



5450 MILLSTREAM ROAD
McLeansville, NC 27301

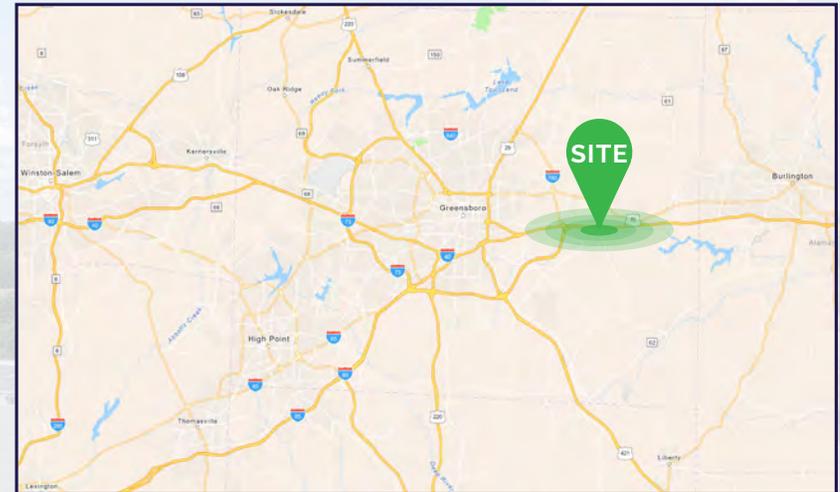
**±11 BUILDABLE ACRE DEVELOPMENT SITE
WITH STORM WATER POND NEAR I-40/I-85**

FOR SALE | LAND



THE PROPERTY

Address	5450 Millstream Rd McLeansville NC 27301
County	Guilford
PIN No.	8804809205
Acreage	±11 acres
Zoning	BP, Business Park
Proposed Use	Apartments
Utilities	Water: Available
	Sewer: Available
	Electric: Available
	Gas: Available
	Telecom: Available
Sale Price	Contact Broker



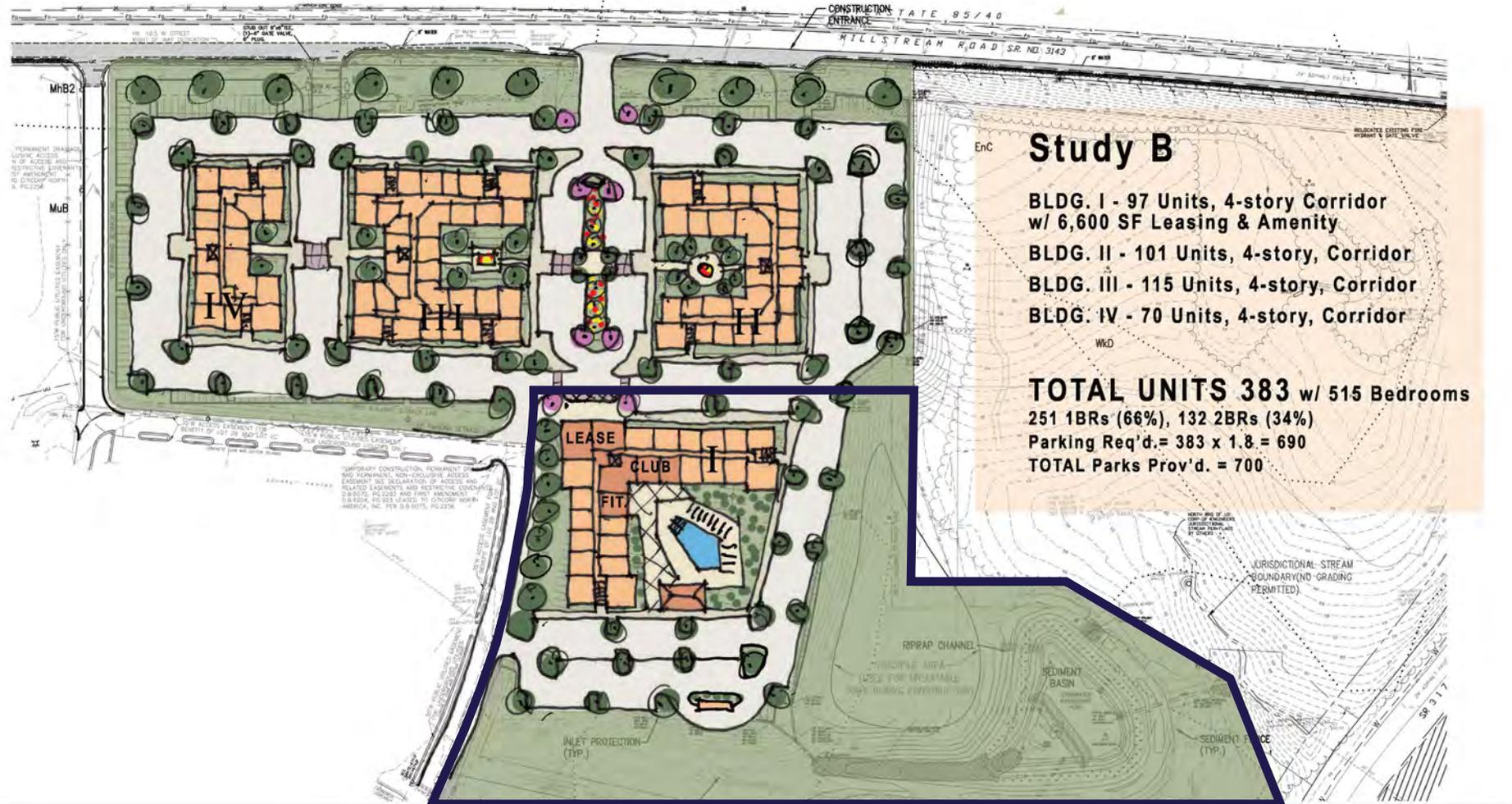
Unparalleled location near major population, employment and educational centers.

