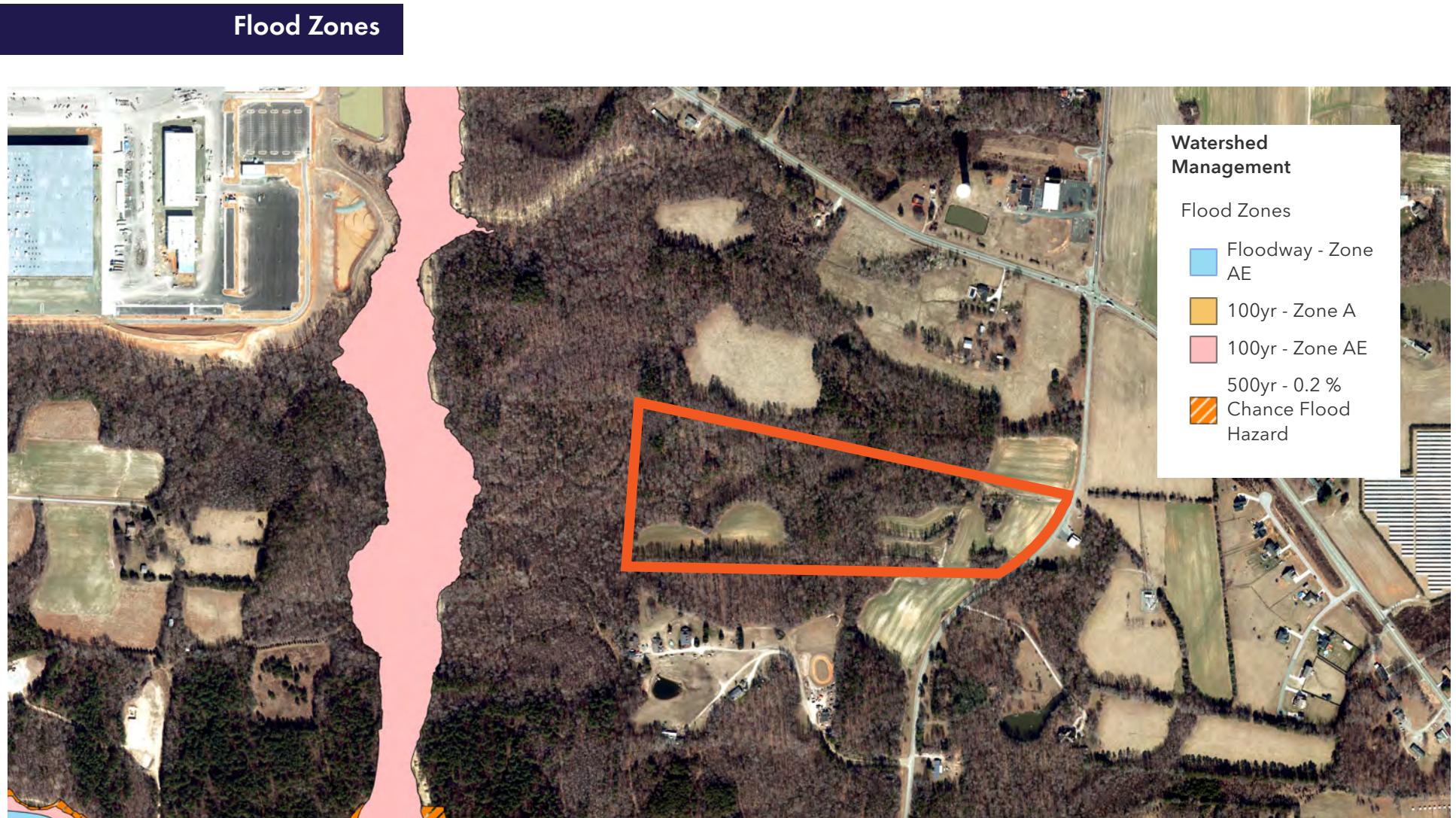
## Nearby Industrial Map



**Zoning**


## Future Land Use - City of Greensboro




 Source: [Guilford Co. GIS](#)

 Visit our website for  
 more information.

