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.

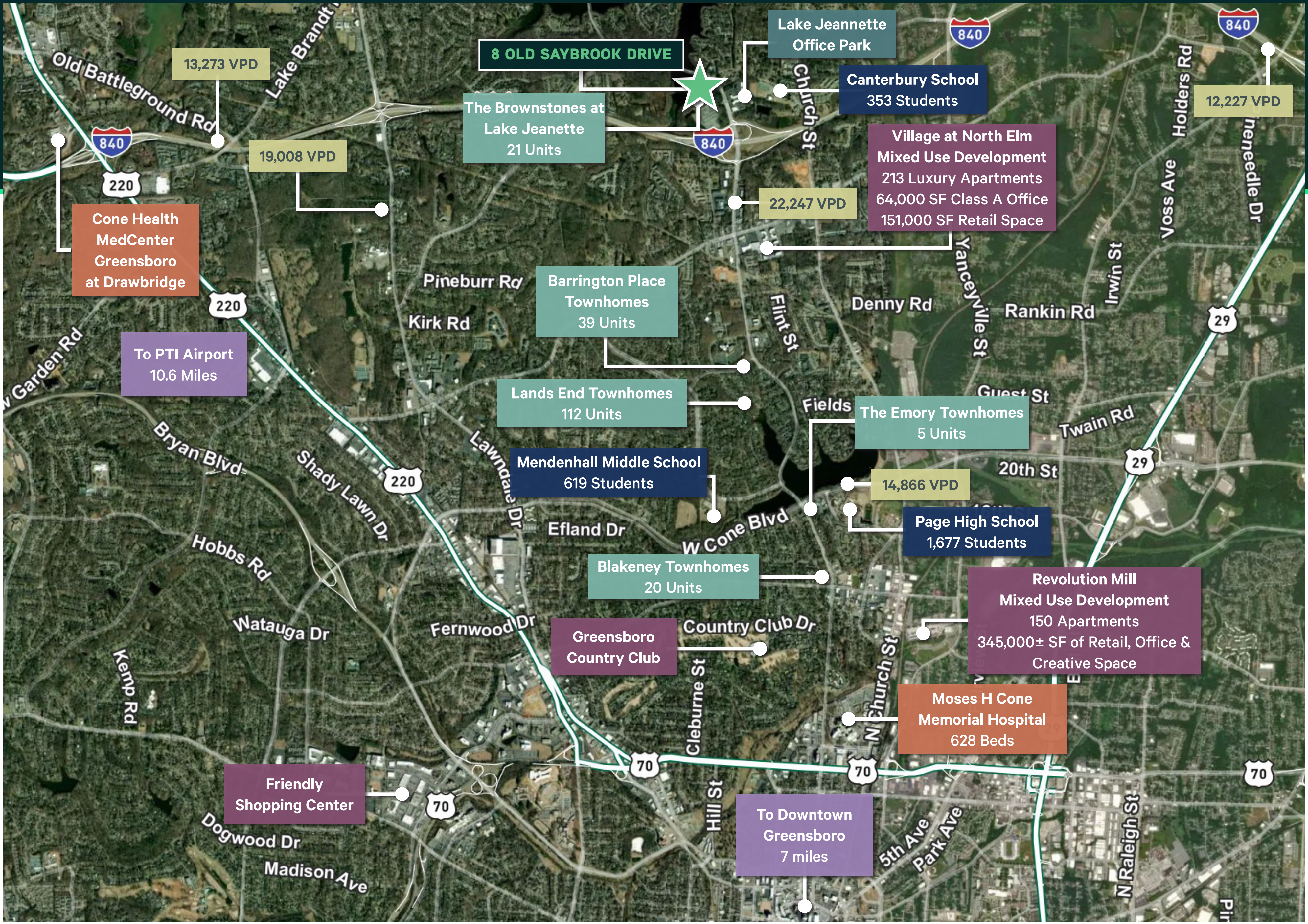
Site Overview

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.

