

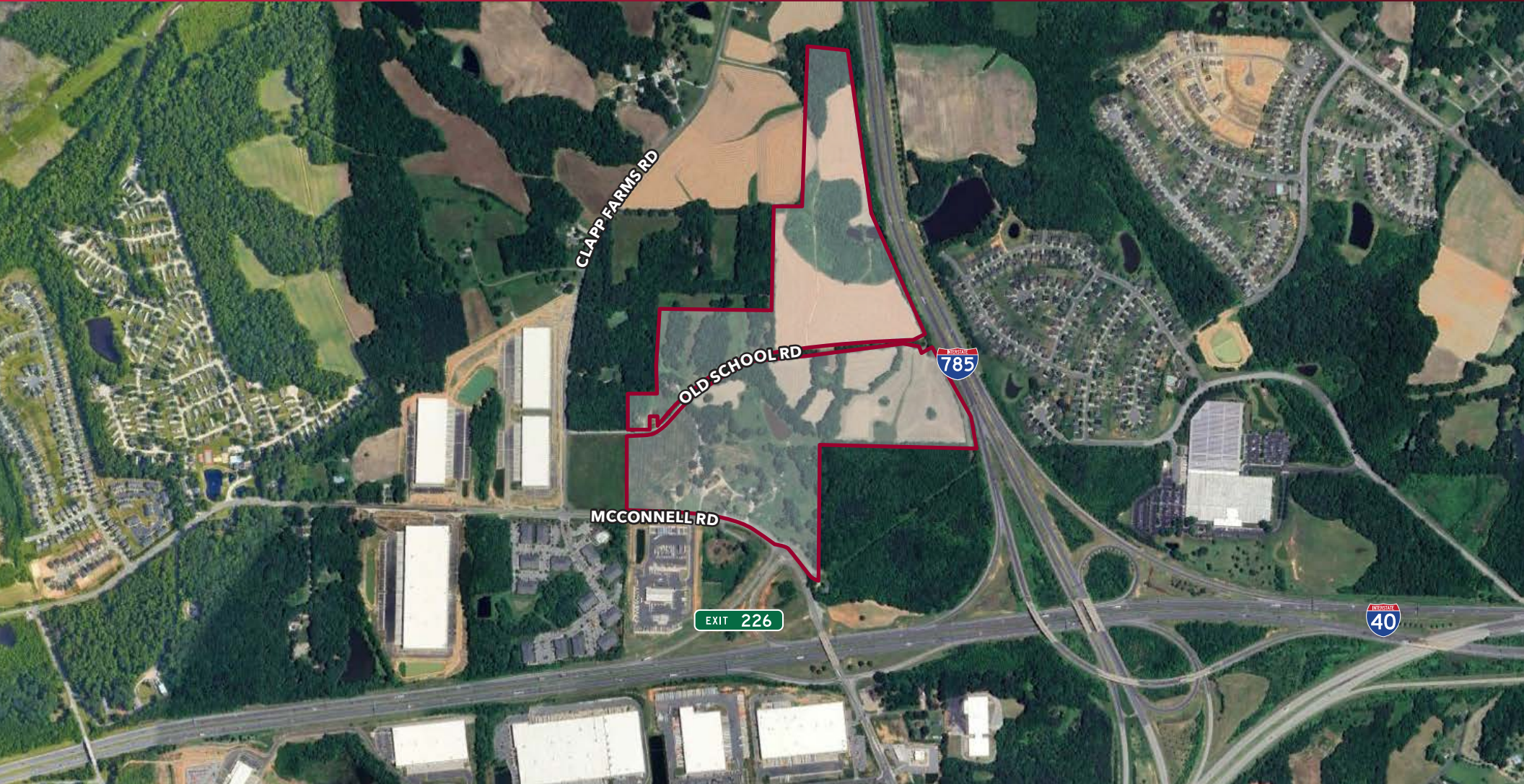
LAND FOR SALE

3725 McConnell Road

Greensboro, North Carolina 27405



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Property Overview

3725 MCCONNELL ROAD
GREENSBORO, NC 27450



PROPERTY HIGHLIGHTS

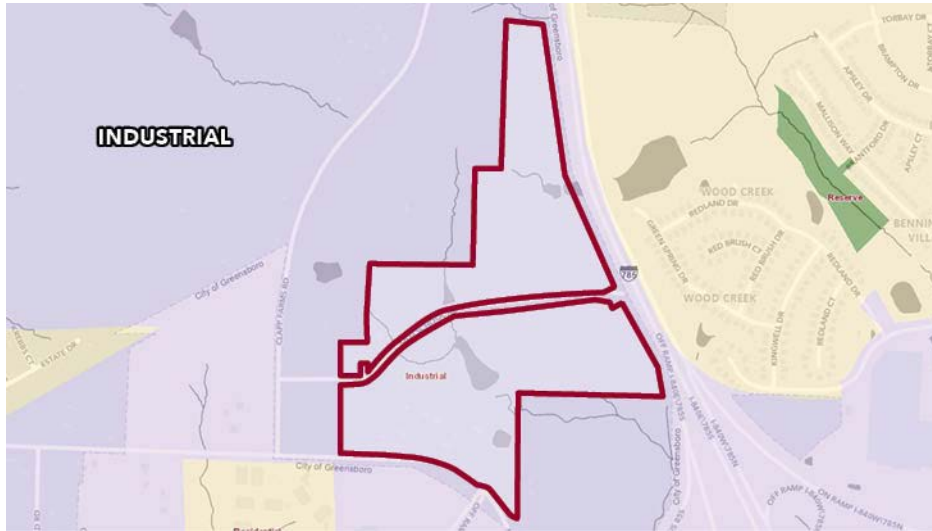
- » ±98.01 acres for sale on McConnell Road in Greensboro, ideal for industrial or mixed-use development
- » Future Land Use is Industrial
- » Located at the signalized intersection of McConnell Road and Exit 226 on I-40, near the I-785 intersection and I-85 split
- » Premium access and visibility on I-40 with an excess of 80,000 vehicles per day