## ACCESS INFORMATION



## HIGHWAYS

US Highway 70	0.3 Miles
Interstate 40/85	2.1 Miles
Interstate 784/840	3.7 Miles



## AIRPORTS

Piedmont Triad Int'l Airport	21.8 Miles
RDU Int' Airport	56.9 Miles
Charlotte Douglas Int'l Airport	104 Miles



## PORTS

Wilmington, NC	204 Miles
Morehead City, NC	219 Miles
Norfolk, VA	228 Miles
Charleston, SC	283 Miles



## PROPERTY PHOTOS



## GREENSBORO QUICK FACTS

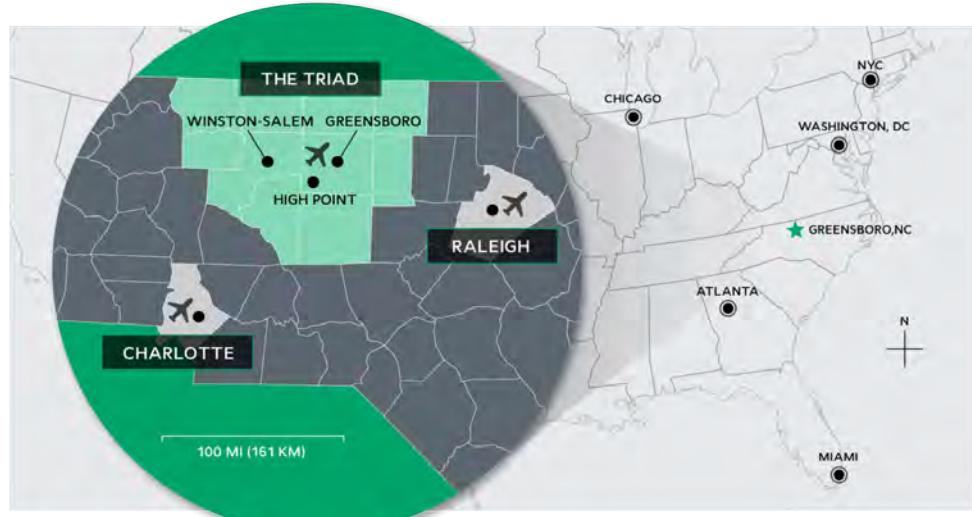
Greensboro isn't just growing - it's transforming into an urban powerhouse of economic development, educational opportunities and equitable change.

Greensboro's central location is within 650 miles of half the U.S. population. With Interstate 40 and Interstate 85 interchanging inside the city, it's easy to reach your destination no matter which direction you're going.

With a close proximity to major cities – less than 100 miles away from both Raleigh and Charlotte – multi-market access has never been easier.

Five major ports are accessible from Greensboro including Wilmington, NC; Morehead City; NC, Norfolk, VA; Charleston, SC; and Savannah, GA. Main line rail and an intermodal facility offer rail transport for both cargo and passengers.

A strong network of roadways, railways, and airports make it easy to access major markets.



**#2**

NC County for  
Manufacturing Jobs

**100k+**

Employees in Region  
in Manufacturing

**Top 10**

Southeast US  
Counties for  
Manufacturing Jobs

## Demographics

<b>Population</b>	301,197
<b>Median Age</b>	34
<b>Unemployment Rate</b>	4.3%
<b>Bachelors Degree or Higher</b>	41.46%
<b>Greensboro Land Area</b>	136.7 Sq Miles
<b>Owner-Occupied Housing Units</b>	55.2%
<b>Renter-Occupied Housing Units</b>	44.8%
<b>Median Household Income</b>	\$60,303
<b>Average Work Commute Time</b>	20 minutes

Sources: [greensboro-highpoint.com](http://greensboro-highpoint.com); [zoomprospector.com](http://zoomprospector.com); [greensboro.org](http://greensboro.org)



## GREENSBORO GROWTH TIERS

