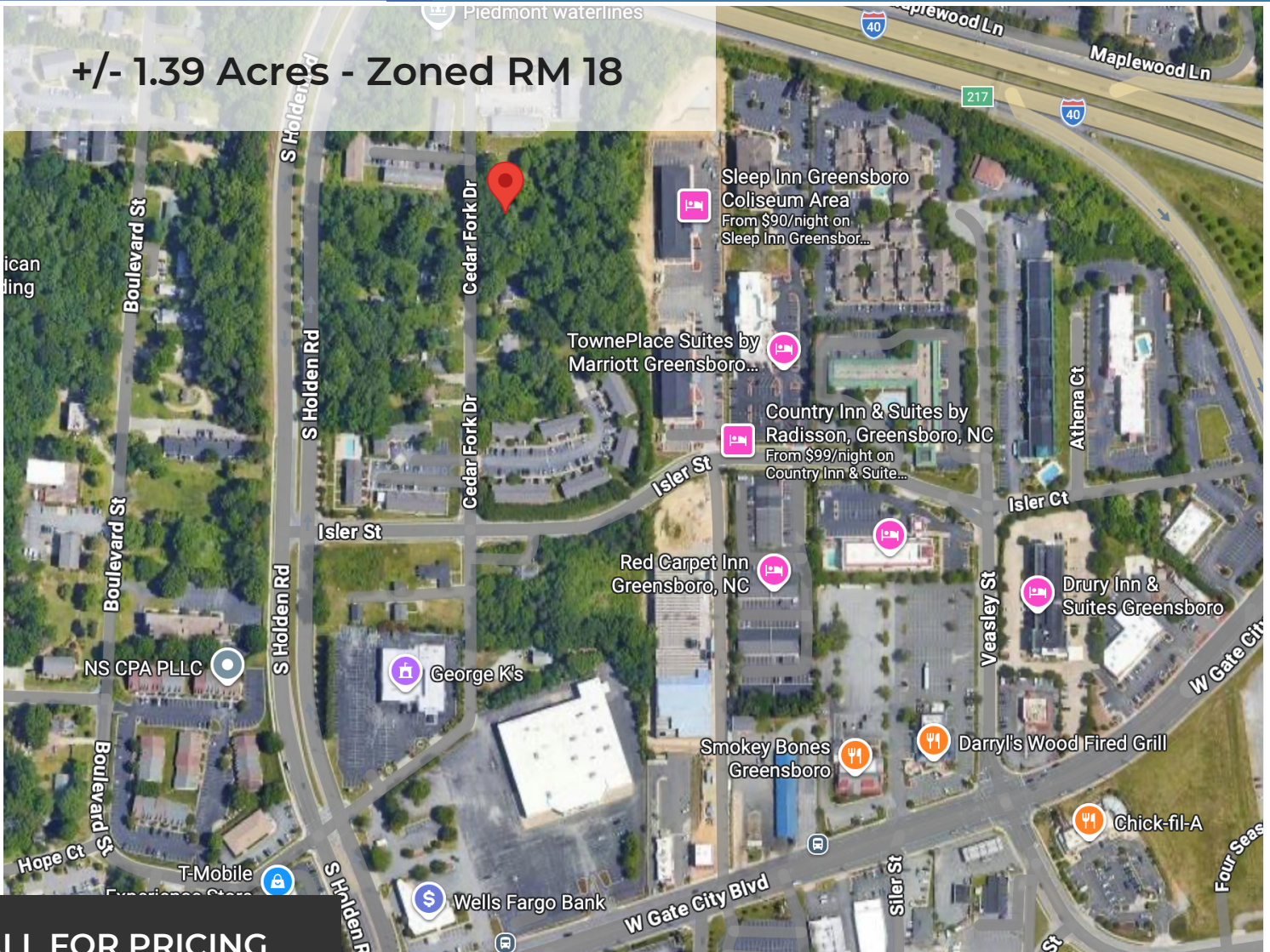


+/- 1.39 Acres - Zoned RM 18



CALL FOR PRICING

RANI HUSSAMI, CCIM
 Broker
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 rani@vstolcre.com

