

DEVELOPMENT OPPORTUNITY

Across from Top Golf

NAI Piedmont Triad
Commercial Real Estate Services, World Wide

±15.97 Acres

BIG TREE WAY & BRIDFORD PARKWAY

Greensboro, North Carolina

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BROKERAGE TEAM

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- **BETH NIXON**
Marketing Specialist | NAI Piedmont Triad

PROPERTY

overview

This 15.97-acre property is a prime development opportunity. Located at the intersection of I-40 and Wendover Avenue, it has great highway visibility and is right next to the new Topgolf.

The land is currently zoned for residential use - purchase is subject to rezoning for high density residential, mixed use or commercial, fitting the area's rapid growth. Other nearby developments include a new Marriott hotel and a Main Event Entertainment center. This location sees high traffic, making it ideal for a new project.

The property is conveniently located near three major airports: Piedmont Triad International Airport (8.5 miles), Raleigh-Durham International Airport (72 miles), and Charlotte Douglas International Airport (96 miles). With JetZero planning to build a factory at the local airport, creating thousands of jobs, this property is a great way to take advantage of Greensboro's booming economy.

quick facts

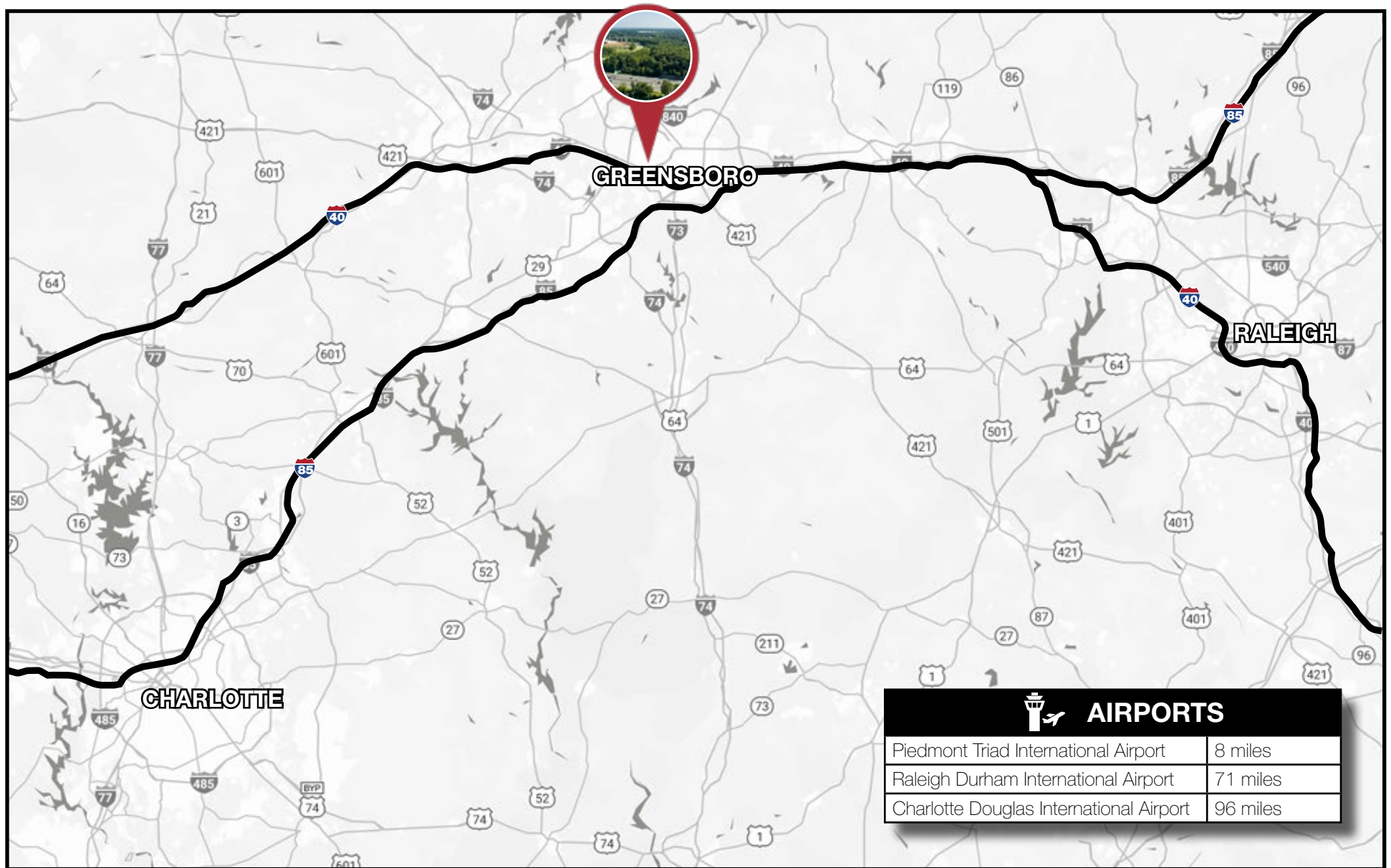
- 15.97+/- acres
- Listed for sale for \$4,950,000
- Exceptional highway visibility and I-40 frontage on the southeast corner
- Located next to Top Golf
- Development opportunity subject to rezoning for high density residential or commercial
- Currently Zoned R-3 (Residential – Single Family)
- Easily accessible to I-40 and Wendover Ave
- 8.5 miles from Piedmont Triad International Airport
- 96 miles from Charlotte Douglas International Airport
- 72 miles from Raleigh-Durham International Airport