- » Established employment center with more than 2.1 million SF of existing industrial with another 1.0 million SF of proposed industrial
- » Guilford County parcel numbers 115509, 115538, 115515, 115537, 115508, 115528, 115523 & 15516
- » Call brokers for pricing guidance



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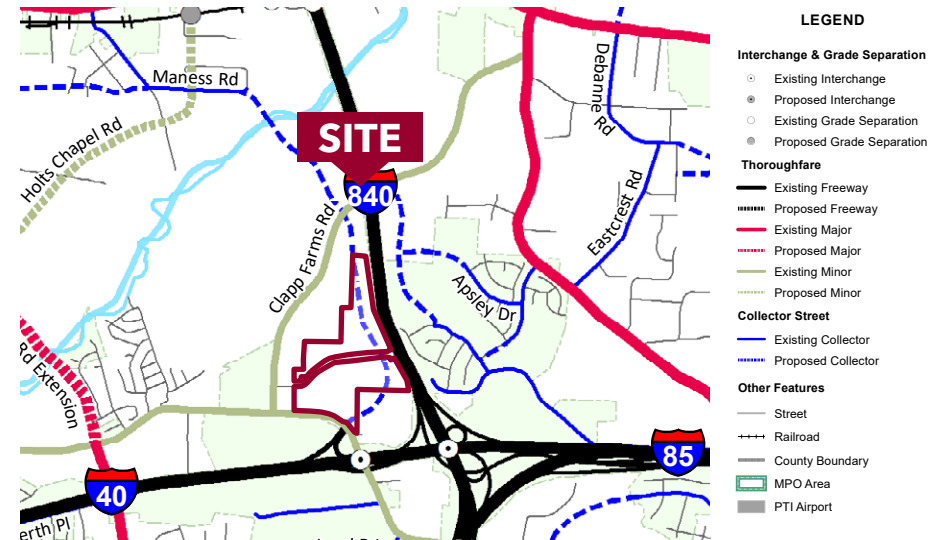


Future Land Use: Industrial

Industrial includes light and heavy manufacturing, assembly and fabrication, and warehousing, logistics and distribution centers. Greensboro has seen a loss of land suitable for and attractive to industrial development, and it is critical that these areas be protected for larger industrial development opportunities.

