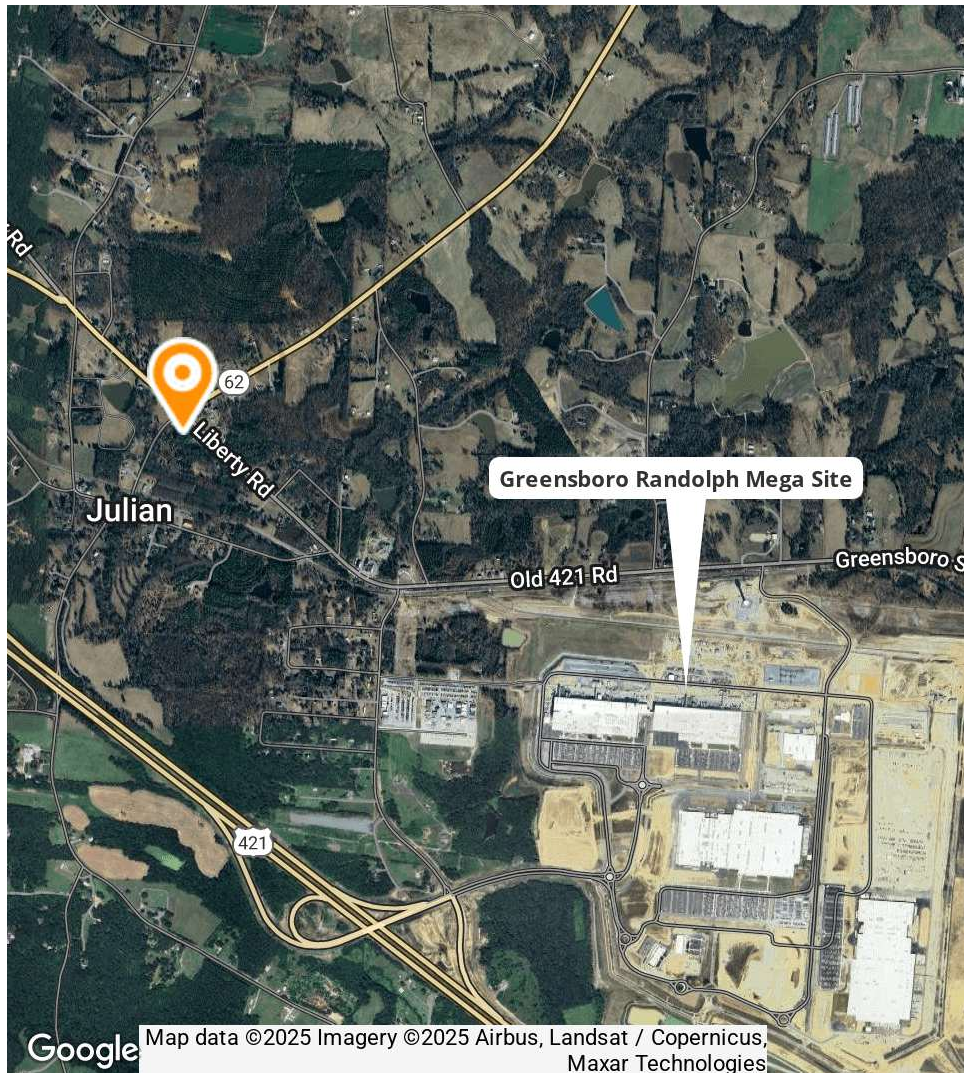


6600 LIBERTY ROAD

DEVELOPMENT OPPORTUNITY



PROPERTY DESCRIPTION

Land for sale or lease 1 mile from US Highway 421 and the Toyota Greensboro-Randolph Megasite. Located on the corner of Colonial Trading Path and Liberty Road. Conceptual plans allow for 54 parking spaces and 3 buildings. Sale, build-to-suit, ground lease, or joint venture opportunity possible.

