



**±34.5 ACRE DEVELOPMENT SITE
GREAT LOCATION NEAR I-40/I-85**

**626 KNOX ROAD
McLeansville, NC 27301**

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

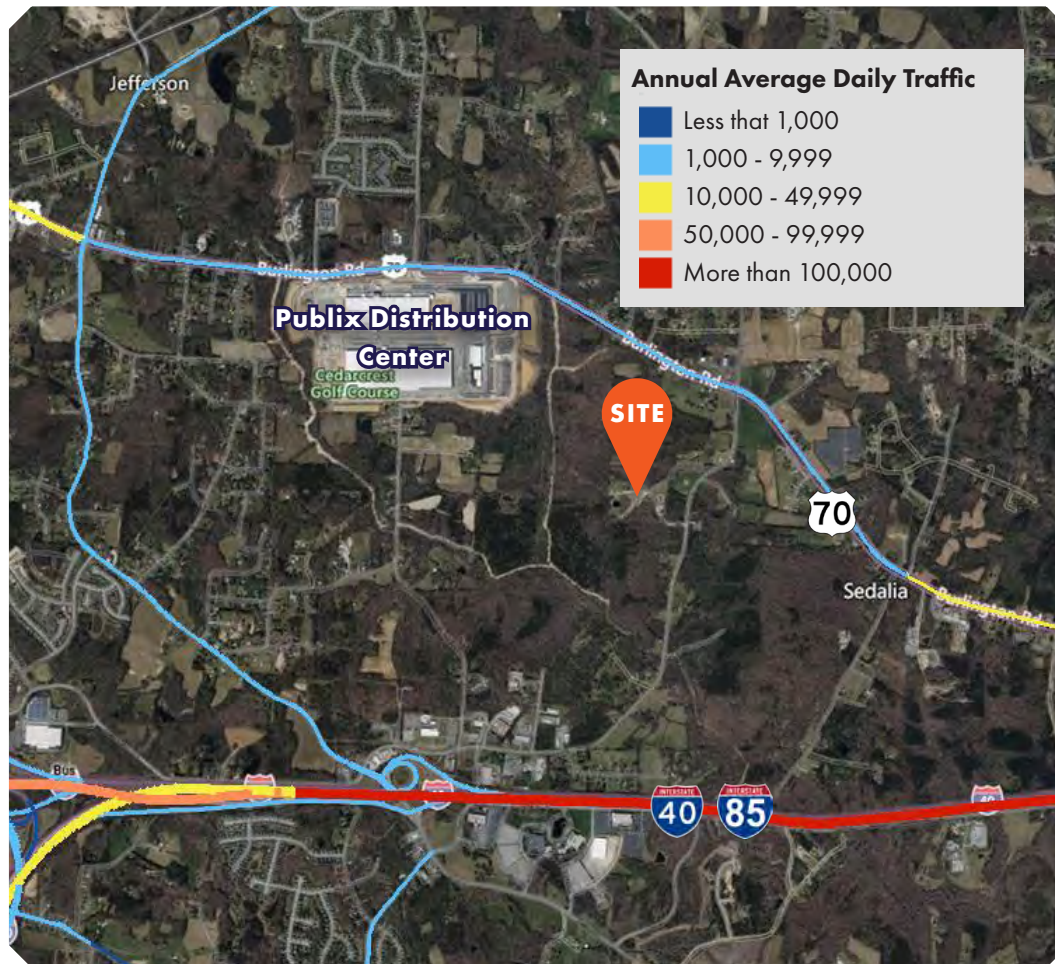


HIGHLIGHTS

