



### KEY FEATURES

- ±385' of frontage on Lees Chapel Road
- Pedestrian access to the Pisgah Church Road/N Elm Street intersection
- Multiple restaurant and retailers within close proximity
- Strong site geometry and topography facilitates development
- Recently rezoned PUD – allowing mixed use development of single family attached townhomes with internal access self storage

LAND

FOR SALE | \$1,200,000

## LEES CHAPEL DEVELOPMENT SITE

1332-1334 Lees Chapel Road  
Greensboro, NC 27455

Excellent development opportunity in the Northern Greensboro Submarket. Totaling ±3.69 acres, the site provides strong site geometry and topography conducive to development. Site was recently rezoned to PUD, allowing for a mixed use.

### LEARN MORE ABOUT THIS PROPERTY

#### HOUSTON HOUGH

houston@commercialrealtync.com

336.793.0890, ext 206

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
<b>2024 Households</b>	4,774	28,784	63,178
<b>2029 Projected</b>	4,824	29,256	64,494



## LEES CHAPEL DEVELOPMENT SITE

### LOCATION

<b>Address</b>	1332-1334 Lees Chapel Road		<b>City</b>	Greensboro	
<b>State</b>	NC	<b>Zip</b>	27455	<b>County</b>	Guilford

### PROPERTY DETAILS

<b>Property Type</b>	Land	<b>Acres ±</b>	3.69	<b>Avail SF ±</b>	160,736
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### UTILITIES

<b>Sewer</b>	Municipal	<b>Water</b>	Municipal
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### TAX INFORMATION

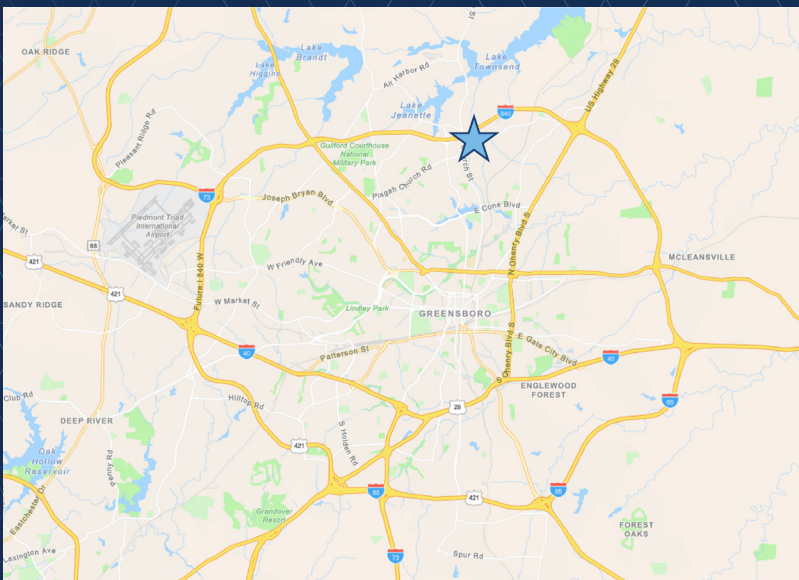
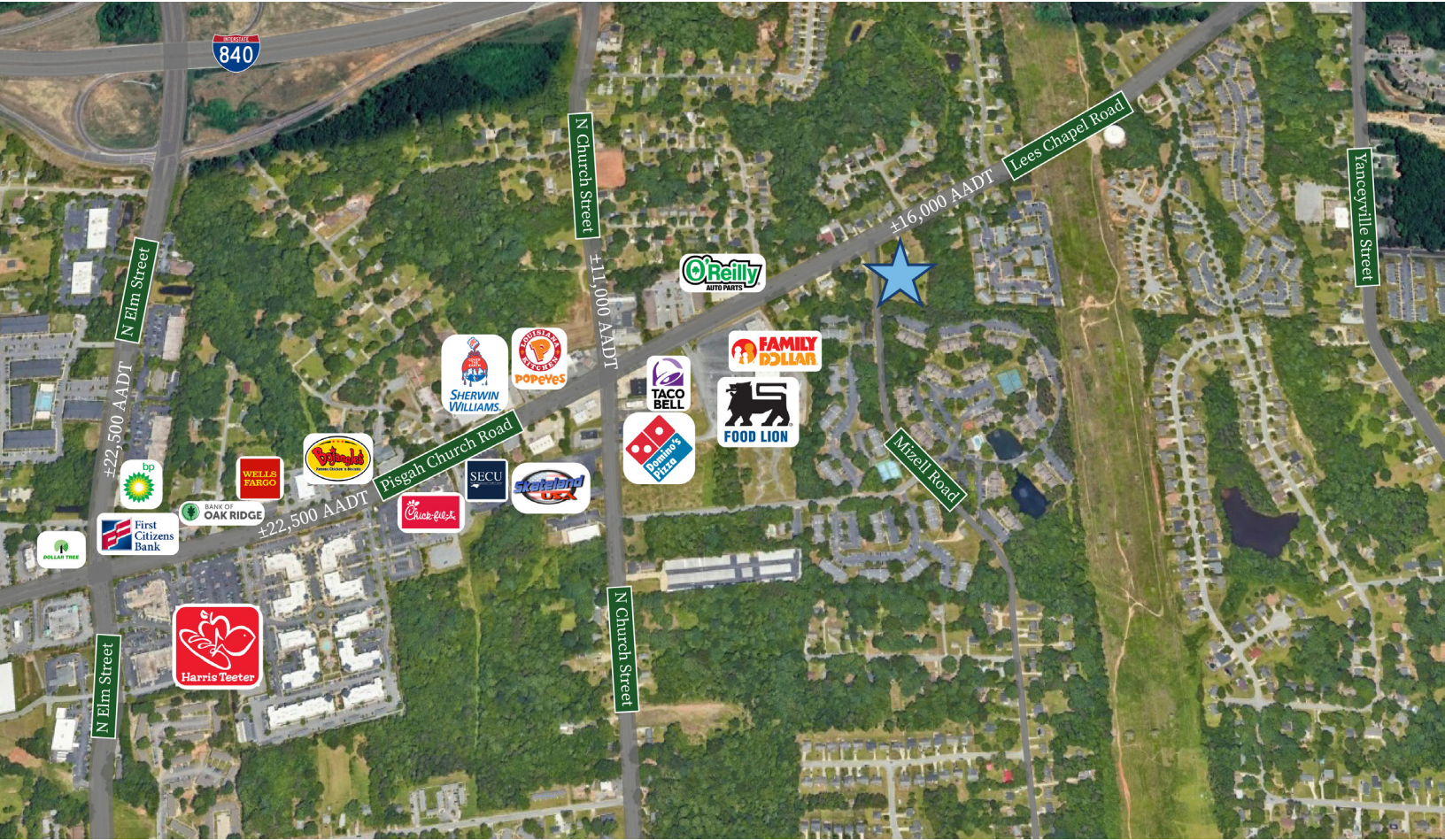
<b>Zoning</b>	PUD	<b>Tax PIN</b>	7866-89-3210 & 7866-89-4264
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### PRICING & TERMS

<b>Price</b>	\$1,200,000
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LAND

FOR SALE



### LOCATION FEATURES

- Easy access to I-840 Outer Loop
- Close proximity to the N Elm Street/Pisgah Church Road intersection
- Multiple national restaurants/retailers in close proximity