PROPERTY *photos*



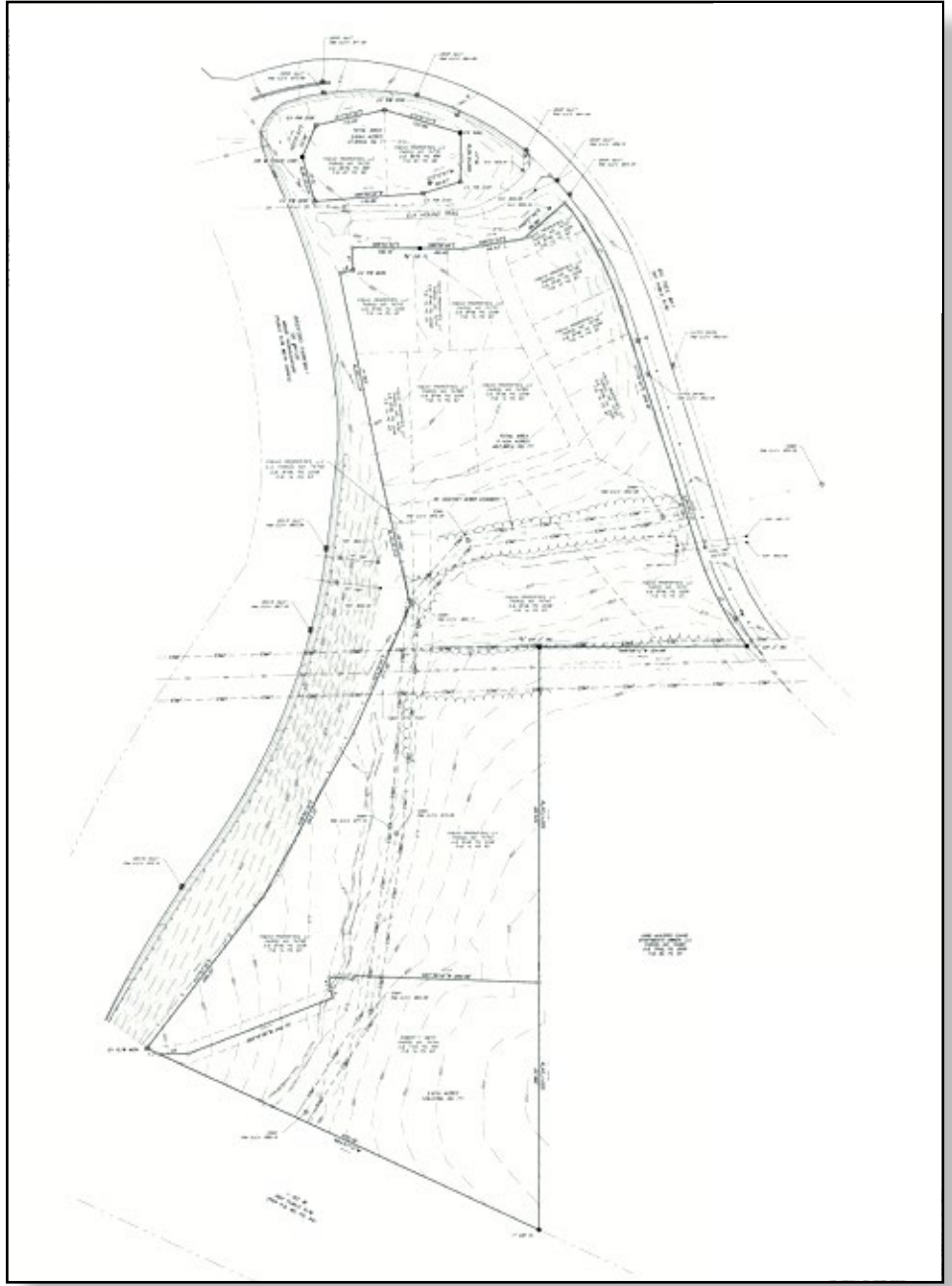
REGIONAL *map*



REGIONAL *map*



SITE plan



7. Bridford & Big Tree - Greensboro

NC CAROLINA CORE *market map*

**THINK IT.
MAKE IT.
MOVE IT.**



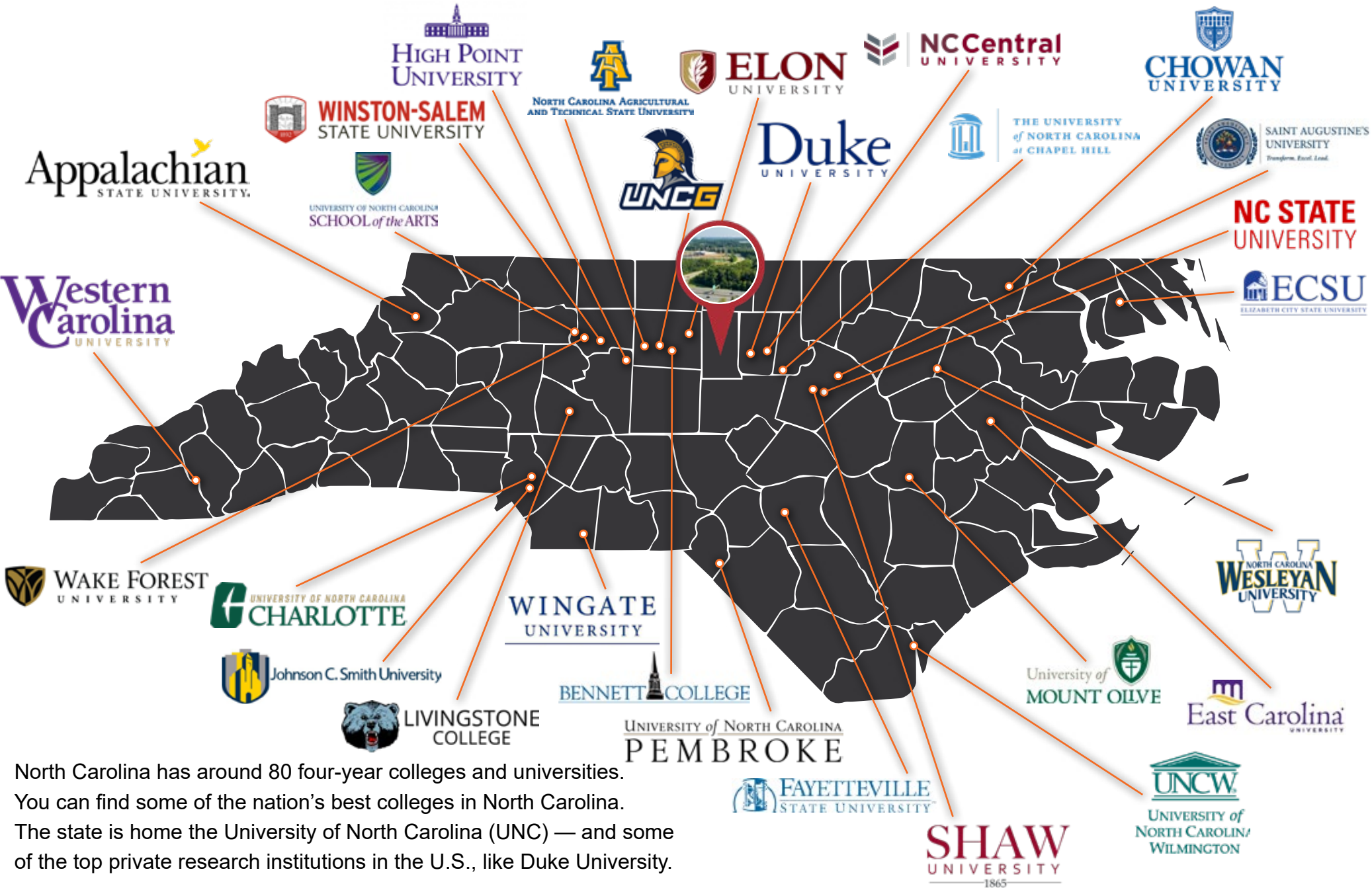
The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have made plans to make the **Carolina Core** their next big move.



REGIONAL EDUCATION

UNIVERSITIES & COLLEGES



North Carolina has around 80 four-year colleges and universities. You can find some of the nation's best colleges in North Carolina. The state is home the University of North Carolina (UNC) — and some of the top private research institutions in the U.S., like Duke University.

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BROKERAGE DEVELOPMENT INVESTMENTS

NAI Piedmont Triad

FOR MORE INFORMATION, CONTACT:



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