- 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

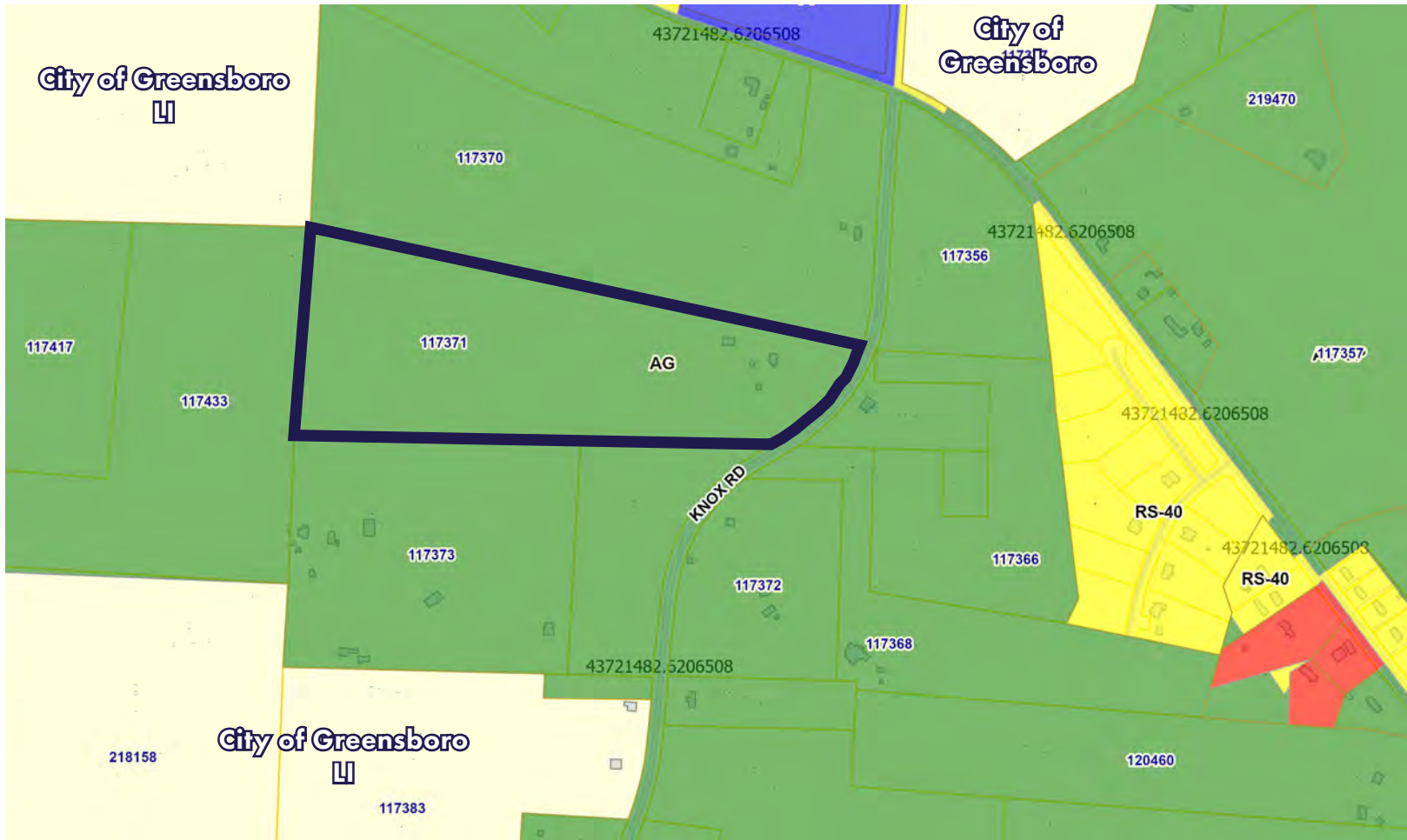
	2-Mile	5-Mile	10-Mile
Daytime Population	31,292	197,480	417,033
Workers	12,751	112,426	213,510
Residents	18,851	85,054	203,523