OFFERING SUMMARY

Sale Price:	\$550,000
Lease Rate:	\$60,000.00 per year (NNN)
Lot Size:	2.09 Acres

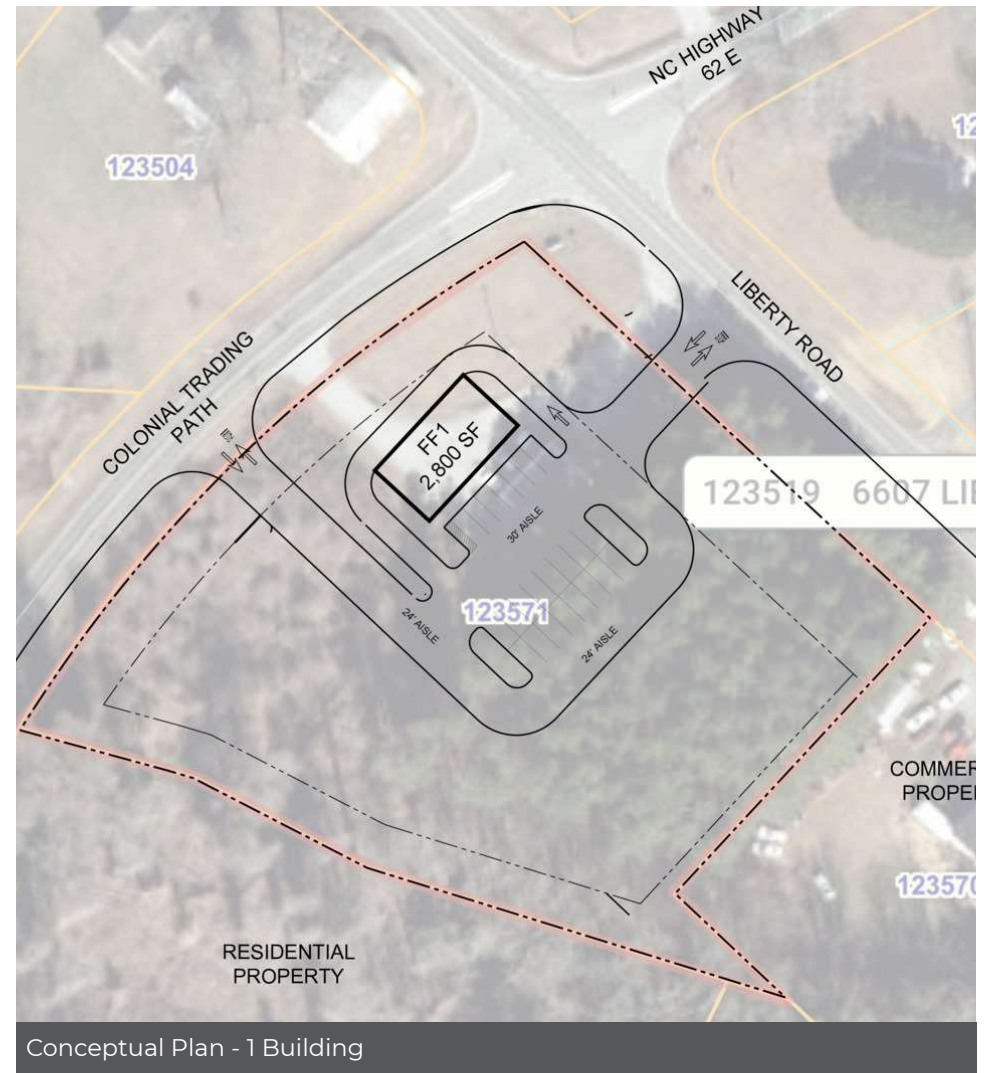
