

Multi-Family / Office Land for Sale

DOWELL
COMMERCIAL

400 – 420 First Street, Gibsonville, NC

The Middle of Everything:

Between the growing Triad and Triangle metros, Gibsonville is an established, expanding community. This is off combined I-40 / I-85, exits 138 and 140. It is also near Highway 70, the regional mall Alamance Crossing, Elon University, and an established historic downtown. The adjacent 440K SF mill is Gibsonville Square, which is undergoing a mixed use historic rehabilitation.

Specifications

Parcel: Subdivision from Guilford Co. REID 102533.

Land: Approx. 20.75 acres of which approximately 17 acres are for sale.

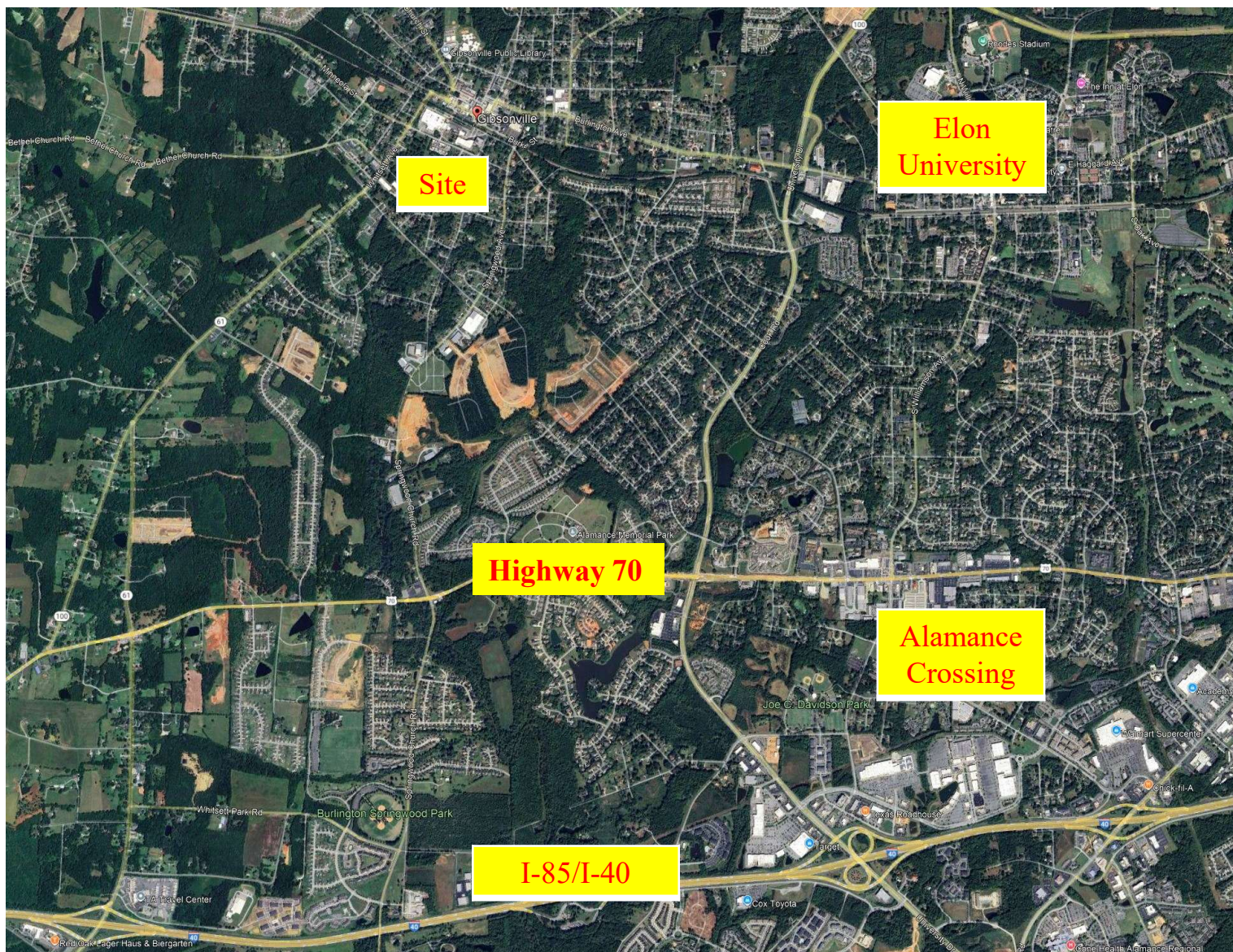
Zoning: General Office High (GOH) in Gibsonville's zoning jurisdiction. By right 26 units / acre multi-family (442 units), supporting services, or retail. Gibsonville planning is available 336-449-4144, x 2.