5450 Millstream Road boasts easy access to Greensboro, Burlington and the greater Triad area. The property is 15 minutes from downtown Greensboro and 25 minutes from Piedmont Triad International Airport.

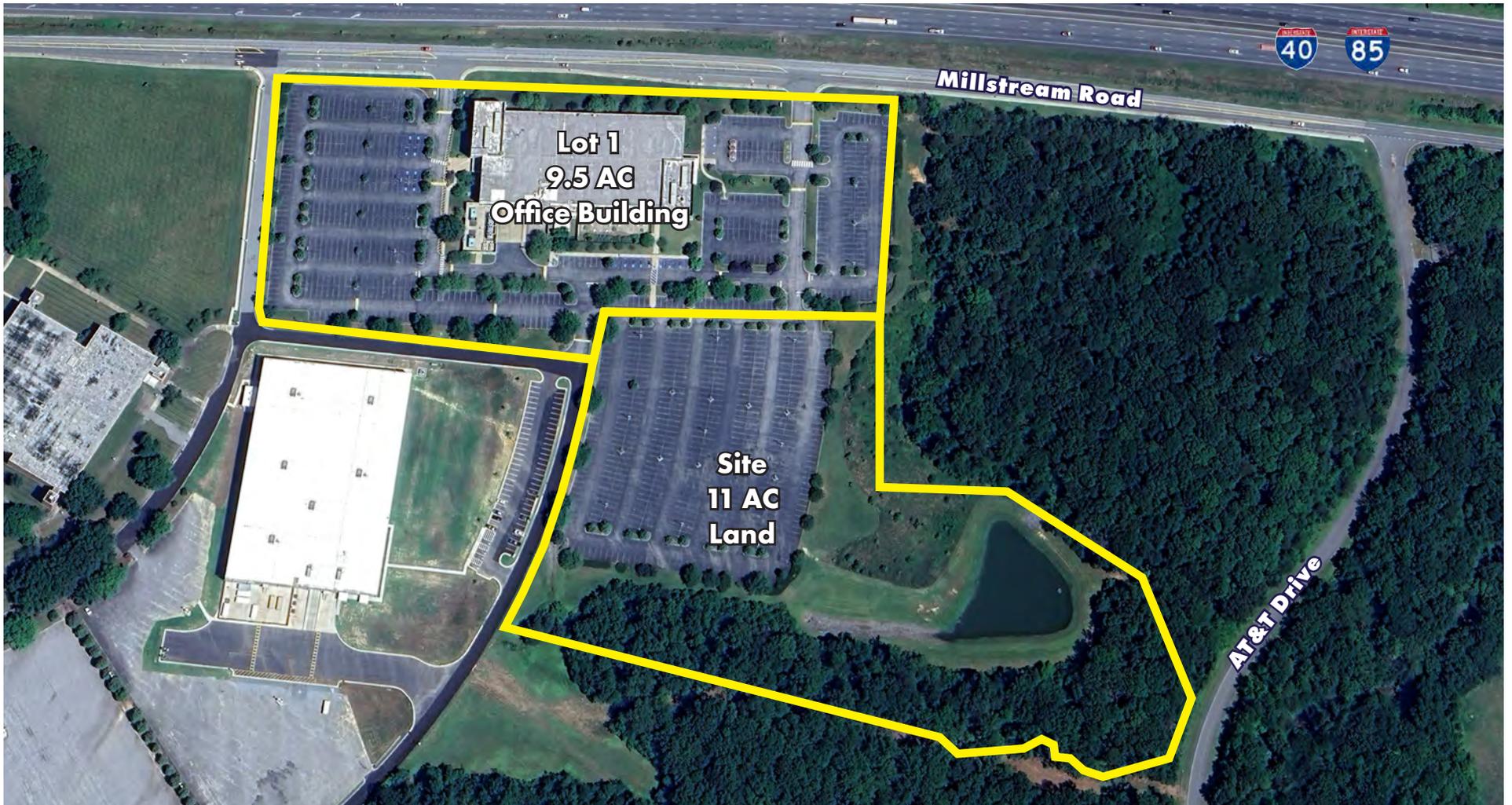
[Aerial video of building location](#)



