

SPECIAL PURPOSE PROPERTY FOR SALE

1903 ADAMS FARM PKWY

1903 Adams Farm Pkwy | Greensboro, NC 27407

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CITYPLAT
COMMERCIAL REAL ESTATE

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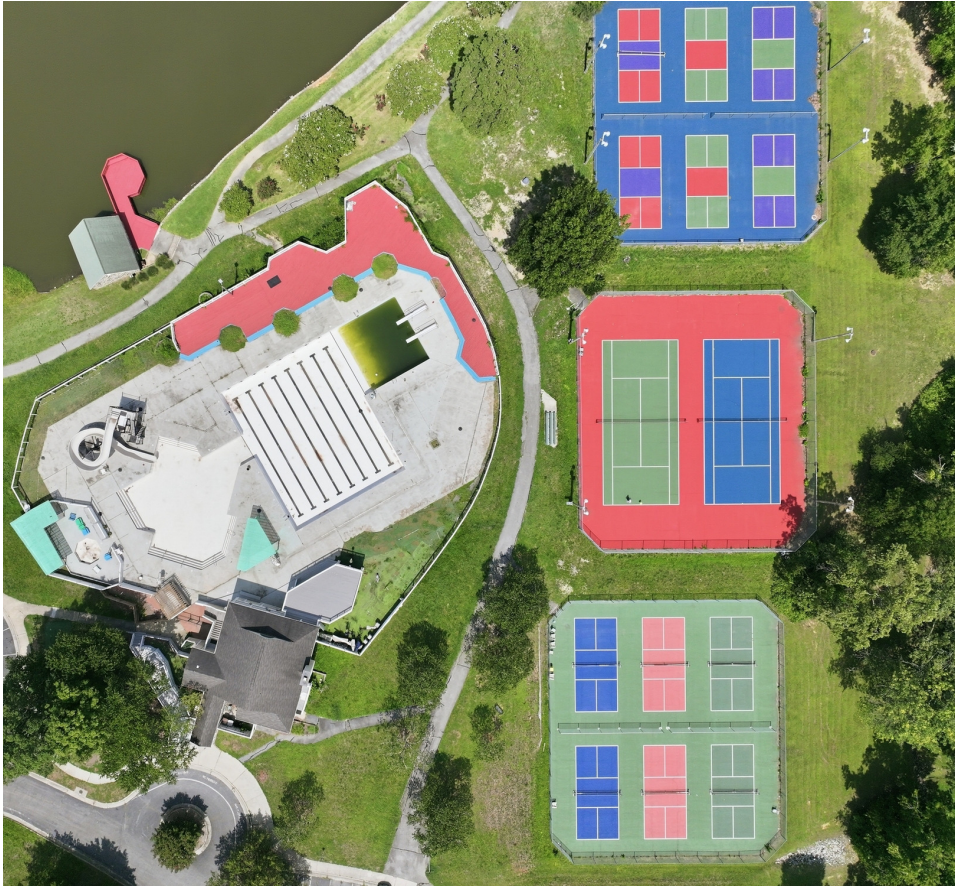


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PROPERTY DESCRIPTION

Offered at \$1,500,000, this Special Purpose Recreational Facility presents a rare opportunity to acquire an established recreation property in Greensboro's Adams Farm area — significantly below the cost of ground-up development. The property includes a 355,000-gallon outdoor swimming pool, 12 pickleball courts, 6 tennis courts, a clubhouse and a water slide, representing substantial recreational infrastructure that has seen recent improvements.

Located off Adams Farm Road within one of the Triad's most established residential corridors, the site is surrounded by strong, stable residential demographics and offers convenient access to Greensboro, High Point and the broader Triad market. The scale and combination of amenities on this site would be difficult and costly to replicate on a new development parcel, making the existing improvements themselves a core part of the property's value.

