

# 4105 & 4109 CORBIN RD

LAND FOR SALE



**4105 & 4109 CORBIN RD**  
GREENSBORO, NC 27405

## PROPERTY DESCRIPTION

±4.03 acres in NE Guilford County with frontage on US Highway 29 N; this land is highly visible and ready to be developed. Ideal for convenience store, self-storage, gas, or other uses under Highway Business (HB) use. Approximately 2.0-2.5 acres is useable and outside of any easement or setback area. 43,000 VPD. Water and sewer available to site.

## PROPERTY HIGHLIGHTS

- ±4.03 acres in NE Guilford County
- Frontage on US Highway 29 N
- Development opportunity for Highway Business use
- Approx. 2.0-2.5 usable acres
- 43,000 VPD

## OFFERING SUMMARY

|             |                             |
|-------------|-----------------------------|
| Sale Price: | \$440,000                   |
| Lot Size:   | 4.03 Acres (2.0-2.5 usable) |

Nick Gonzalez

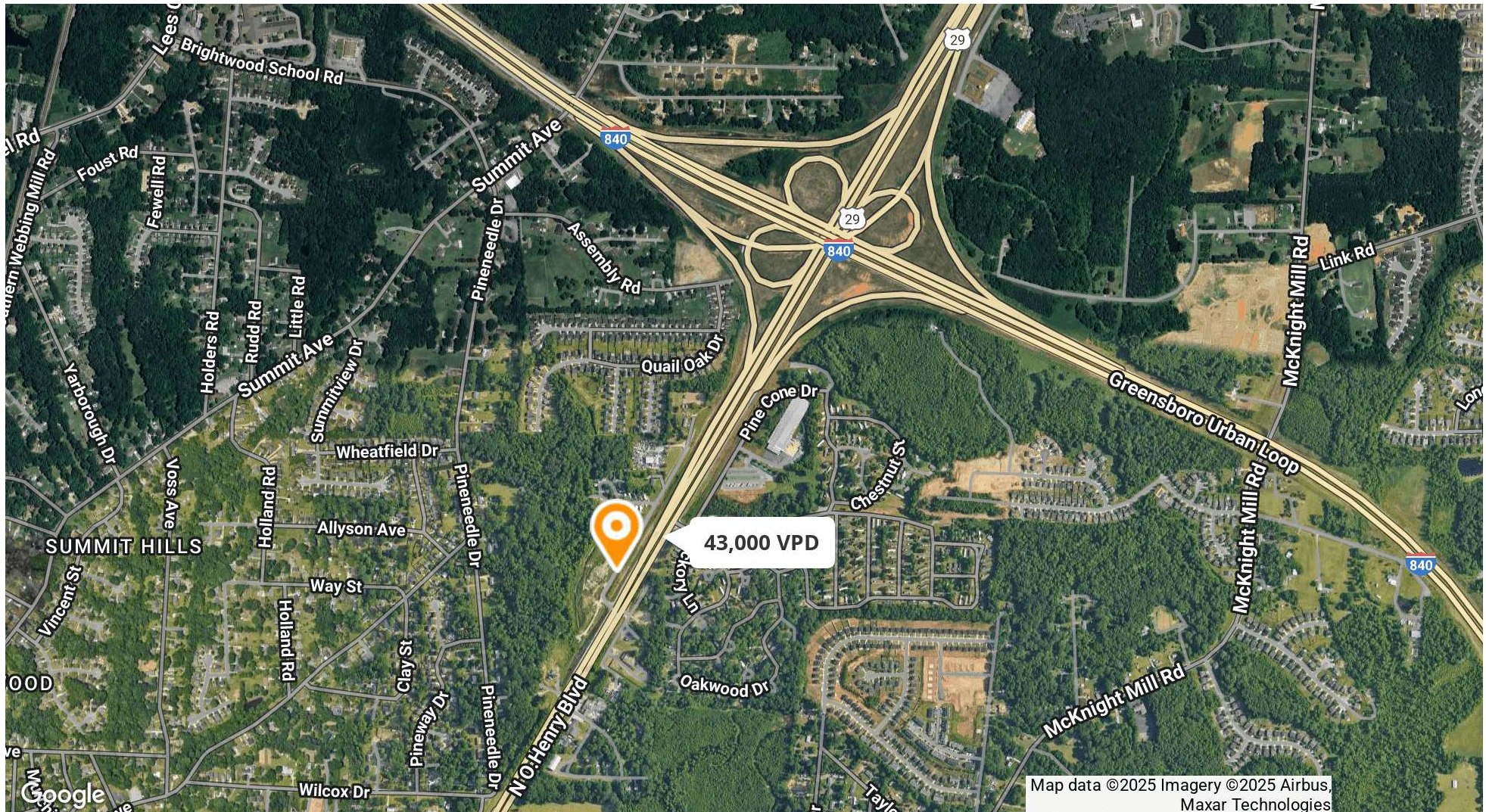
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**Linville | Team Partners**  
COMMERCIAL REAL ESTATE