CHELSEA REYNOLDS, BROKER
 MBA
 (336) 254-1411
 chelsea@vstolcre.com

VSTOL COMMERCIAL REAL ESTATE
 2517 Duck Club Rd Greenboro NC
 27410
 (305) 509-9321

Property Description

Development opportunity in Greensboro featuring two contiguous parcels located at 1913 and 1915 Cedar Fork Dr totaling approximately 1.39 acres. Both sites are zoned RM-18 Multifamily. The property may accommodate approximately 25 multifamily units, subject to buyer verification and municipal approvals. This assemblage presents an ideal opportunity for developers, investors, or builders seeking a well-positioned multifamily project in a growing market.

Location Description

Conveniently located with easy access to major highways, shopping, employment centers, and downtown Greensboro. 40 / I-85 Business / Gate City Blvd are nearby, allowing quick access around Greensboro and to High Point / Winston-Salem.

Highlights

Lot Size : +/- 1.39 Acres

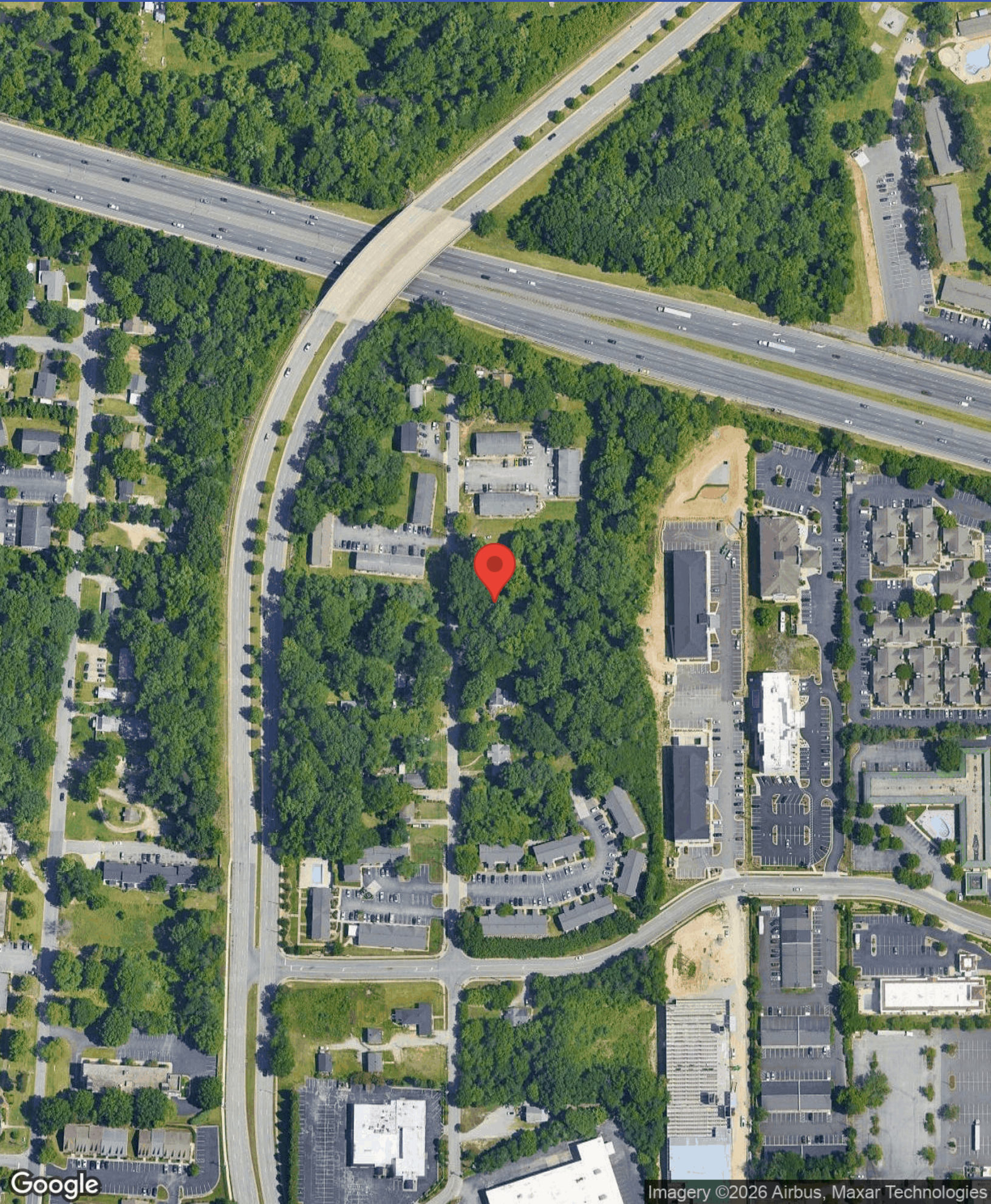
Zoning : RM 18

Lot Dimension: 160 X 373



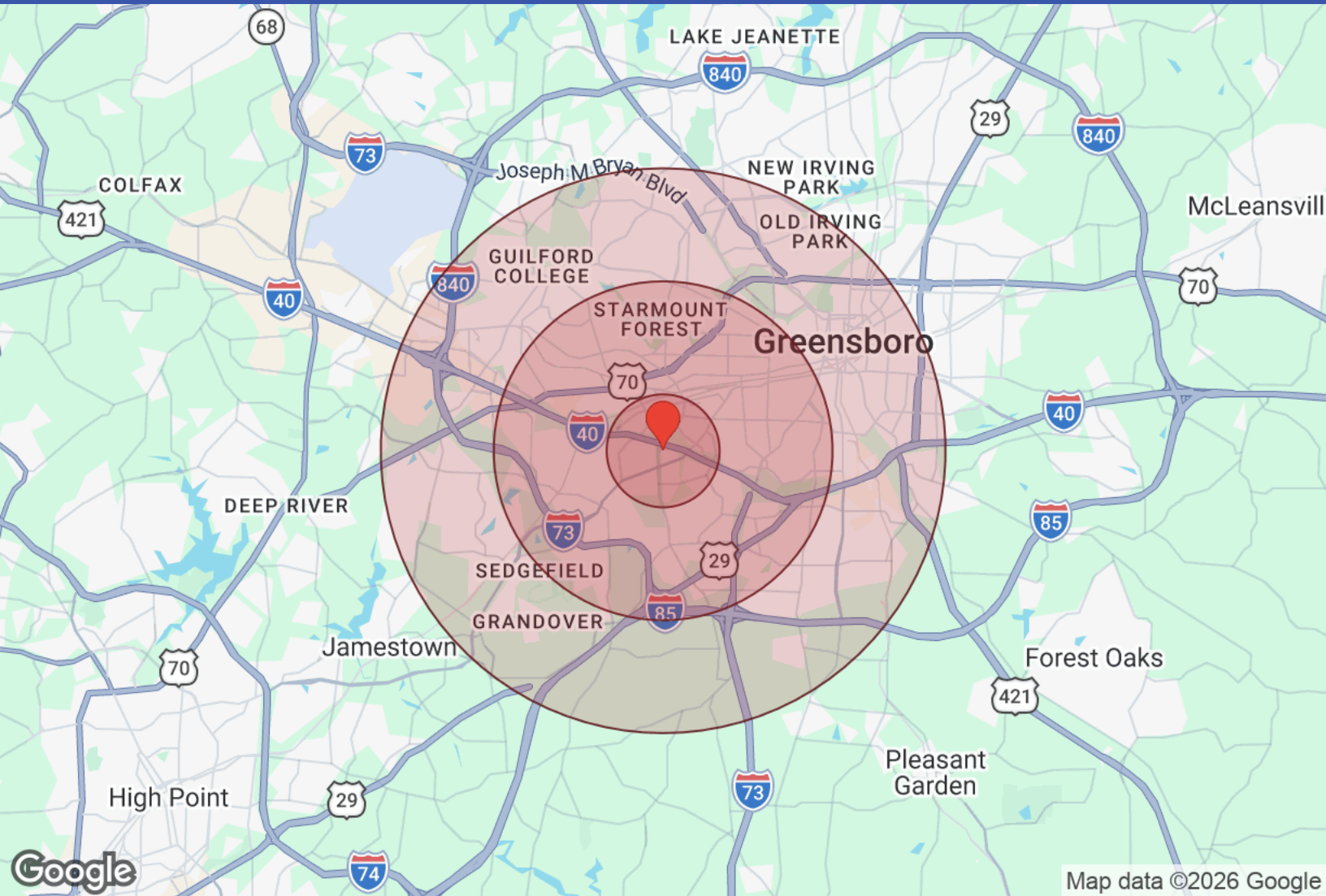
AERIAL MAP

1913 Cedar Fork Drive | Greensboro, NC 27407



DEMOGRAPHICS

Cedar Fork Dr
1913 Cedar Fork Drive | Greensboro, NC 27407



Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,992	46,168	99,373
Female	5,284	41,754	91,637