PROPERTY HIGHLIGHTS

- 355,000-gallon outdoor swimming pool
- 12 pickleball courts
- 6 tennis courts
- Clubhouse
- Water slide
- Recently completed property improvements
- Significant existing recreational infrastructure
- Potentially substantial savings compared with developing a similar facility from the ground up
- Opportunity for a new owner/operator to establish their own concept
- Located in the established Adams Farm area of Greensboro

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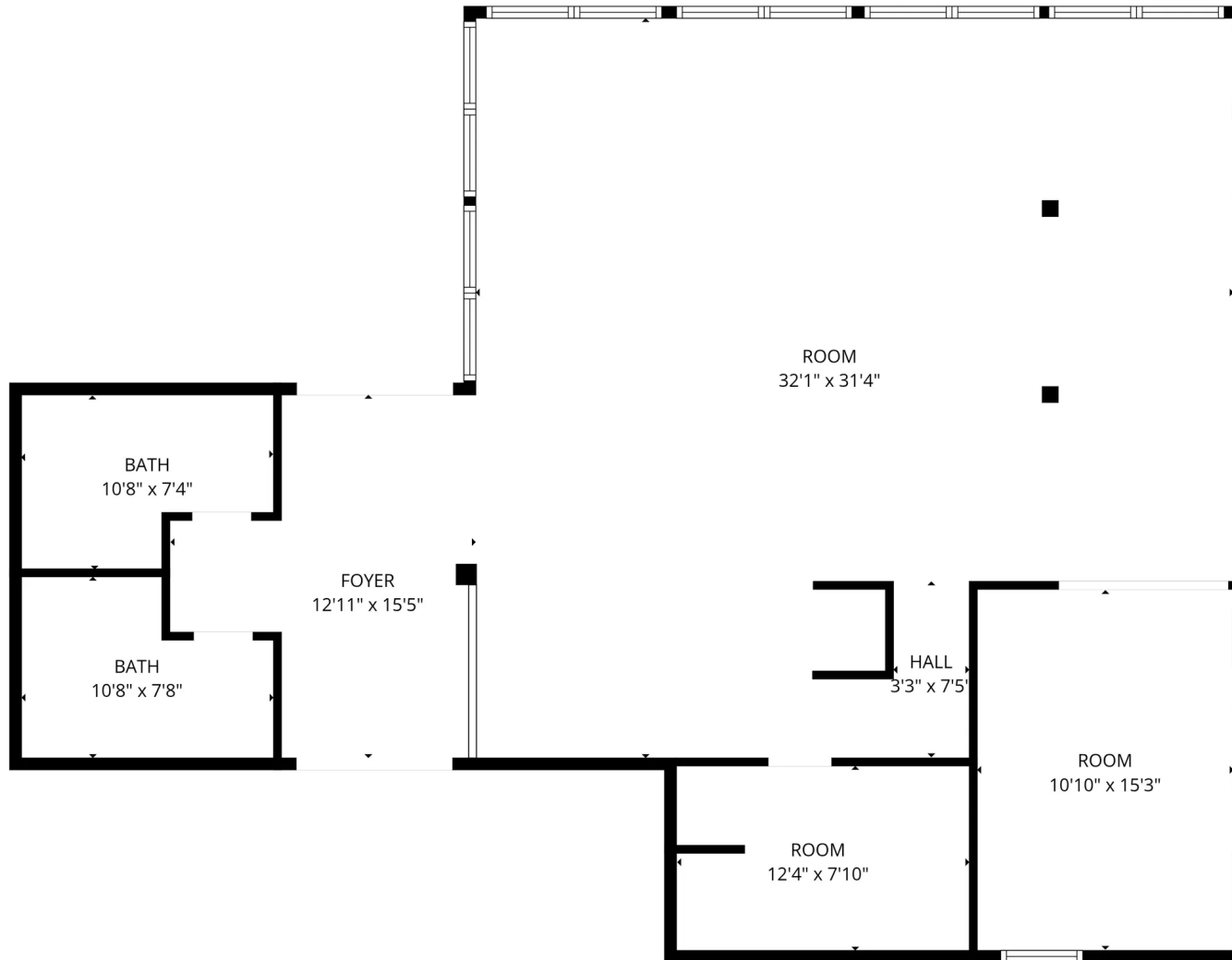