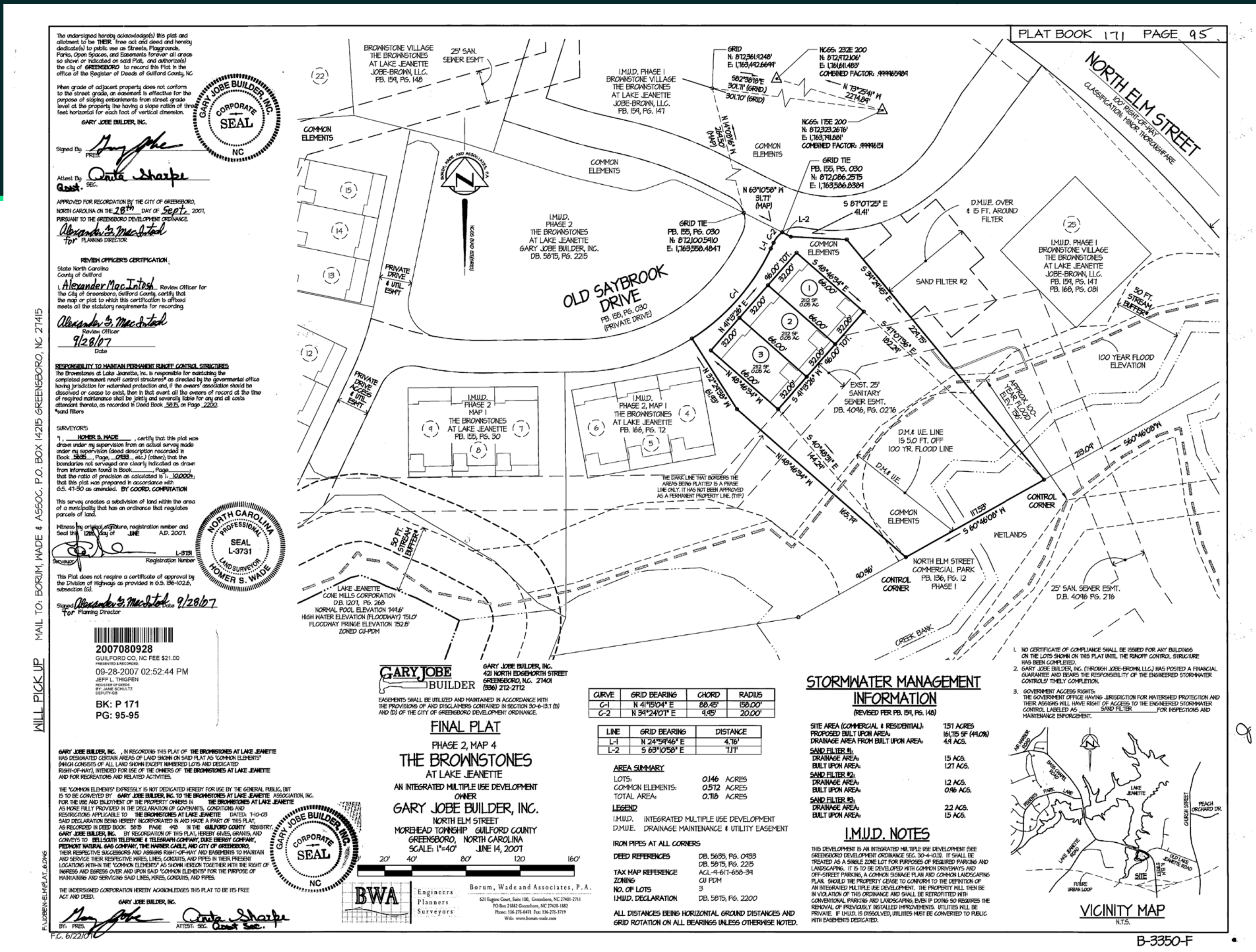
Situated in Northeast Greensboro, the site boasts excellent connectivity and proximity to key amenities. Immediate highway access includes the Greensboro Urban Loop—a 39.5-mile interstate beltway comprised of I-73, I-85, I-785, and I-840—that connects to I-40 and I-85 near the property. This network 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	22,247 VPD on N Elm St 20,513 VPD on Pisgah Church Rd
ASKING PRICE	$450,000
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