Total Population	10,277	87,922	191,010

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,334	31,133	75,697
Black	4,338	36,743	79,288
Am In/AK Nat	33	229	439
Hawaiian	10	44	57
Hispanic	2,571	11,878	20,285
Asian	739	5,407	9,990
Multiracial	242	2,321	4,852
Other	9	167	401

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,628	38,143	85,777
Occupied	4,252	35,114	78,778
Owner Occupied	1,161	14,167	35,682
Renter Occupied	3,091	20,947	43,096
Vacant	376	3,029	6,999

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,107	14,552	30,412
Ages 15 - 24	1,745	19,837	39,777
Ages 25 - 54	4,541	33,917	71,901
Ages 55 - 64	901	8,607	20,419
Ages 65+	983	11,011	28,501

Income	1 Mile	3 Miles	5 Miles
Median	\$45,174	\$56,578	\$60,721
Under \$15k	804	4,248	9,383
\$15k - \$25k	481	2,899	5,745
\$25k - \$35k	306	3,517	6,613
\$35k - \$50k	731	4,919	10,536
\$50k - \$75k	765	6,647	13,920
\$75k - \$100k	487	4,692	10,193
\$100k - \$150k	532	4,851	11,620
\$150k - \$200k	46	1,682	4,699
Over \$200k	100	1,660	6,071



Rani Hussami, CCIM

Principal, Broker

License: NC 234092

Rani Hussami, a Certified Commercial Investment Member (CCIM) Designee, provides investment services to commercial real estate investors by advising on acquisitions, dispositions, and portfolio management tailored to each client. With over 20 years of experience in commercial real estate, Rani brings his depth of knowledge to all commercial real estate brokerage areas with a focus on investments; retail, and multi-family. Rani was a fighter pilot in the RJAF, so he knows the importance of precision, efficiency, and effectiveness. He brings these qualities to the table for every project. With his wealth of connections in the area, Rani understands the Triad market and how to provide success for each client and their goals.

Prior to V/STOL Commercial Real Estate, Rani was a commercial broker at Marcus & Millichap in south Florida. He also worked at NAI Piedmont Triad, a commercial brokerage firm in Greensboro, North Carolina, for 10 years.



Chelsea Reynolds, MBA

Broker

License: NC 288593

Chelsea Reynolds brings to V/STOL a diverse background in commercial real estate, including management and litigation. As a graduate of Duke University and UNC-Chapel Hill and with an MBA from Quantico School of Business and Technology, Chelsea is locally connected and focused on providing exceptional service. Licensed with the North Carolina Real Estate Commission, Chelsea plays an integral role in the firm's dispositions and acquisitions. She is a member of the National Association of Realtors and a Greensboro Landlord Association board member.