Utilities: Water, sewer, and electricity are available to the site.

Topography: Grade level areas at Minneola Street, which drop to riparian features on the rears of the property. Sale of this land to include an approx. 3 acre mutual storm water system to service both sites.

For Sale: \$4,800,000.

Contact: Sean Dowell at 336-378-5067, 919-924-4137, or Sean@DowellCommercial.com

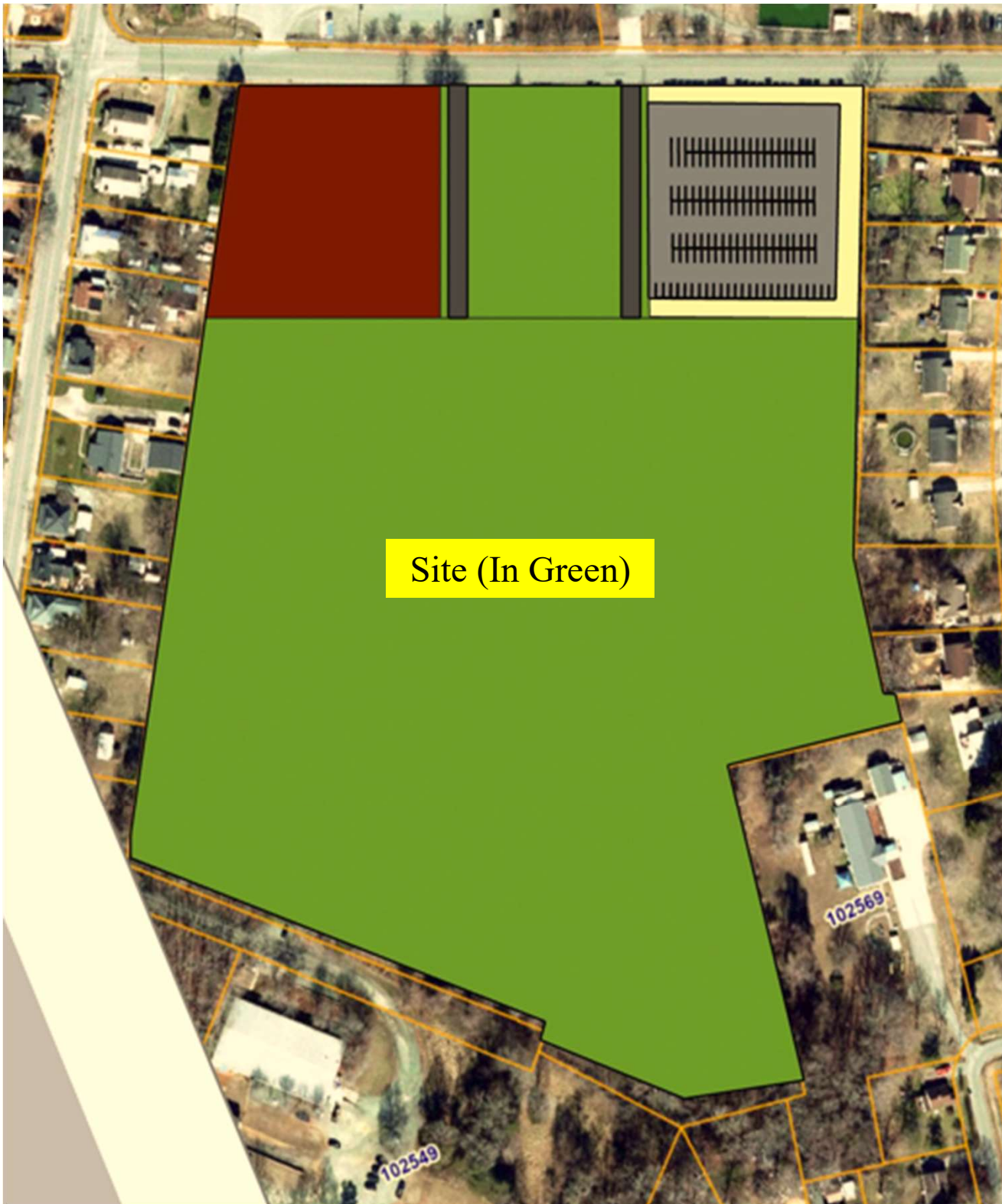


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

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Area in red and the existing parking lot to be maintained by current ownership. This will be overflow parking for mill redevelopment.