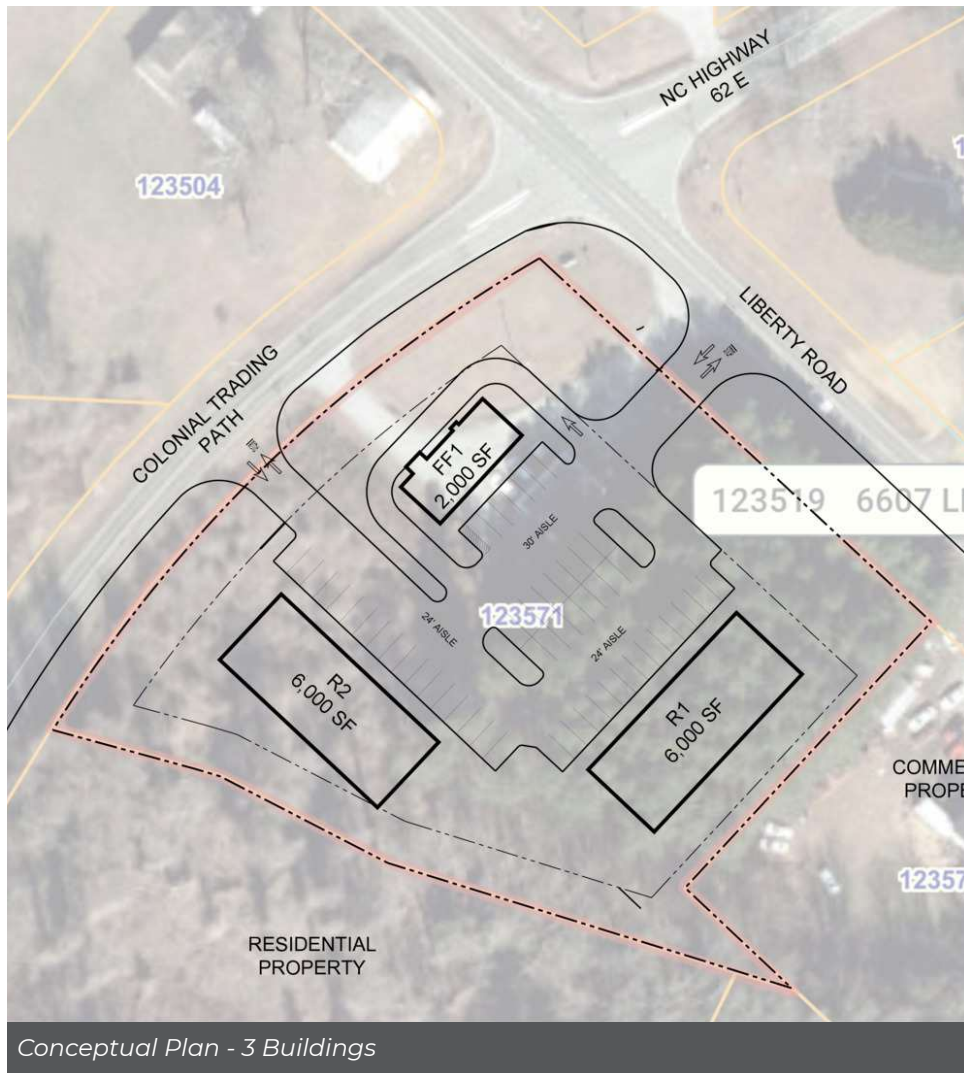
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