

Retail / Multi-Family Land

Highway 61 @ Highway 70, Gibsonville

DOWELL
COMMERCIAL



This Property Offers:

An Established, Expanding Market Area: This Gibsonville opportunity is near the following amenities and projects:

- *Alcamance Crossing Mall (1)*: 855,000+ SF (4th largest retail center in the Triad region).
- *University Commons (2)*: 360,000 SF. Target.
- *Huffman Mill Plaza (3)*: 300,000 SF. Walmart.
- *Holly Hill Mall*: 415,000 SF. Sears anchor.
- *Shoppes @ Westbrook (4)*: 64,960 SF. Food Lion.
- *Shoppes at Waterford (5)*: 57,506 SF. Lowes Foods.
- *Alcamance Regional Medical Center*: 238 Beds
- *Twin Lakes Community*: Senior project with 172 health related units and 386 independent units
- *Burlington Springwood Park (6)*: 78 acre city park surrounded by residential uses
- *Rock Creek Center Industrial Park*: Employment park with 1,400 acres. One I-40 exit away.

Property Specifications:

- **Acreage**: 19.04 acres.
- **Parcel**: Guilford County parcel 0104252.
- **Topography**: Sloping. See page two.
- **Zoning**: Retail and RM-8 (8 units / acre).
- **Future Use Zoning**: General Commercial & Employment / Industrial uses.
- **Zoning Jurisdiction**: Gibsonville.
- **Utilities**: 24' water main on Burlington Avenue. Sewer is at the Walnut Crossing subdivision east of the property. City willing to aid with the required sewer line expansion to develop this property.
- **Frontage**: Highway 70.
- **Traffic Counts**: 11,000 V.P.D on Highway 70 and 5,700 V.P.D on Highway 61 (NC DOT 2017).
- **Pricing**: Contact broker.
- **Site Expansion**: Adjacent sites are also for sale.

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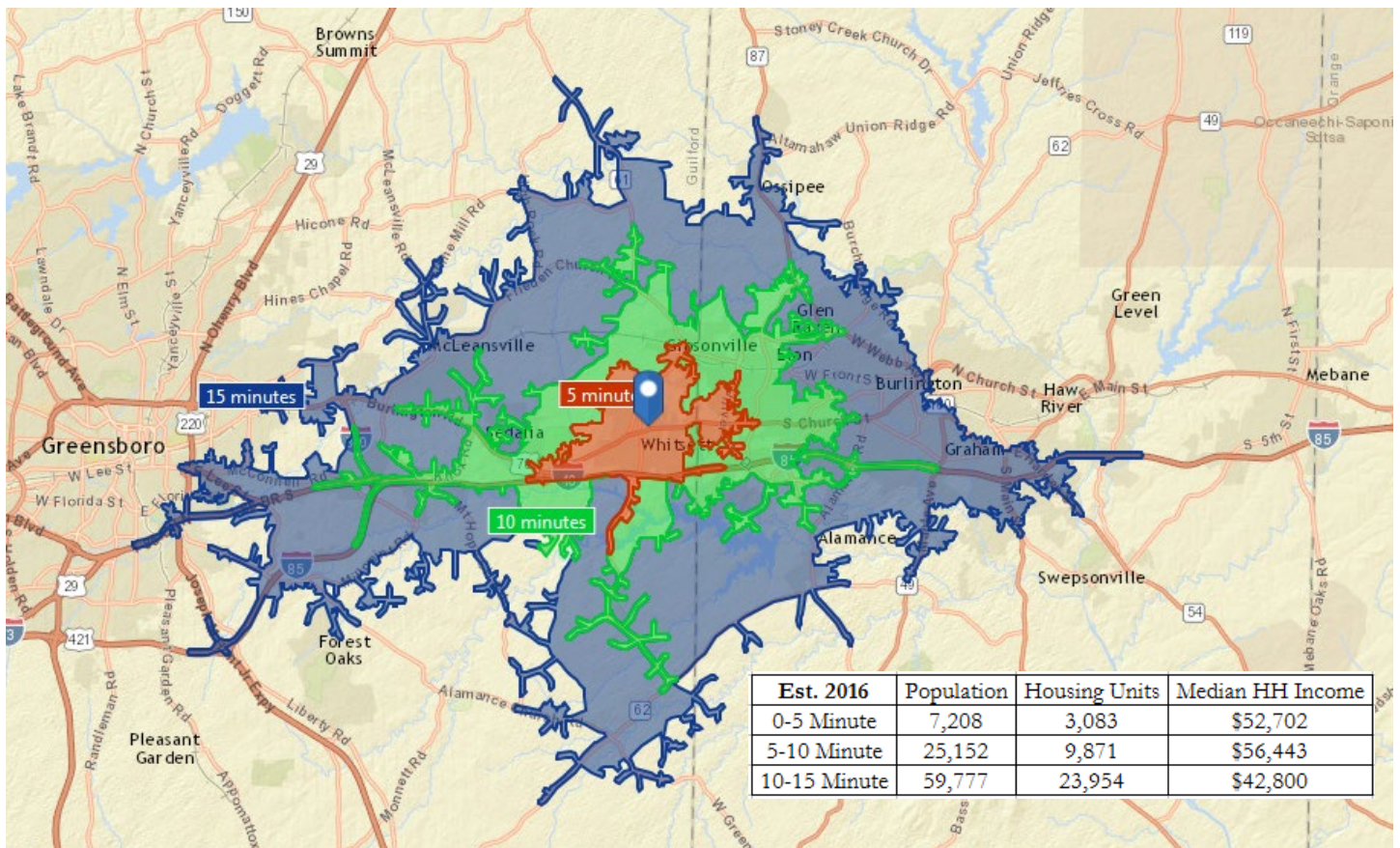
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