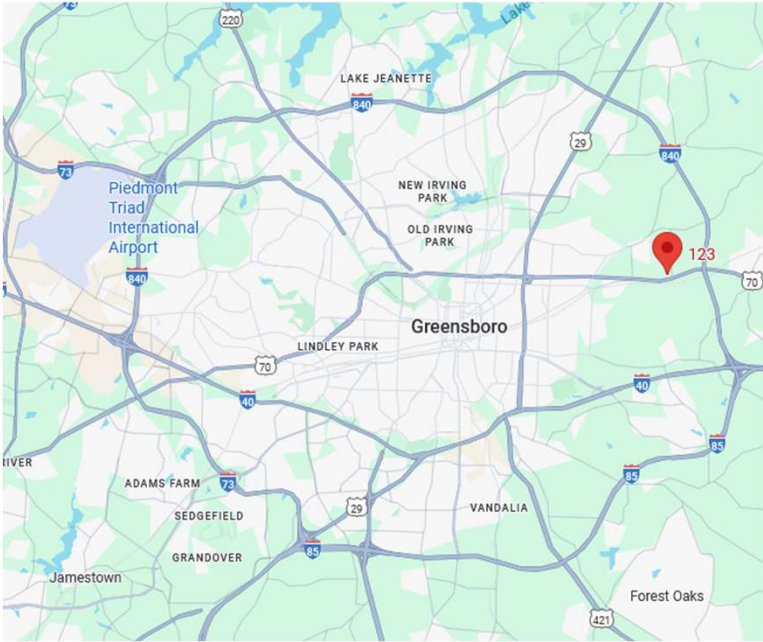


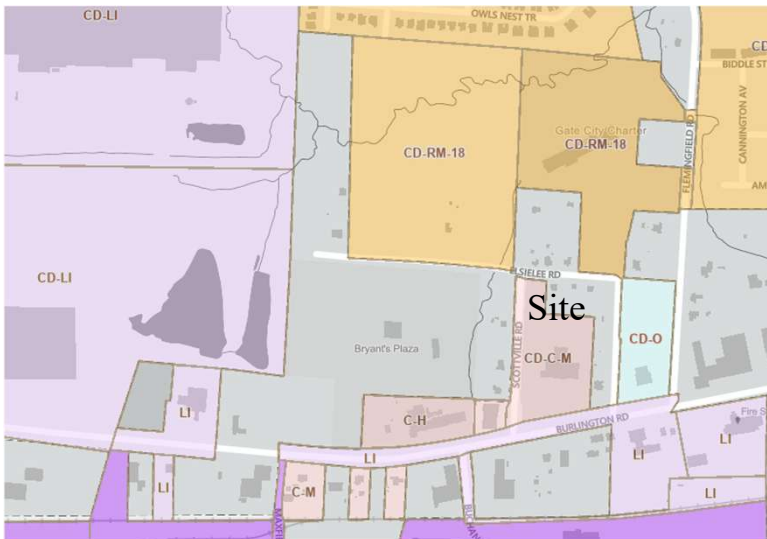
# Land by Highway 70 Near I-840

123 Elsielee Road, Greensboro, NC

**DOWELL**  
**COMMERCIAL**



Greensboro Zoning Map (1Q26)



For More Details, Contact:

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## This Property Offers:

**An Established Location on Well Travelled Highway 70:** Located one mile east of where Wendover Avenue becomes Burlington Road @ Guilford Technical Community College, this eastern Greensboro land receives abundant local and commuter traffic. It is directly behind an established Dollar General anchored, multi-tenant retail center and near the I-840 bypass corridor. From this location, a user could receive traffic from 1) local residences in existing and new construction subdivisions (e.g. Eagle's Trace by True Homes); 2) a student population at both GTCC (1.0 mile away) and NC A&T (4 miles away) and 3) commuter traffic from county residents who work in Greensboro. Area is a growth corridor due to newly extended utilities and the opening of I-840 in 2023.

## Property Specifications

**Acreage:** Approx. two (2) acres. See page two for details. Adjacent land under the same ownership is also for sale and could be added to this sale.

**Parcels:** 83126 (subdivided), 115245, 115244, 115243.

**Incentive:** Opportunity zone site

**Delivery:** Owner will demo existing older residential construction and deliver "clean" land for development.

**Zoning:** Split of CD C-M (conditional use Highway Business) in Greensboro and RS-30 in Guilford County. Varied zoning potential in a mixed use corridor. See zoning map to the left.

**Utilities:** In adjacent properties.

**Traffic Counts:** 22,500 VPD on Burlington Road / 70 (per NC DOT GIS).

**Signage:** Ownership owns the retail center "in front" of this asset. Highway 70 / Burlington Road signage is negotiable.

**Demographics:** Available upon request.

**Sales Price:** Contact broker.



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