SITE CONCEPT STUDY



ADDITIONAL SITE AVAILABLE



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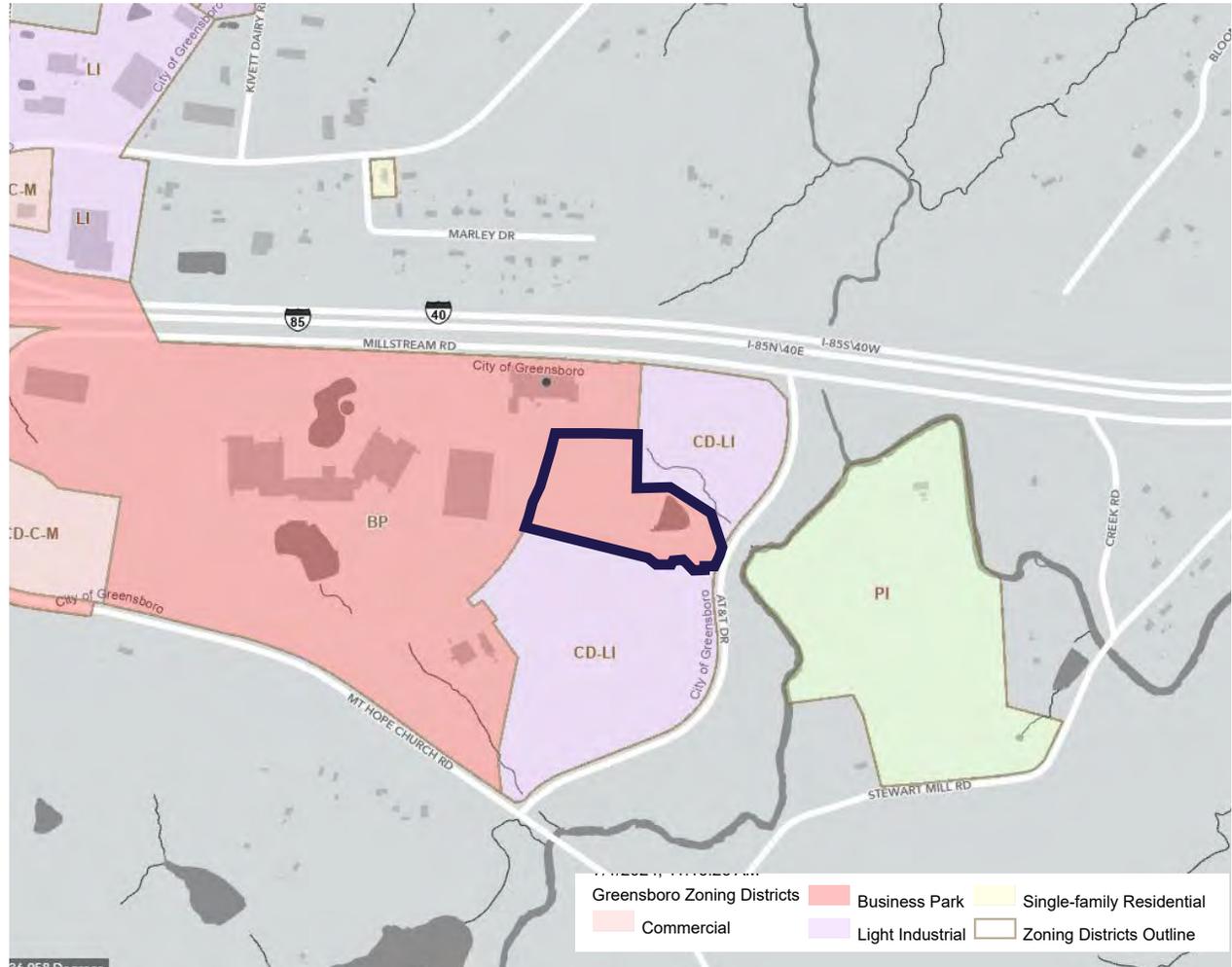