Nearby Industrial Map



Zoning



Planning

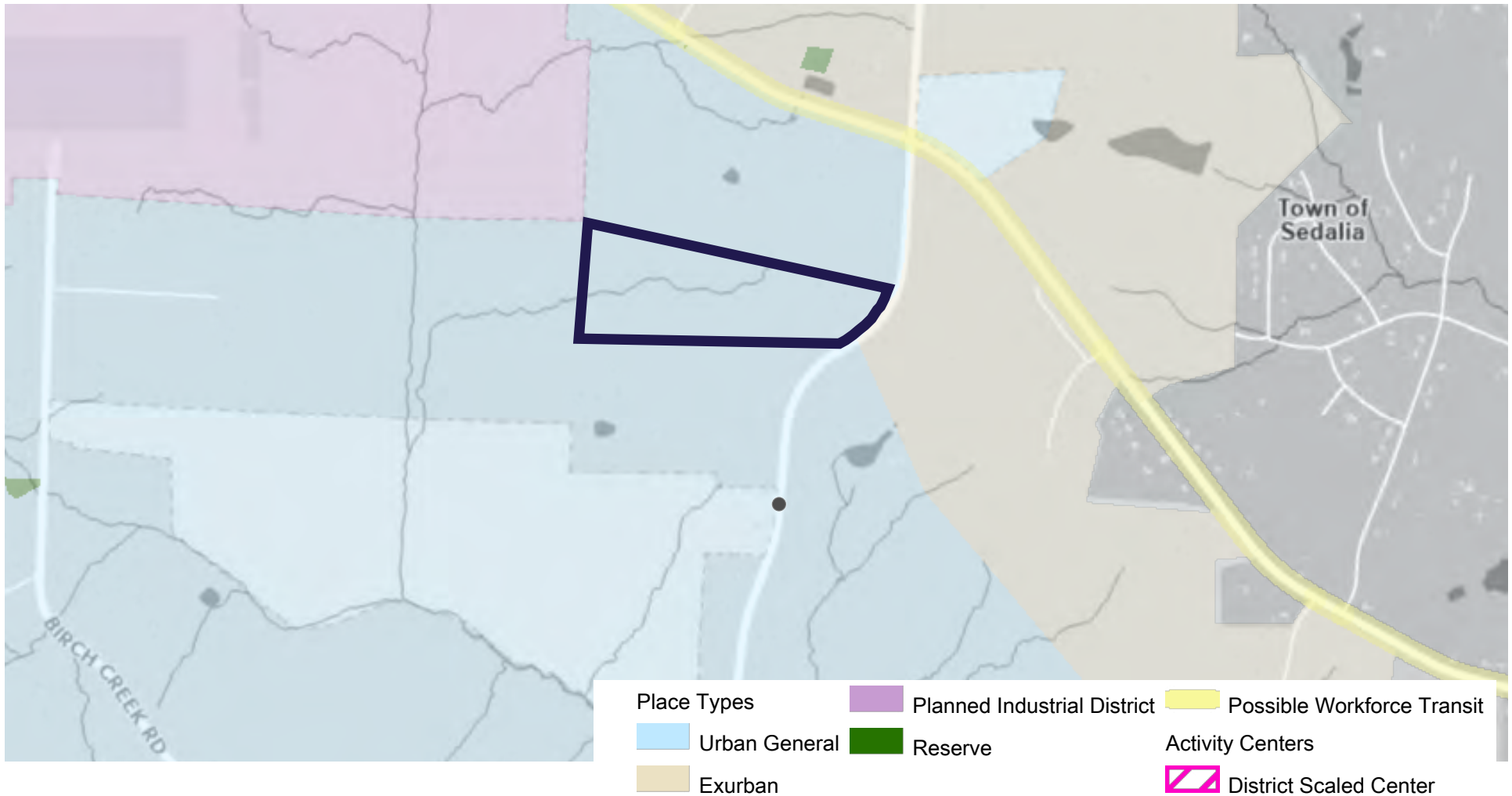
Zoning

BASE_ZONING

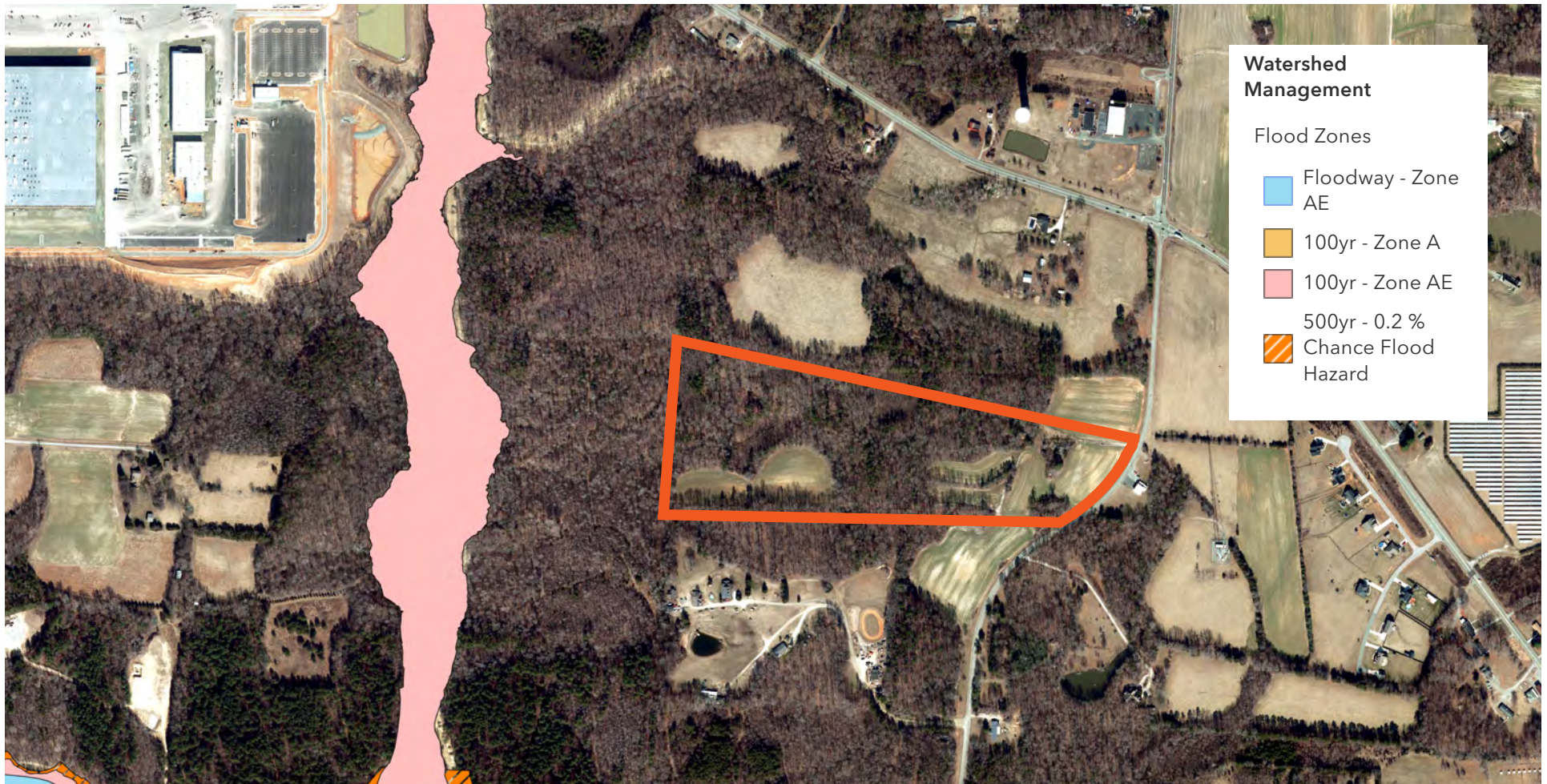
- AG-Agricultural
- CB-Central Business
- CP-Corporate Park
- GB-General Business
- GO-M-General Office Moderate
- HB-Highway Business
- HI-Heavy Industrial
- LB-Limited Business
- LI-Light Industrial
- LO-Limited Office
- NB-Neighborhood Business
- PD-M-Planned Unit Dvlpmt-Mixed



Future Land Use - City of Greensboro



Flood Zones

Source: [Guilford Co. GIS](#)