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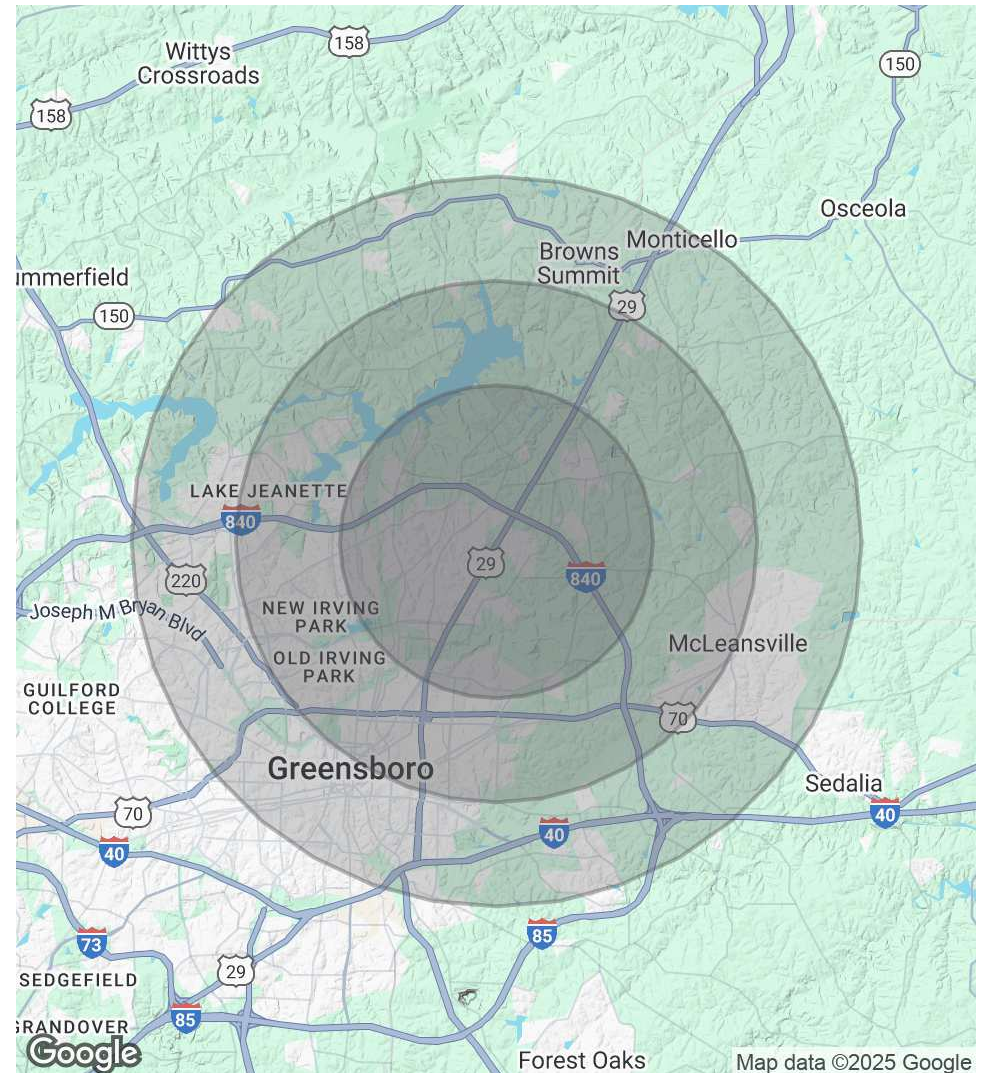
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## POPULATION

|                      | 3 MILES | 5 MILES | 7 MILES |
|----------------------|---------|---------|---------|
| Total Population     | 43,608  | 104,685 | 194,490 |
| Average Age          | 38      | 39      | 39      |
| Average Age (Male)   | 36      | 38      | 37      |
| Average Age (Female) | 39      | 40      | 40      |

## HOUSEHOLDS & INCOME

|                     | 3 MILES   | 5 MILES   | 7 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 16,842    | 41,396    | 75,832    |
| # of Persons per HH | 2.6       | 2.5       | 2.6       |
| Average HH Income   | \$67,584  | \$87,525  | \$89,930  |
| Average House Value | \$208,933 | \$283,248 | \$299,856 |



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