

Land | For Sale

8 Old Saybrook Dr

GREENSBORO, NC 27455

Townhome
Development
Opportunity

CBRE



Townhome Development Opportunity

The Offering

CBRE is pleased to present a ±0.61-acre townhome development opportunity in Greensboro, North Carolina. Zoned Planned Unit Development (PUD), the property allows for the development of multifamily, residential townhomes. There are five existing townhome buildings totaling fifteen units as part of this property owner's association, showing a track record of townhome absorption within this development.

Located off of Elm St, one of Greensboro's main north/south corridors, this parcel is only a quarter of a mile north of I-840 (Greensboro Urban Loop). This prime location allows quick access to all parts of Greensboro, as well as a quick drive to countless retail amenities at the corner of Elm St and Pisgah Church Rd.



Site Overview

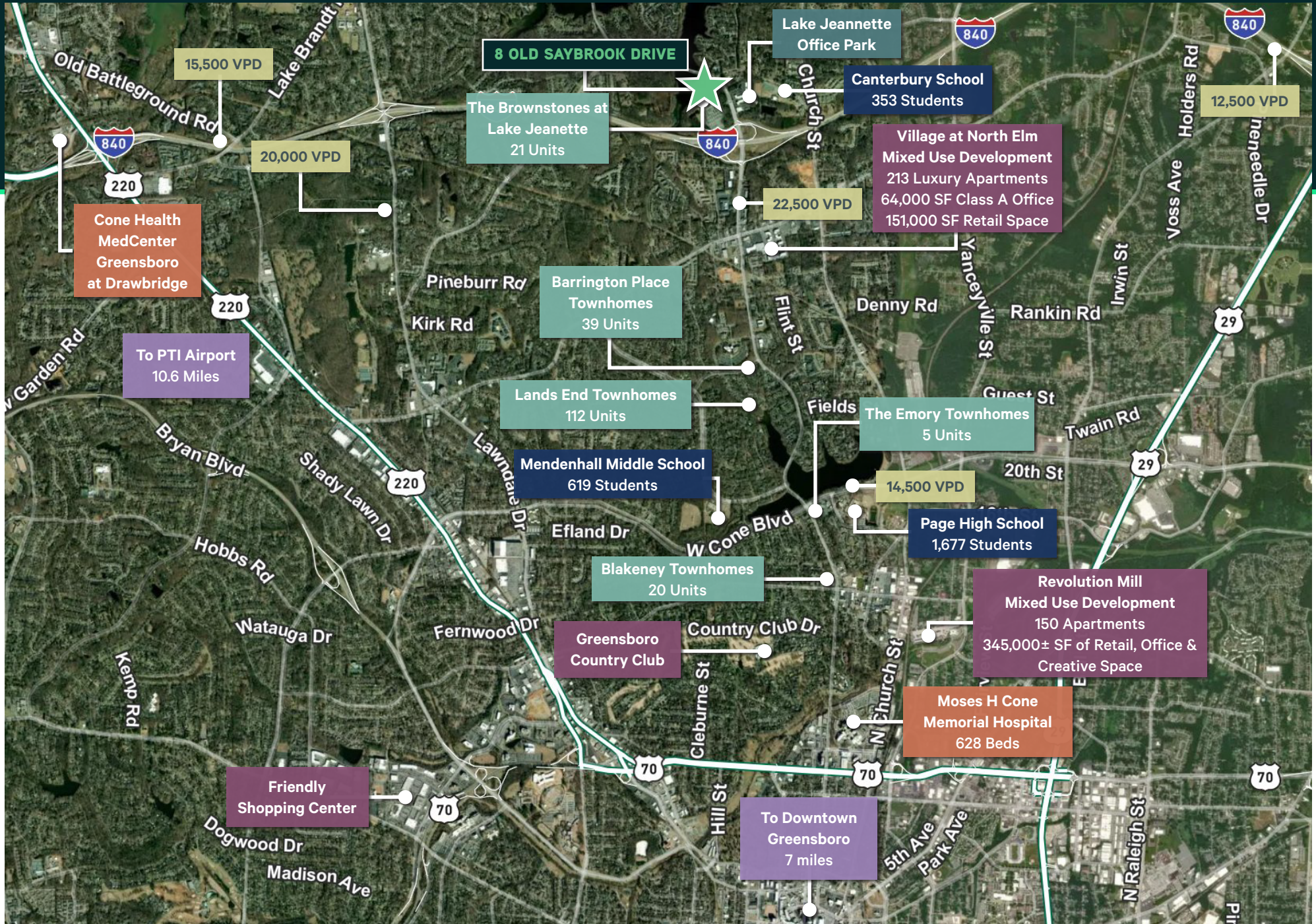
CBRE is pleased to present a 0.61± acre development opportunity located on Old Saybrook Drive near the intersection of North Elm Street and I-840 (Greensboro Urban Loop). The site is nestled within the Brownstones at Lake Jeanette. Currently zoned PUD, this vacant lot is ideal for townhome development.