Area is green is what is available for sale.

The seller would like to work with buyer on a shared stormwater system for larger development. This would be located in the south-east corner where the grad falls off.

The Seller would also like to discuss establishing a greenway path to the shopping district.

For More Details, Contact Sean Dowell
Office: (336) 378-5067
Sean@DowellCommercial.com
www.DowellCommercial.com

ESRI 2023 Estimates	1 Mile	3 Miles	5 Miles
Population	4,789	26,916	61,699
Households	1,975	9,723	23,988
Average HH Income	\$84,390	\$90,665	\$92,357

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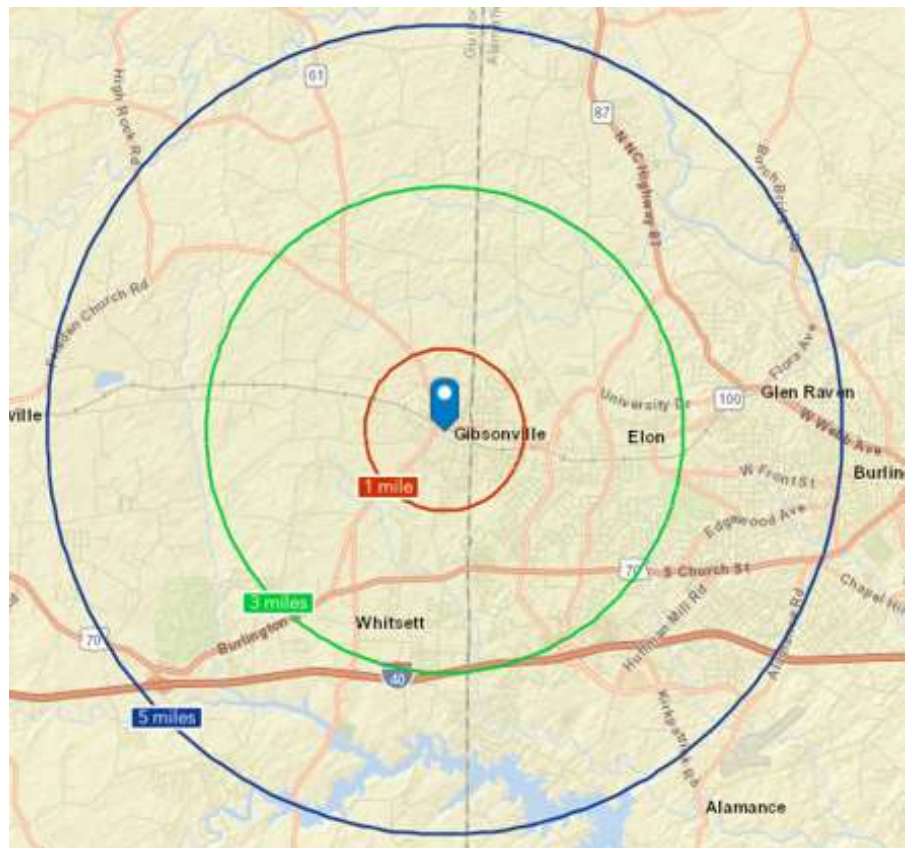
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Downtown to Downtown, Per Google Maps	Distance to Gibsonville	Context
Gibsonville		Location of Subject Site
Elon	> 3 Miles	Adjacent City
To I-40 / I-85	3.4 - 3.7 Miles	To exits 138 and 140. Two combined interstates.
Burlington	7 Miles	NC's 18th Largest City and Adjacent City
Greensboro	17 Miles	NC's 3rd Largest City.
PTLA	28 Miles	International Airport
Chapel Hill	40 Miles	NC's 16th Largest City
Winston Salem	43 Miles	NC's 5th Largest City
Durham	44 Miles	NC's 4th Largest City.
Research Triangle Park	51 Miles	7K Acre Research Park. Largest in the US
RDU	56 Miles	International Airport
Raleigh	66 Miles	NC's 2nd Largest City
Charlotte	106 Miles	NC's Largest City



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