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CURRENT ZONING

BP - Business Park

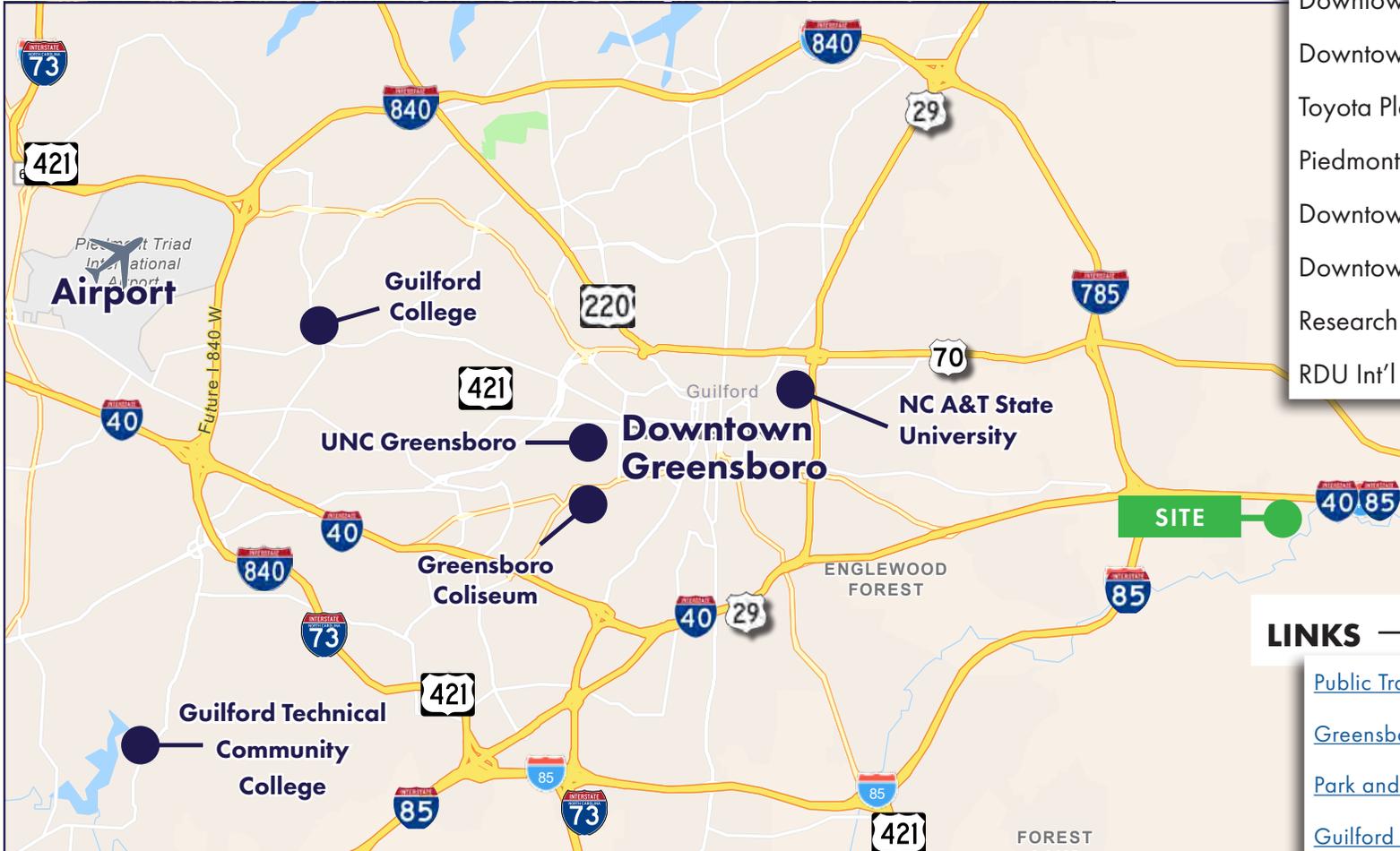
The BP, Business Park district is primarily intended to accommodate office, warehouse, research and development, assembly and other uses on larger sites in a planned, setting that emphasizes natural characteristics and landscaping. The district may also contain retail, service and higher density residential uses which customarily locate within or adjacent to planned employment centers. Design and the orientation and operation of uses should ensure compatibility with adjacent residential uses. Standards are intended to foster originality and flexibility.