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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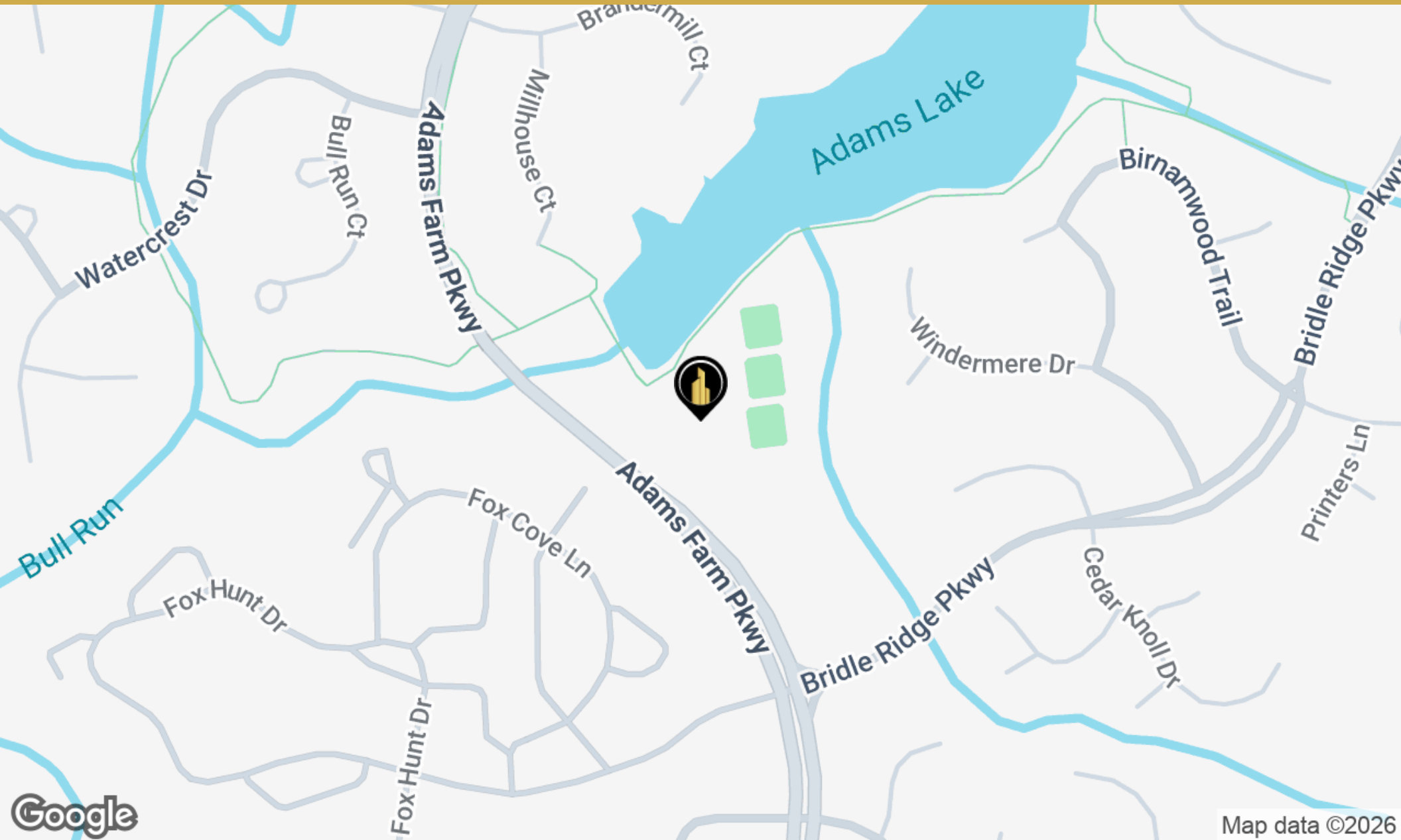
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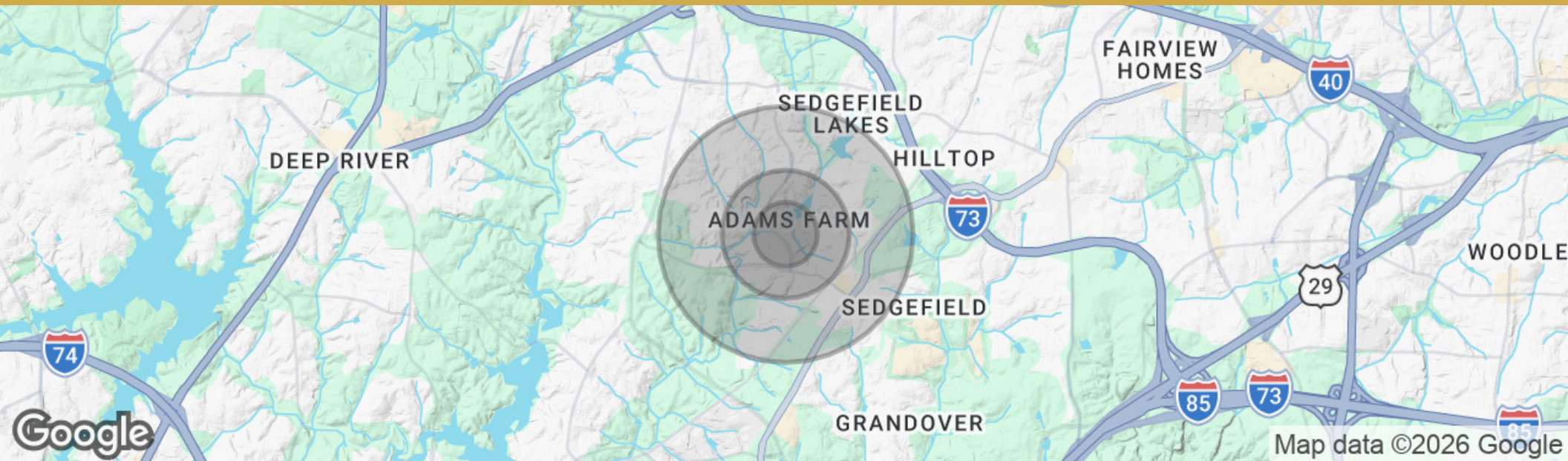
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,005	3,141	7,991
Average Age	32.9	37.5	42.9
Average Age (Male)	32.4	37.3	42.5
Average Age (Female)	34.0	39.2	45.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	412	1,312	3,330
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$110,093	\$117,970	\$127,602
Average House Value	\$289,966	\$309,944	\$344,451