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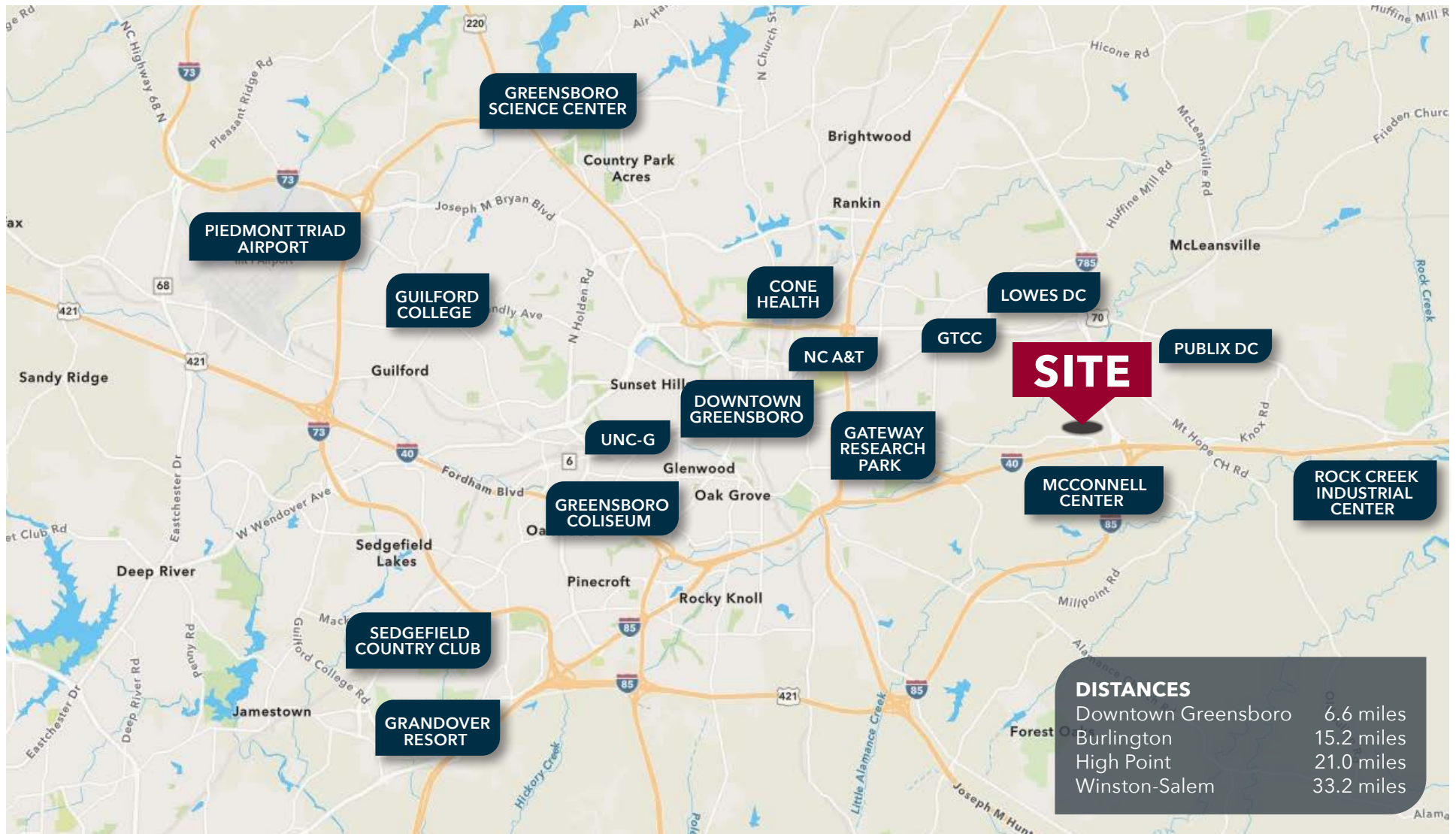
2023 Thoroughfare-Collector Street Plan

The plan is referenced in the Land Development Ordinance and used to:

- » Establish street design standards including width, cross section, access, sidewalks, bicycle facilities (like bike lanes), transit shelter locations and more for specific roadway classifications.
- » Obtain or protect public right-of-way when land is developed.
- » Determine locations for proposed thoroughfares and collector streets planned to be built in the future.
- » Control the number of future access points along thoroughfares.
- » Ensure new construction is built at a suitable distance from existing freeways and thoroughfares and is not built in the path of future freeways and thoroughfares.

Area Map

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