Situated in Northeast Greensboro, the site boasts excellent connectivity and proximity to key amenities. Immediate highway access includes the Greensboro Urban Loop—a 39.5-mile interstate beltway comprised of I-73, I-85, I-785, and I-840—that connects to I-40 and I-85 near the property. This network ensures efficient travel within Greensboro and to the Piedmont Triad International Airport via I-73/I-840.

ADDRESS	8 Old Saybrook Drive
ACREAGE	0.61± Acres
PIN	7867324037
ZONING	PUD (Planned Unit Development)
FUTURE LAND USE	Townhomes - Design to be approved by the HOA
WATER	City of Greensboro
SEWER	City of Greensboro
TRAFFIC COUNTS	8,900 VPD on N Elm St 22,500 VPD on Pisgah Church Rd
ASKING PRICE	Call for Pricing
ACCESS	Immediate access to I-840 (Greensboro Urban Loop) with easy access to US-220, US-29, I-40 & I-85
AIRPORTS	Piedmont Triad International Airport (PTIA) 10.6 miles



Location Overview



Cone Health
MedCenter
Greensboro
at Drawbridge

To PTI Airport
10.6 Miles

The Brownstones at
Lake Jeanette
21 Units

Barrington Place
Townhomes
39 Units

Lands End Townhomes
112 Units

Mendenhall Middle School
619 Students

Blakeney Townhomes
20 Units

Greensboro
Country Club

Friendly
Shopping Center

To Downtown
Greensboro
7 miles

Lake Jeanette
Office Park

Canterbury School
353 Students

Village at North Elm
Mixed Use Development
213 Luxury Apartments
64,000 SF Class A Office
151,000 SF Retail Space