FLOOD ZONES



Location Map



EASE OF ACCESS

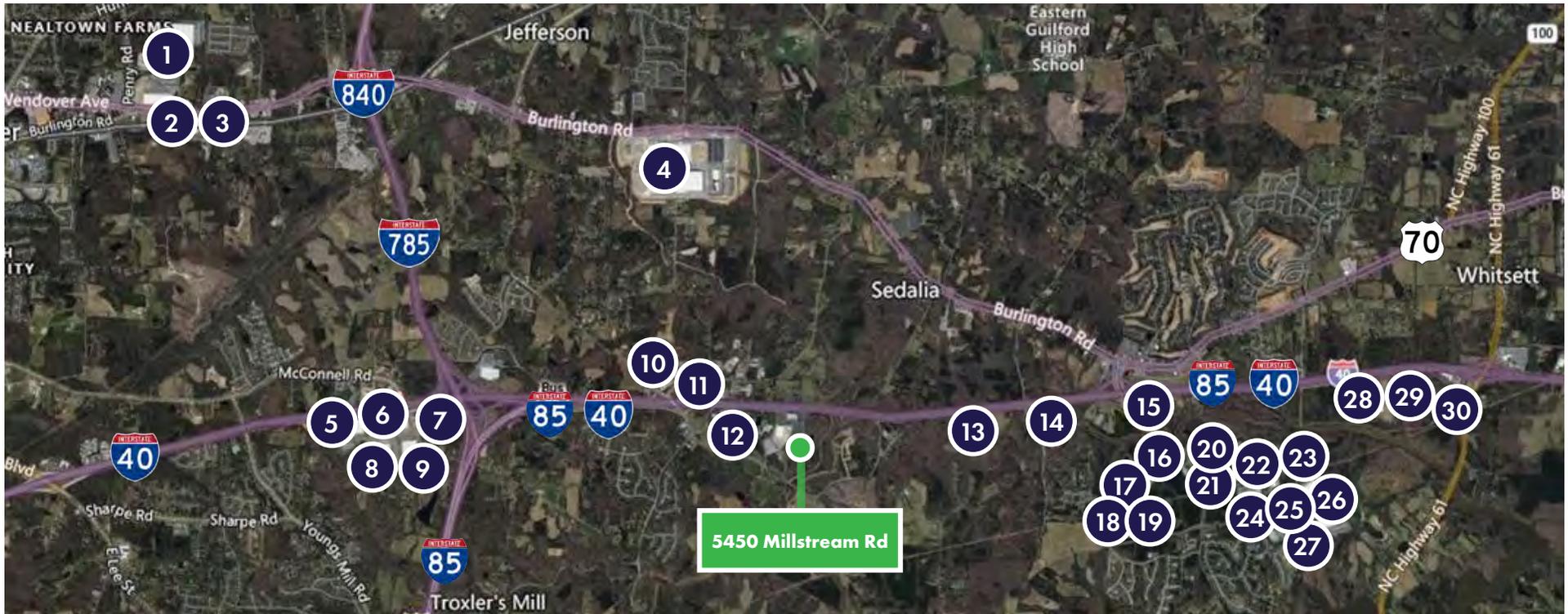
I-40 / I-85	1.2 miles
Downtown Greensboro	9.7 miles
Downtown Burlington	15 miles
Toyota Plant	17 miles
Piedmont Triad Int'l Airport	25 miles
Downtown Chapel Hill	41.9 miles
Downtown Durham	44.5 miles
Research Triangle Park	52.3 Miles
RDU Int'l Airport	56.8 miles

LINKS

- [Public Transportation](#)
- [Greensboro Chamber of Commerce](#)
- [Park and Ride](#)
- [Guilford Co. Economic Development](#)



