905 KNOX RD

MCLEANSVILLE, NC 28216

± 1.57 ACRES AVAILABLE FOR SALE

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Knox Rd

Contraction experiment

U.S.ARMY

US Army Reserve Center

106,000 VPD

I CHEN !!

FOR SALE ±1.57 ac

85 40

ELLIOT SHERIDAN elliot@chambers-group.com (336) 404-8768

40

85



Hampton) Inn



22 A.C.

Carolina Corporate Center LabCorp • General Dynamics • Guilford County Sheriff's Office, D2



105,000 VPD

Dilot

Liberty

and the

PROPERTY DETAILS

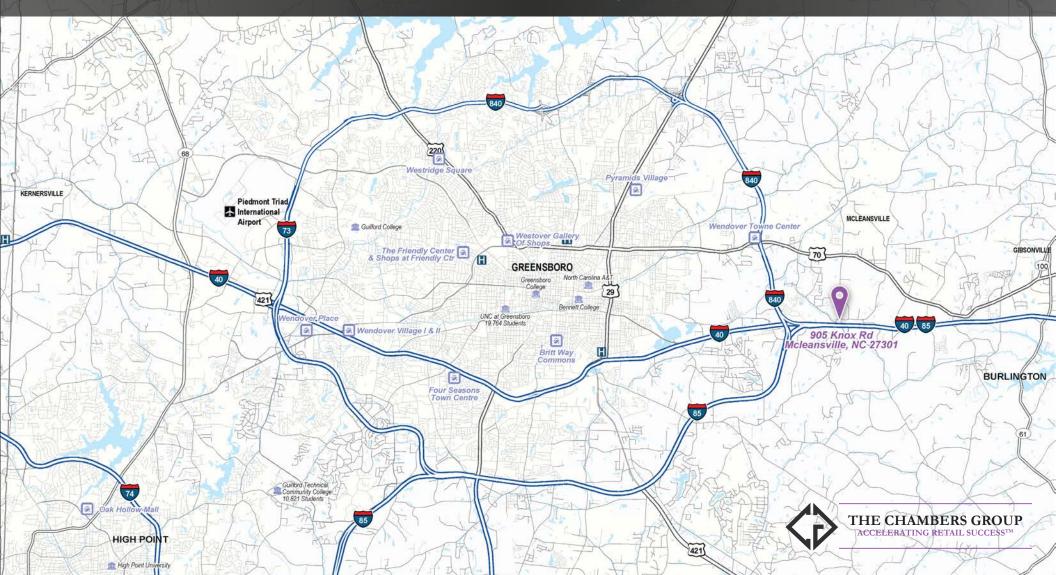
DEMOGRAPHICS

± 1.57 acre parcel available For Sale

Located at Exit 132 along the I-85/I-40 Interstate corridor connecting the Triad Region of NC (Greensboro, High Point & Winston-Salem) to the Research Triangle region (Raleigh, Durham & Chapel Hill). Interstate traffic counts in excess of 100,000 VPD in 2020. Located ± 1 mile from access to the new Greensboro Urban Loop (I-840).

Surrounded by New Light Industrial Development and existing Industrial Infrastructure.

5 MILE RADIUS 1 MILE 3 MILE 2021 Population 33,538 1,027 13,016 2021 Avg. Household Income \$77,425 \$80,945 \$76,677 2021 Total Households 363 4,818 12,641 2021 Daytime Population 11,362 30,426 984



MARKET OVERVIEW



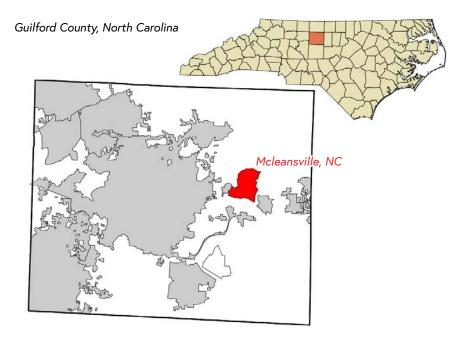
Mcleansville, North Carolina

Mcleansville is located at the eastern edge of Guilford County, east of Greensboro, NC, the 3rd most populous city in North Carolina with 295,160 residents (2021). Nearby there has been significant investment in Light Industrial facilities; including Publix Distribution, the McConnell Center & the Carolina Corporate Center. Additional inudstrial and residential projects are in progress, including a recent 166ac rezoning by Carroll Industrial Development.