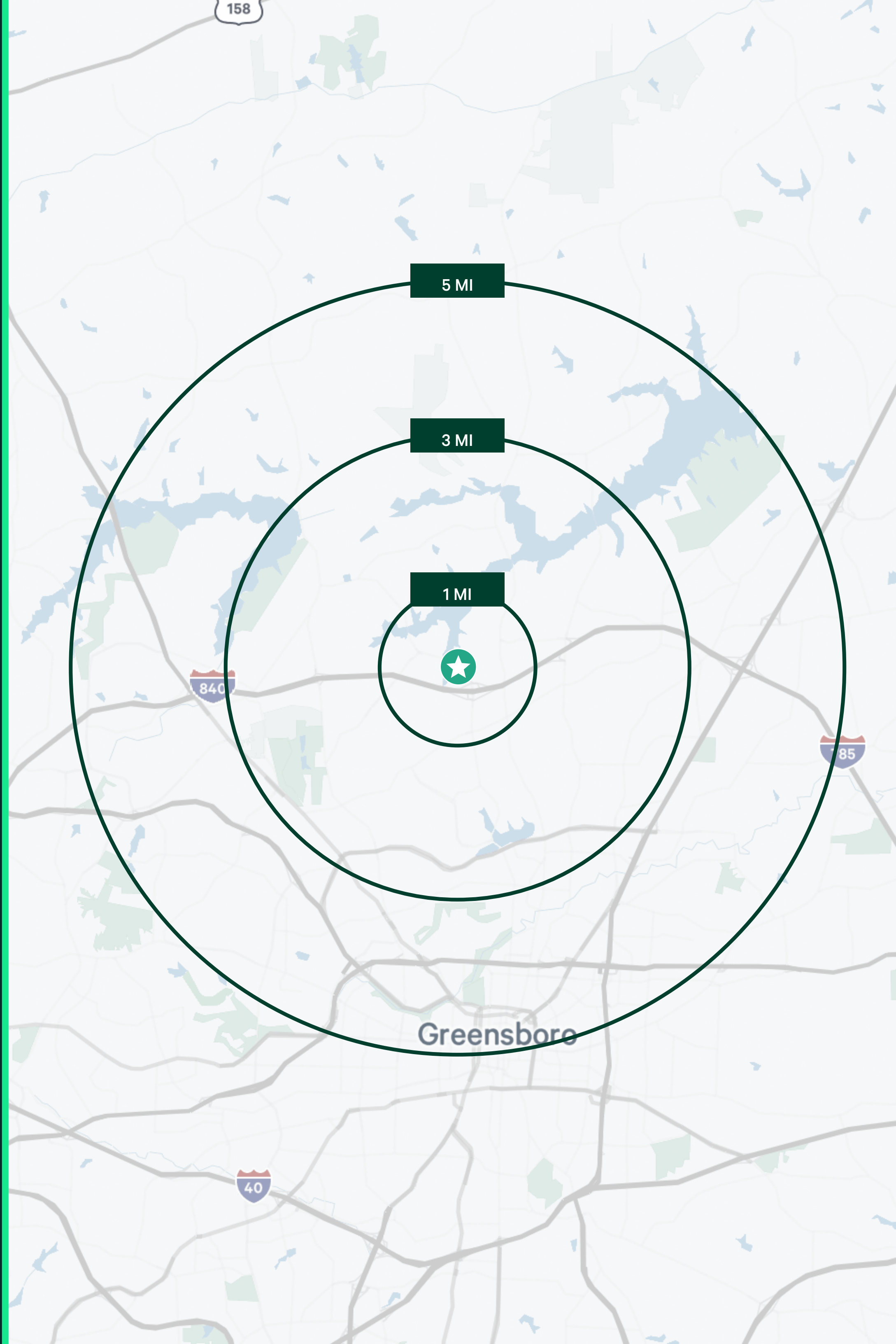
Site Plan



PLAT BOOK 171 PAGE 95
NORTH ELM STREET
100' RIGHT-OF-WAY
CLASSIFICATION: MINOR THOROUGHFARE
OLD SAYBROOK DRIVE
PB. 155, PG. 030
(PRIVATE DRIVE)
COMMON ELEMENTS
SAND FILTER #2
100 YEAR FLOOD ELEVATION
WETLANDS
CONTROL CORNER
NORTH ELM STREET COMMERCIAL PARK
PB. 136, PG. 12
PHASE I
25' SAN. SEWER ESMT.
D.B. 4096 PG. 216
CREEK BANK
LAKE JEANETTE
CONE MILLS CORPORATION
D.B. 1207, PG. 268
I.M.U.D. PHASE 2 THE BROWNSTONES AT LAKE JEANETTE GARY JOBE BUILDER, INC. DB. 5875, PG. 2215
GARY JOBE BUILDER, INC.
421 NORTH EDGEWORTH STREET
GREENSBORO, N.C. 27401
(336) 272-2712
FINAL PLAT
PHASE 2, MAP 4
THE BROWNSTONES
AT LAKE JEANETTE
AN INTEGRATED MULTIPLE USE DEVELOPMENT
OWNER
GARY JOBE BUILDER, INC.
NORTH ELM STREET
MOREHEAD TOWNSHIP GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA
SCALE: 1"=40' JUNE 14, 2007
CURVE	GRID BEARING	CHORD	RADIUS
C-1	N 41°15'04" E	88.45'	158.00'
C-2	N 34°24'07" E	9.95'	20.00'
LINE	GRID BEARING	DISTANCE
L-1	N 24°59'46" E	4.16'
L-2	S 63°10'58" E	7.17'
AREA SUMMARY
LOTS: 0.146 ACRES
COMMON ELEMENTS: 0.572 ACRES
TOTAL AREA: 0.718 ACRES
LEGEND
I.M.U.D. INTEGRATED MULTIPLE USE DEVELOPMENT