2023 American Community Survey (ACS)

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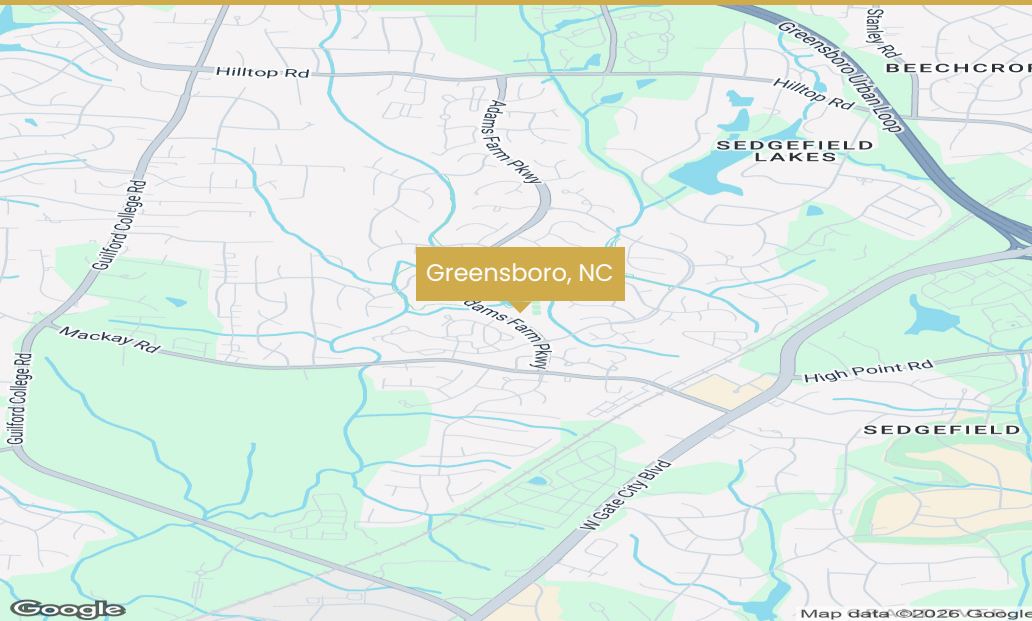
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LOCATION DESCRIPTION

Located off Adams Farm Road in Greensboro, the property sits within the established Adams Farm area and is surrounded by some of the Triad's desirable residential communities.

The location provides convenient access to Greensboro, High Point and the surrounding Triad while offering an existing recreational setting within a strong residential trade area.

Its combination of location, existing infrastructure and recreational improvements creates an opportunity that would be difficult to reproduce on a new development site.

LOCATION DETAILS

County	Guilford
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.