NEARBY EMPLOYMENT



- | | | | | | |
|-------------------------------|-----------------------------------|-------------------------------|----------------------------|------------------------------|-----------------|
| 1 Lowe's Distribution Center | 6 Coca-Cola Bottling Company | 11 Quick Color Solutions | 16 Amazon Delivery Station | 21 Engineered Controls Int'l | 26 Del Monte |
| 2 Imperial Dade | 7 Sunlight Batteries USA | 12 General Dynamics | 17 Avantis | 22 Paperworks Greensboro | 27 FedEx Ground |
| 3 Highline Warren & South/Win | 8 O-Reily Auto Parts Distribution | 13 Precor Career | 18 medi USA | 23 Machine Specialties | 28 Duke Energy |
| 4 Publix Distribution Center | 9 Vistar of Greensboro | 14 John Richardson Collection | 19 American Express | 24 Lenovo Fulfillment Center | 29 Zink Imaging |
| 5 Wayfair Distribution Center | 10 Hard Knox Mechanical Svcs | 15 Prepac | 20 Qualicaps | 25 Dade Paper | 30 Ametek |

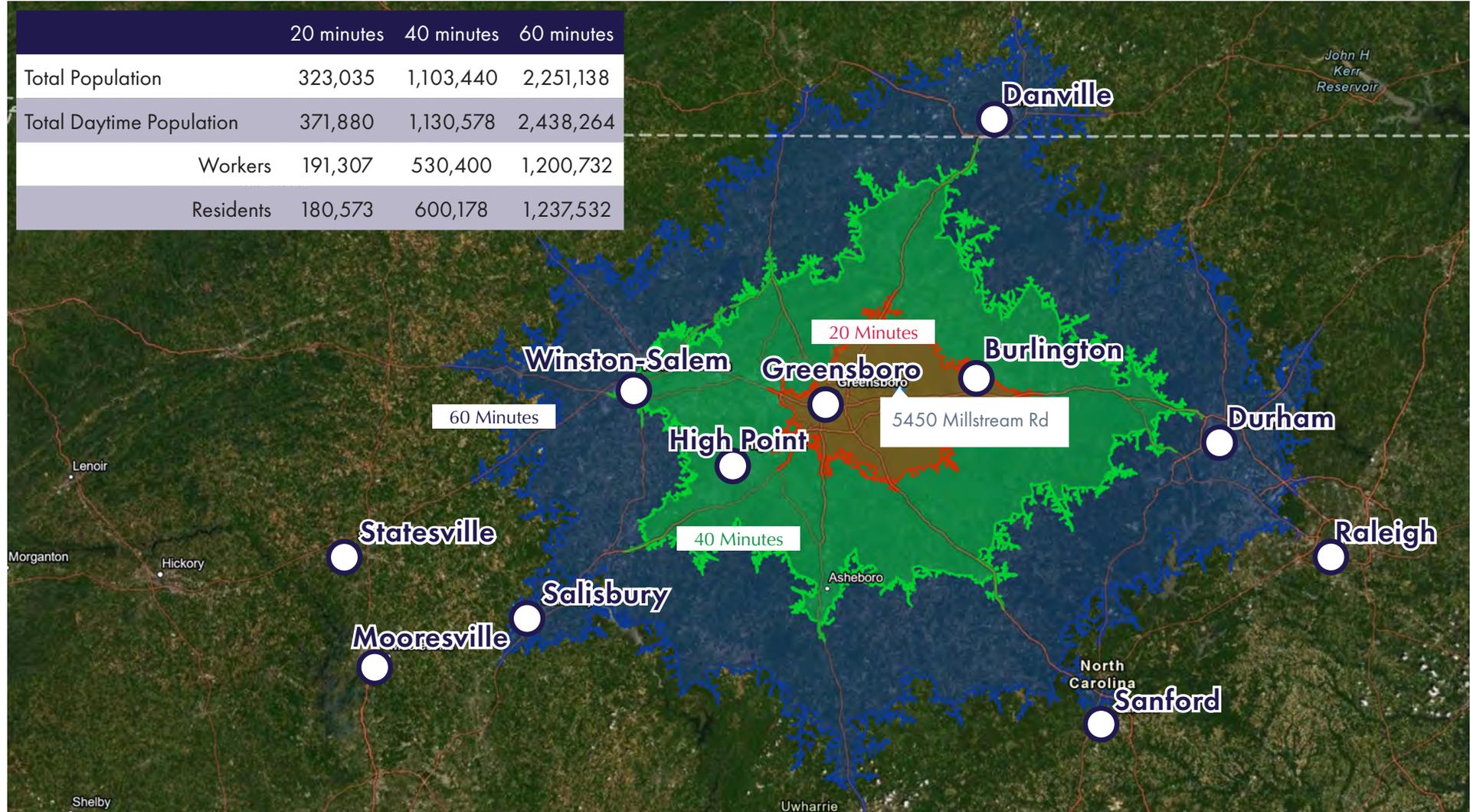
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DRIVE TIME MAP