The Emory Townhomes
5 Units

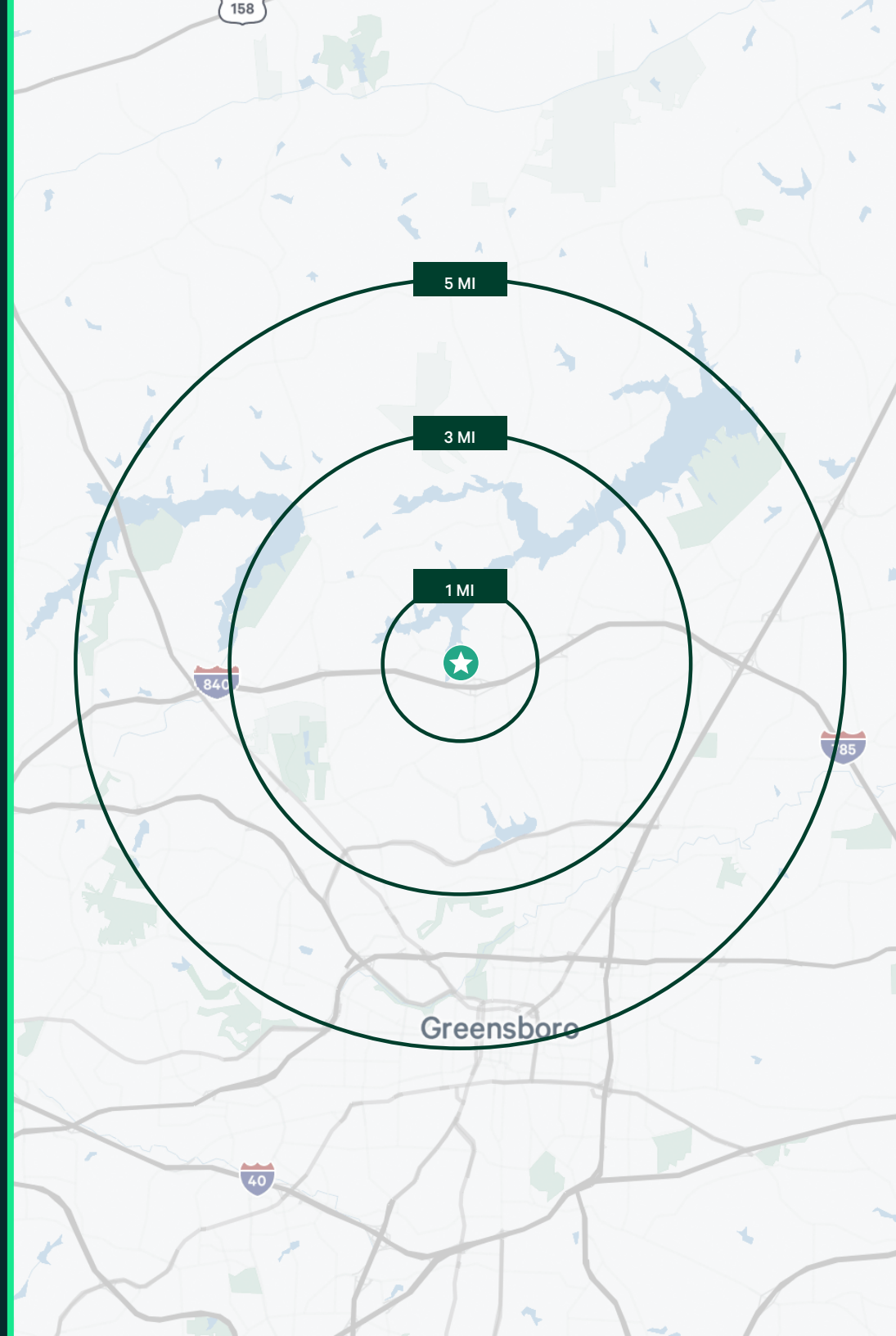
Page High School
1,677 Students

Revolution Mill
Mixed Use Development
150 Apartments
345,000± SF of Retail, Office &
Creative Space

Moses H Cone
Memorial Hospital
628 Beds

Area Demographics

	1 MILE	3 MILE	5 MILE
POPULATION			
2025 Population	7,513	57,937	132,574
2030 Population - 5 Year Projection	7,562	57,790	133,333
2025 - 2030 Population Growth Rate	0.13%	-0.05%	0.11%
GENERATIONS			
Generation Alpha	9.1%	9.9%	9.3%
Generation Z	19.7%	22.0%	24.7%
Millenials	23.9%	24.2%	23.0%
Generation X	21.4%	19.6%	19.3%
Baby Boomers	20.7%	19.3%	19.2%
Greatest Generation	5.2%	5.0%	4.6%
HOUSEHOLD INCOME			
Average Household Income	\$131,422	\$110,197	\$113,652
Median Household Income	\$92,254	\$71,266	\$73,549
HOUSING VALUE			
Average Home Value	\$384,746	\$386,955	\$391,294
Median Home Value	\$328,942	\$340,935	\$348,062
HOUSING UNITS			
Owner-Occupied Housing	69.2%	53.6%	54.5%
Renter-Occupied Housing	23.8%	38.2%	38.8%



Economic Announcements

Central North Carolina has been the epicenter of a string of recent job announcements from major manufacturers such as Toyota, Boom Supersonic, JetZero, and Ahold Delhaize. The companies have unveiled plans to invest a combined \$20 billion to construct advanced manufacturing facilities that will employ more than 22,605 people. The projects are expected to drive significant ancillary activity among suppliers and support industries, fueling future demand for industrial space across central North Carolina, including the Piedmont Triad. These mega projects will also drive tremendous demand for housing.