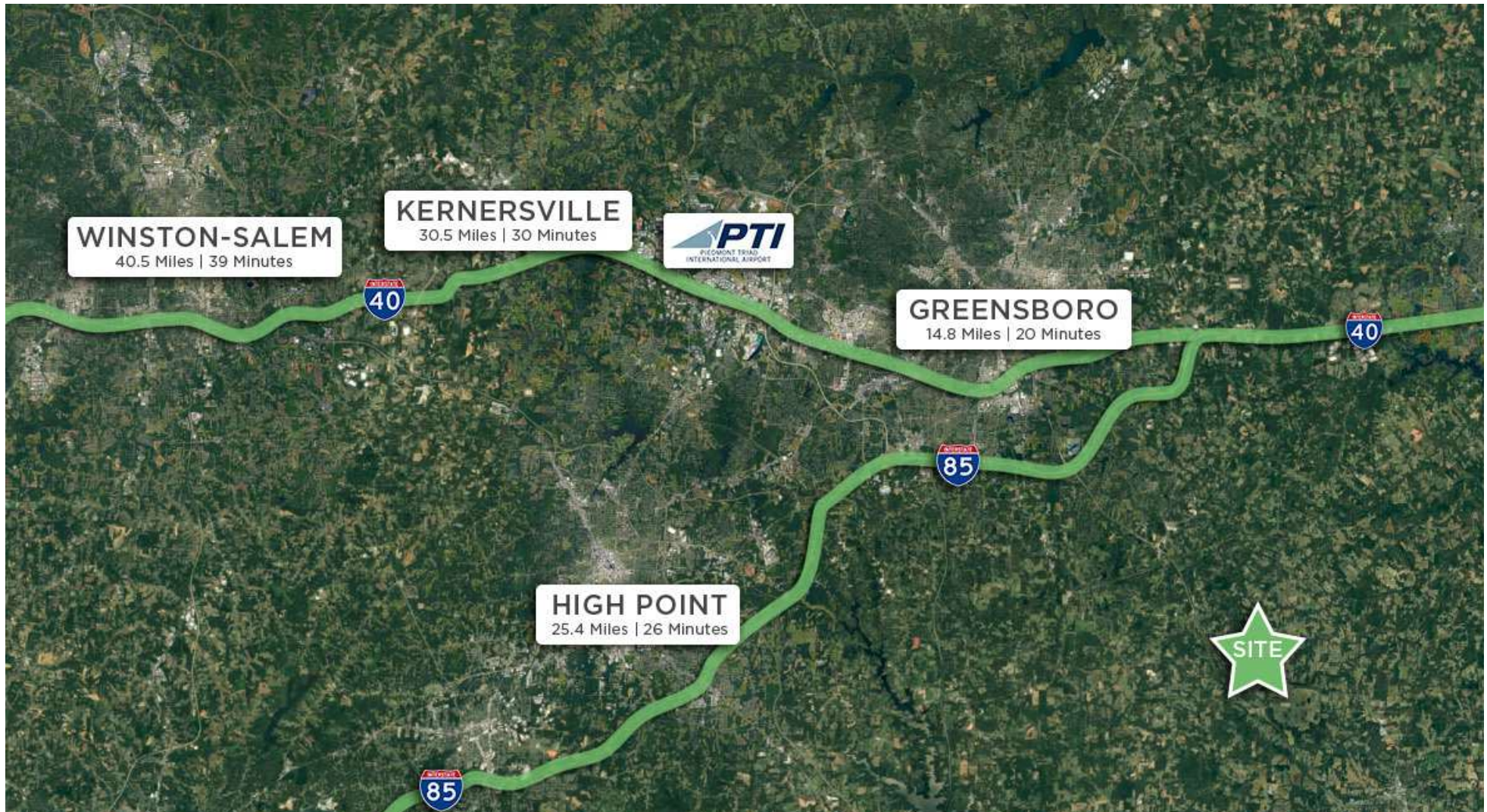
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GREENSBORO-RANDOLPH TOYOTA MEGASITE