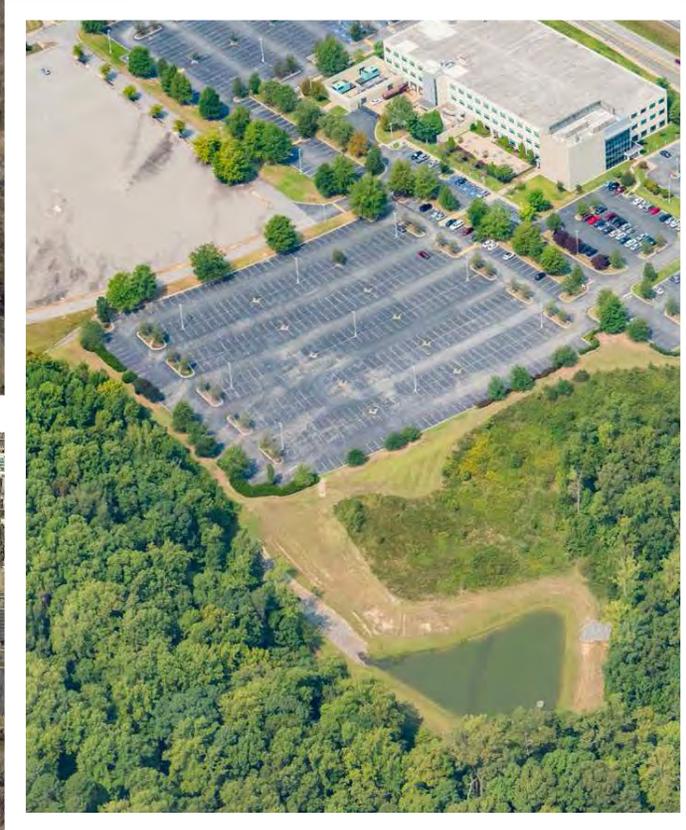
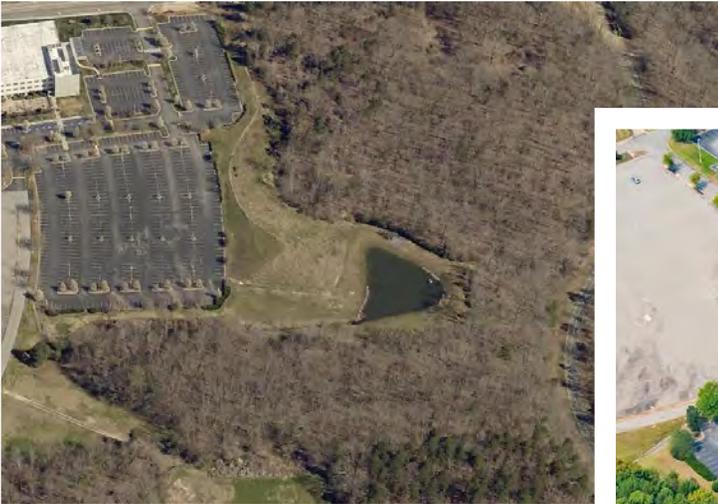
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Property Photos



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GUILFORD COUNTY QUICK FACTS

Guilford County, located in North Carolina, is a vibrant county that boasts a rich blend of economic opportunities and cultural experiences. Covering an expansive area, spanning approximately 646 square miles, Guilford County is home to a population exceeding 546,457 residents. The county comprises a collection of unique communities, each contributing to the rich tapestry of Cumberland County’s cultural heritage

Guilford County, with its strategic location and thriving economic landscape, offers a compelling proposition for individuals seeking a prosperous and culturally rich community. As the county continues to flourish, it is poised to become one of the premier destinations for both residents and businesses, cementing its place as a noteworthy region in North Carolina.