New to Market
5,100 New Jobs
\$14B Investment
NE Randolph County



BOOM

New to Market
2,400 New Jobs
\$500M Investment
Guilford County

Jetzero

New to Market
14,600 New Jobs
\$5B Investment
Guilford County



**Ahold
Delhaize**

New to Market
505 New Jobs
\$860M Investment
Guilford County

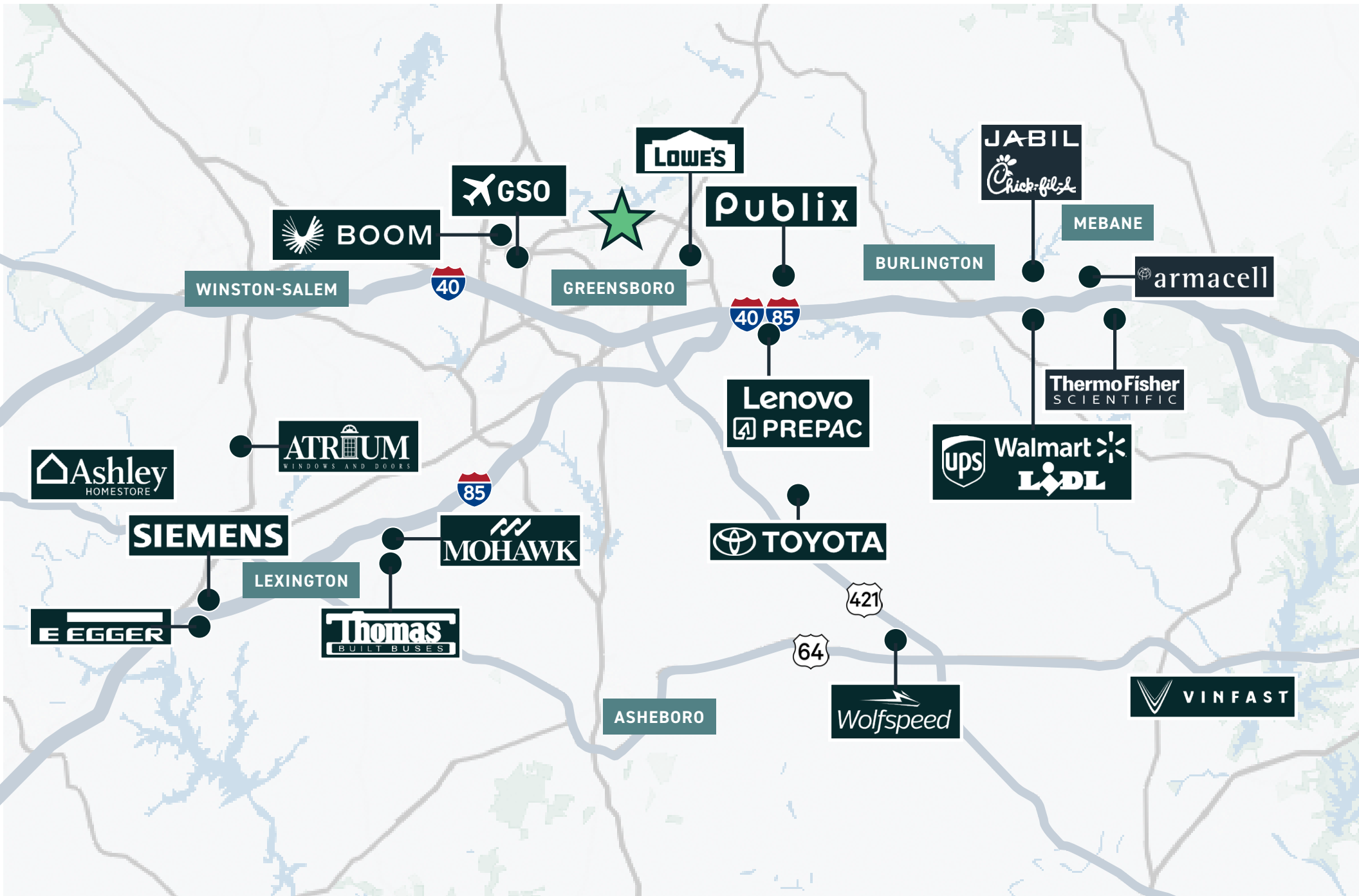
Demographic Summary

	Triad, NC*	Guilford County, NC
2025 Total Population	1,139,690	556,634
2020-2025 Annual Population Growth Rate	0.76%	0.53%
5-Year Projected Population Growth	0.53%	0.36%
2025 Total Workforce Population (16+)	559,973	278,908
2025 Manufacturing & Transportation/ Warehousing Employees	97,824	51,384
2025 Average Household Income	\$96,840	\$100,169
2025 Avg. Value Owner Occupied Housing	\$342,355	\$350,991

*Source: CBRE Fast Reports (Triad, NC totals include Alamance County, Guilford County & Forsyth County)



Major Triad Employers



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