- Less than 1 mile from subject property
- North Carolina's largest economic development announcement to date
- Approximately \$14 billion invested
- 5,000+ jobs created
- Supports battery electric vehicles (BEV's) and plug-in hybrid electric vehicles (PHEV's)
- Production increased in a phased approach with line launches planned through 2030

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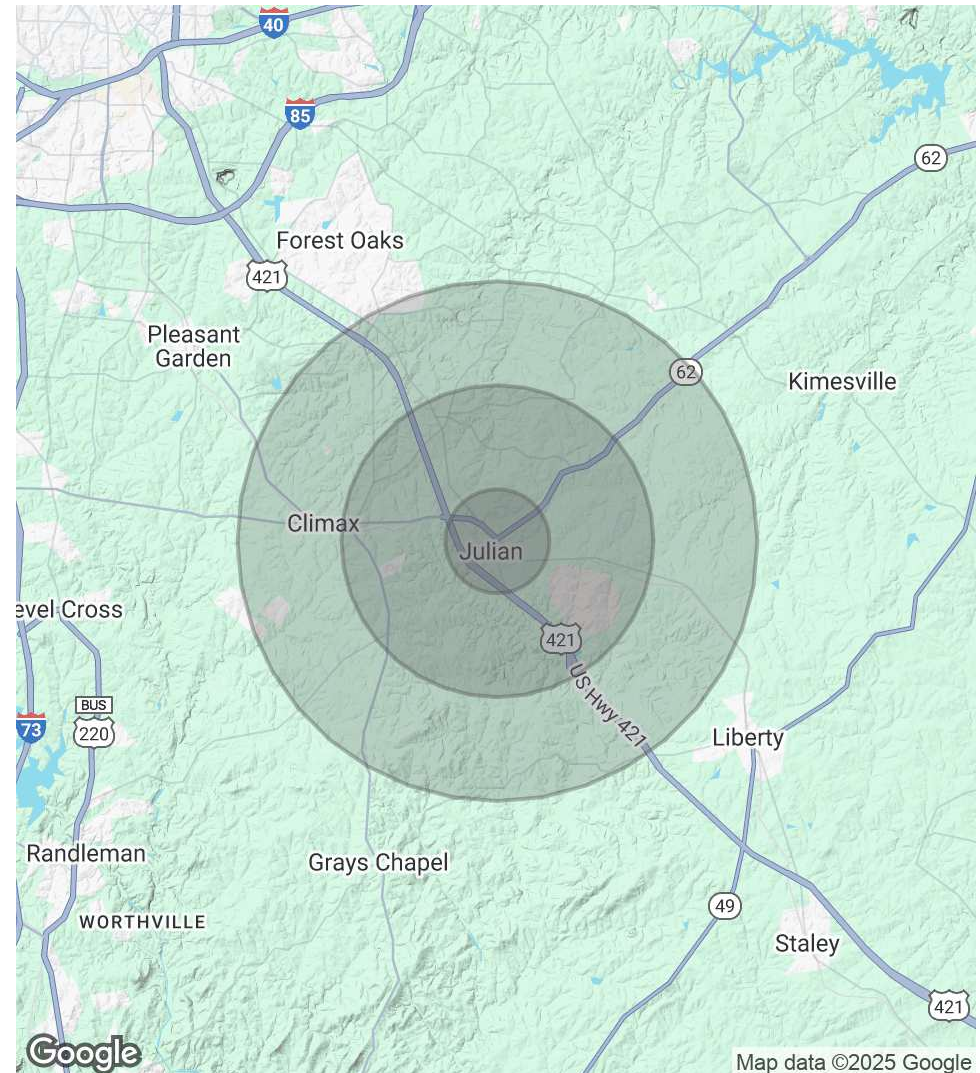
DEVELOPMENT OPPORTUNITY

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	640	3,247	9,603
Average Age	47	46	45
Average Age (Male)	46	45	44
Average Age (Female)	47	46	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	276	1,354	3,940
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$98,282	\$94,520	\$99,171
Average House Value	\$296,920	\$290,030	\$283,922



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6600 LIBERTY ROAD

DEVELOPMENT OPPORTUNITY

LOCATION INFORMATION

Street Address	6600 Liberty Road
City, State, Zip	Julian, NC 27283

PROPERTY INFORMATION

Property Type	Land
Property Use	Development
Zoning	HB
Tax Pin	8708-56-0080
Land Size	2.09 Acres
County	Guilford



SALE PRICE: \$550,000
LEASE RATE: \$60,000.00 PER
YEAR (NNN)

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