Greensboro is home to many international and national companies and serves as the Headquarters for Honda Aircraft Co., VF Corporation, Volvo Truck of North America, RF Micro Devices, the International Textile Group, NewBridge Bank, Cook Out, Biscuitville and Gilbarco Veeder-Root.

In December 2021, Toyota announced it will invest nearly \$1.29 billion into a battery manufacturing plant at the Greensboro-Randolph Megasite (adjacent to US-421/future I-685). The investment will create \pm 1,750 new jobs. In addition, in January 2022 Boom Supersonic (aircraft manufacturer) announced a \$500 million investment and 1,761 new jobs in a new manufacturing facility to be built at the Piedmont Triad International Airport.

The Greensboro Urban Loop (I-840) is nearing completion and will soon completely encircle the city of Greensboro. Access is located ± 1 mile from the Subject Property.





McConnell Center: ± 1,602,718 SF



Carolina Corporate Center: ± 1,024,834 SF

PIEDMONT TRIAD FAST FACTS

North Carolina's Piedmont Triad comprises 12 counties in central NC surrounding the cities of Greensboro, Winston-Salem and High Point.

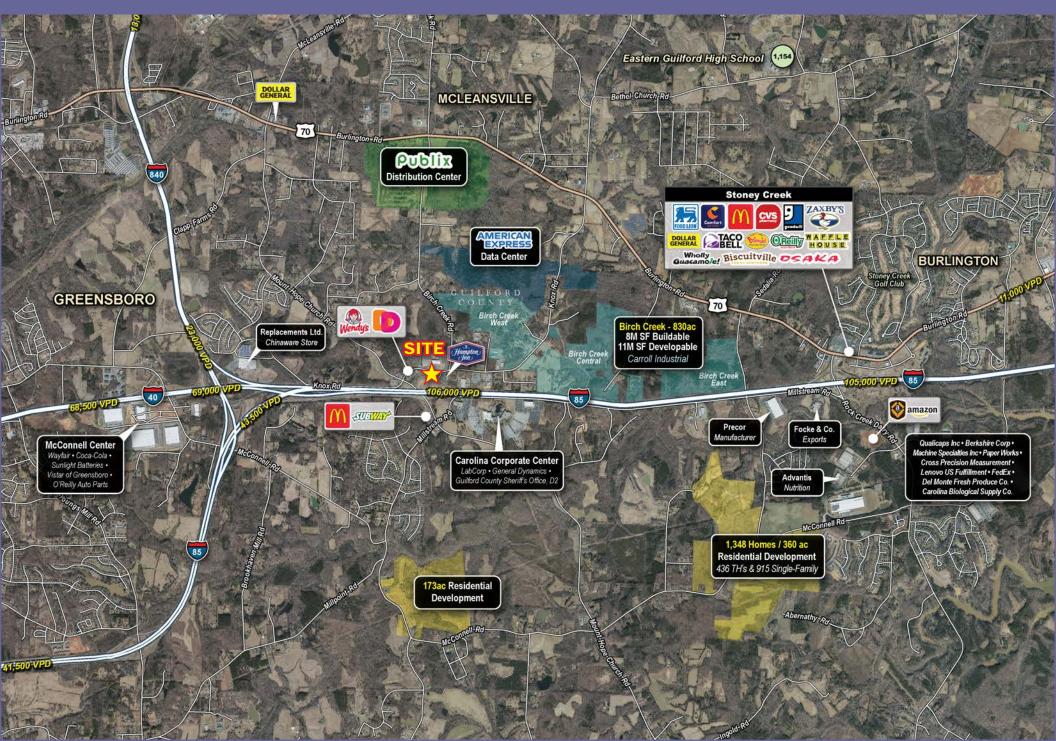
More than 1.8 million residents live in the Piedmont Triad

The Piedmont Triad's (11) four-year Colleges & Universities have a total enrollment of nearly 63,000, while (9) community colleges serve an additional 34,500 students.

The regional workforce is more than 800,000 strong with Greensboro-High Point serving as an employment center drawing in 145,000 commuting workers.

TRADE AREA AERIAL





MACRO AERIAL





OBLIQUE SITE AERIAL







CONTACT FOR PRICING & LEASING DETAILS

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.