D.M.U.E. DRAINAGE MAINTENANCE & UTILITY EASEMENT
IRON PIPES AT ALL CORNERS
ALL DISTANCES BEING HORIZONTAL GROUND DISTANCES AND GRID ROTATION ON ALL BEARINGS UNLESS OTHERWISE NOTED.
STORMWATER MANAGEMENT INFORMATION
(REVISED PER PB. 154, PG. 148)
I.M.U.D. NOTES
VICINITY MAP
N.T.S.
Borum, Wade and Associates, P.A.
Engineers Planners Surveyors
2007080928
BK: P 171
PG: 95-95
B-3350-F

Area Demographics

	1 MILE	3 MILE	5 MILE
POPULATION			
2026 Population	7,501	58,049	133,769
2030 Population - 5 Year Projection	8,071	58,446	136,810
2025 - 2030 Population Growth Rate	1.48%	0.14%	0.45%
GENERATIONS			
Generation Alpha	10.1%	11.0%	10.3%
Generation Z	19.9%	22.1%	24.9%
Millenials	23.9%	24.1%	22.9%
Generation X	21.4%	19.6%	19.3%
Baby Boomers	20.2%	18.9%	18.6%
Greatest Generation	4.6%	4.4%	4.0%
HOUSEHOLD INCOME			
Average Household Income	$141,011	$119,129	$122,757
Median Household Income	$95,917	$76,910	$78,873
HOUSING VALUE			
Average Home Value	$392,570	$395,773	$398,012
Median Home Value	$337,209	$348,792	$353,094
HOUSING UNITS			
Owner-Occupied Housing	69.4%	54.1%	55.1%
Renter-Occupied Housing	26.6%	40.5%	38.4%



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.