Guilford County
STATE of NORTH CAROLINA

Demographics

2022 Population	546,457
Median Age	31.4
Labor Force	249,479
Unemployment Rate	4.20%
Bachelors Degree or Higher	37.9%
Guilford County Land Area	646 Sq Miles
2022 Average Household Income	\$62,880
2022 Average Sale Price for Single Family Home	\$215,700
Home Ownership Rate	59.5%



PIEDMONT TRIAD QUICK FACTS

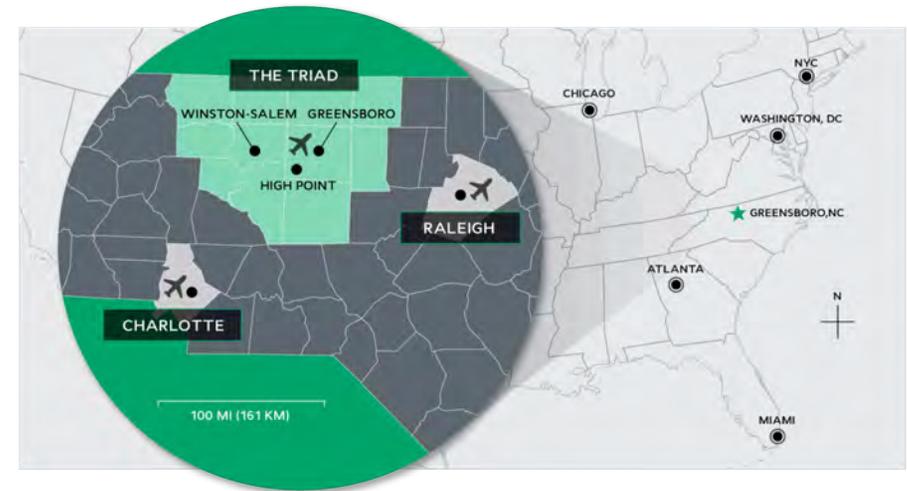
Located 15 minutes from Greensboro, McLeansville is part of the Piedmont Triad, a region in North Carolina encompassing the Greensboro-High Point and Winston-Salem metro areas. Historically, the local economy was centered around textile, tobacco, and furniture manufacturing, but the area has become the center of a wide variety of industries including the aerospace and biomanufacturing sectors over the past few years since the pandemic.

The vast I-40 highway spans from coast to coast, cutting a path directly through the Triad and offering unlimited access to the rest of the country.. The Greensboro Urban Loop is nearly complete, which will improve traffic flow within and around the city. Other major highways within this region include I-40, I-85, I-73, I-74 and I-77.

Telecom providers in the Greensboro area include AT&T, Verizon, DukeNet, CenturyLink, NorthState Communications (Segra) and Spectrum. Broadband internet service is widely available up to 1 Gig speeds on fiber networks. The average download speed is 170 mbps according to BroadbandNow recorded speed tests with the fastest speeds topping 500 mbps in the past 12 months.

The Triad regional workforce is more than 800,000 strong. The workforce is bolstered by eighteen higher education institutions throughout the region. Around 30% of Greensboro’s recent graduates remain in the city. Average commute time is 23 minutes

Source: greensboro-highpoint.com



-  19 Min. From Downtown Fayetteville
-  3 Runways Ranging From 6,380 - 10,001 Ft Long
-  Direct Flights Through New York, Atlanta, & Dallas
-  Averages 280 Takeoffs and Landings Each Day
-  Airlines Include American, Delta, & United



-  1 Hr. 8 Min From Downtown Fayetteville
-  400 Daily Domestic & International Arrivals/Departures
-  10,000 Ft. Runway



CAROLINA CORE

The Carolina Core is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

The Carolina Core is defined by the assets that make the region a globally competitive market – a talent pool of more than 2 million people, access to 30+ colleges and universities with 250,000 students, multiple airports, four megasites totaling 7,200 acres of certified land, urban research parks and more.

In the Carolina Core, internship and apprenticeship programs prepare young people for in-demand careers with local employers. Programs include the Alamance County Career Accelerator Program, Apprenticeship Randolph, Campus Greensboro, Guilford Apprenticeship Partners, RockATOP, and Winston-Salem’s internship program, where students get hands-on training in engineering, robotics, cybersecurity and IT, and more.

The Carolina Core has all the ingredients necessary for businesses and families to thrive. With affordable housing options world-class healthcare, excellent public schools and endless entertainment opportunities, the communities in the Carolina Core offer options for everyone.

Source: nccarolinacore.com

RECENT ECONOMIC DEVELOPMENT ANNOUNCEMENTS



\$5,000 Jobs with a \$14B Investment



1,761 Jobs with a \$500M Investment



1,800 Jobs with a \$5B Investment



280 Jobs with a \$55.7M Investment



7,500 Jobs with a \$4B Investment



DISCLAIMER

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner") to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and APG Advisors. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the Owner or APG Advisors, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner.

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any another entity without the prior written authorization of the Owner or APG Advisors. You also agree that you will not use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or APG Advisors. If after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to APG Advisors.

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APG
CAPITAL



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