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'l 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

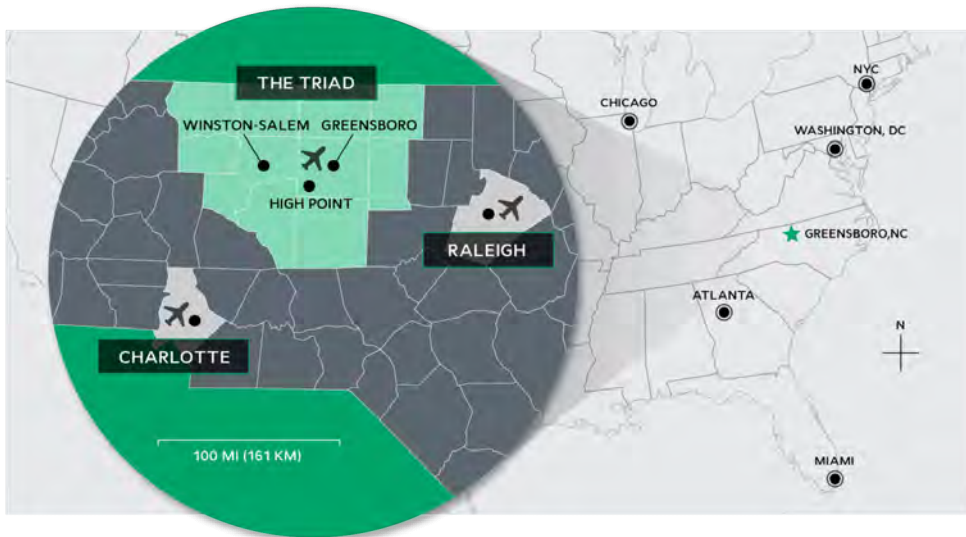
Greensboro isn't just growing - it's transforming into an urban powerhouse of economic development, educational opportunities and equitable change.

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

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

Sources: greensboro-highpoint.com; zoomprospector.com; greensboro.org



GREENSBORO GROWTH TIERS

Map 4: Growth Tier Maps