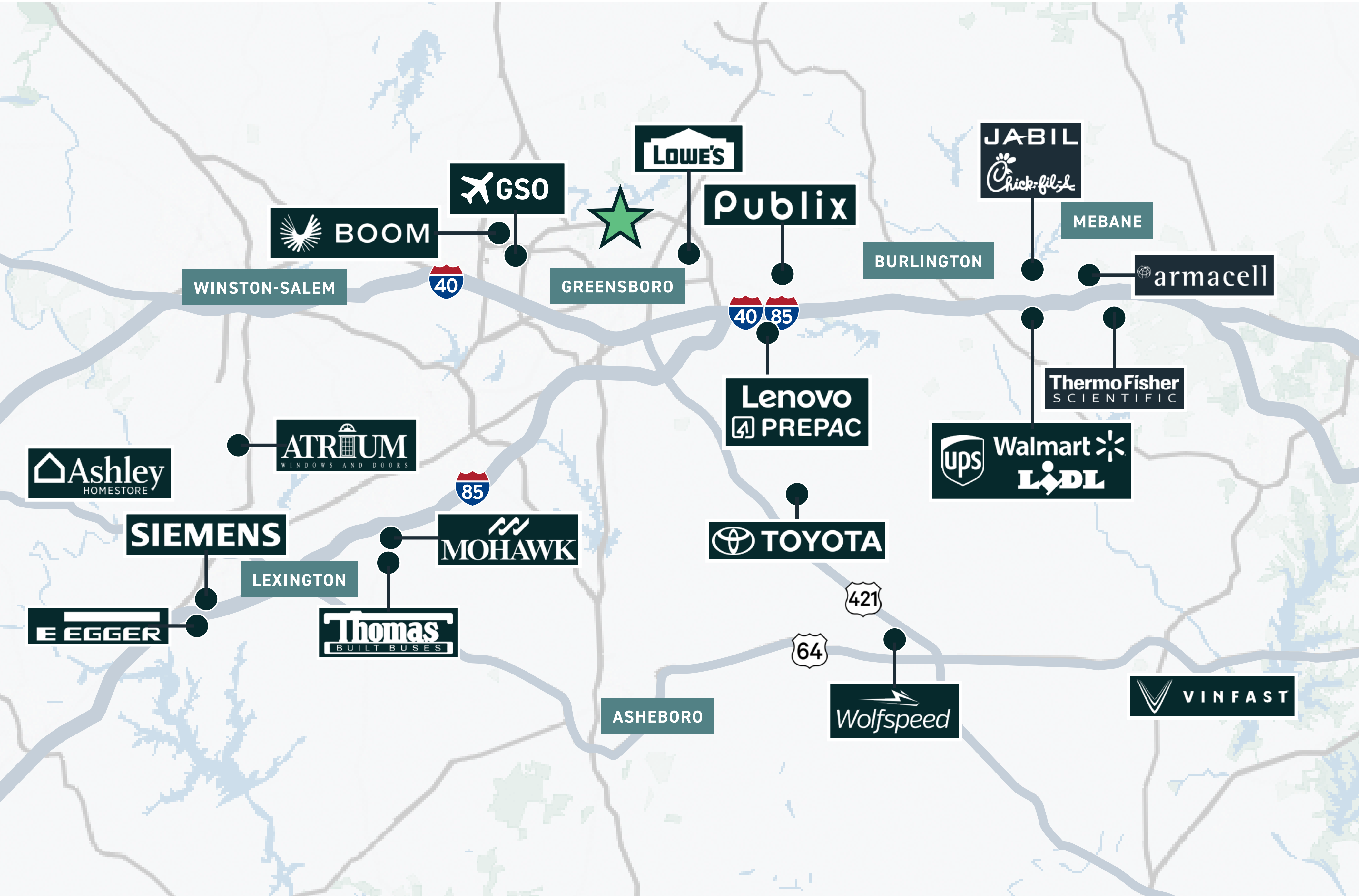
TOYOTA	BOOM	JetZero	Ahold Delhaize
New to Market 5,100 New Jobs $14B Investment NE Randolph County	**New to Market** 2,400 New Jobs $500M Investment Guilford County	**New to Market** 14,600 New Jobs $5B Investment Guilford County	**New to Market** 505 New Jobs $860M Investment Guilford County

Demographic Summary

	Triad, NC*	Guilford County, NC
2026 Total Population	1,152,675	560,702
2020-2025 Annual Population Growth Rate	0.82%	0.57%
5-Year Projected Population Growth	0.62%	0.41%
2026 Total Workforce Population (16+)	577,571	286,624
2026 Manufacturing & Transportation/ Warehousing Employees	102,220	53,173
2026 Average Household Income	$104,776	$107,083
2026 Avg. Value Owner Occupied Housing	$348,571	$356,821

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

Major Triad Employers



Contact Us

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