

Greetings from

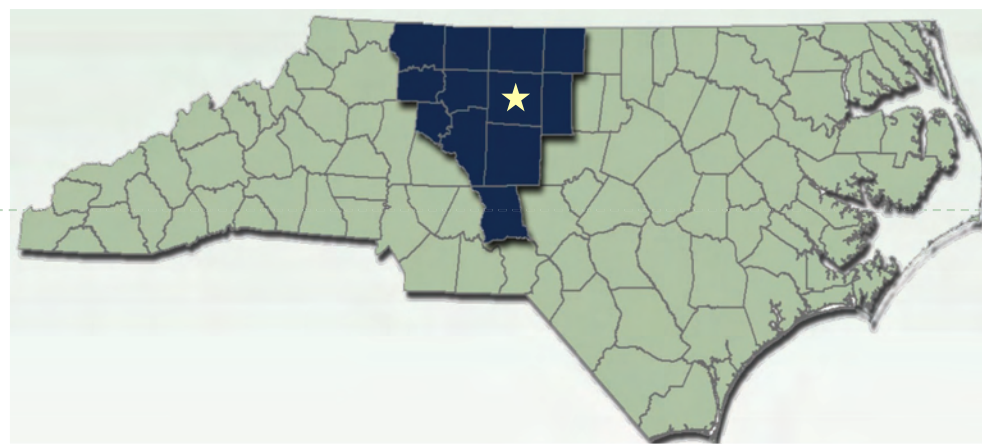


N.C.

**Sue Schwartz, FAICP
Planning Director**

GSO Highlights

- ▶ 2016 Population: 282,840
- ▶ Third Largest City in NC
- ▶ Award-winning Parks, Trails & Libraries
- ▶ Seven Colleges & Universities
- ▶ Over \$1 Billion in Development Permits
 - ▶ 2015-Present
- ▶ Regional Draws
 - ▶ ACC Hall of Champions
 - ▶ Grasshoppers Baseball Team
 - ▶ International Civil Rights Museum
 - ▶ Greensboro Science Center



International Civil Rights Museum



Public & Private Investment

- ▶ First National Bank Field
- ▶ LeBauer Park
- ▶ Steven Tanger Center for the Performing Arts

2016 Bond Referendum

- ▶ \$126 million
 - ▶ Parks & Recreation
 - ▶ Housing
 - ▶ Economic & Community Development
 - ▶ Transportation



Redevelopment Investment Opportunities



Single-family
Residential



Mixed
use



Multi-family
residential

easy access to:
jobs | transportation | downtown amenities

Tour: Southend, downtown



Tour: Union Square Campus



Tour: Southside



Tour: City View



Tour: Downtown Greenway



Tour: Nettie Coad Apartments



Tour: New Family Dollar



Tour: Joint School of Nanoscience



MLK North - Available for Development



Site A-2
3.8 acres

Site A-3
1.7 acres

Site A-4
.9 acres

●●●● Proposed Downtown Greenway □ Development Sites

Development Sites

Site	A-2	A-3	A-4
Acreage	3.8 acres	1.7 acres	.9 acres
Site Conditions	<ul style="list-style-type: none"> • Slopes north to south • Mature trees • Irregular shape 	<ul style="list-style-type: none"> • Adjacent to senior apartments • Slopes west to east 	<ul style="list-style-type: none"> • Adjacent to commercial • Relatively flat
Requirements	<ul style="list-style-type: none"> • Enhanced vegetation, lighting & sidewalks • Downtown Greenway integrated into site development 	<ul style="list-style-type: none"> • IMUD required for shared parking & internal pedestrian connection to apartments 	<ul style="list-style-type: none"> • Multi-family
Recent Activity	<ul style="list-style-type: none"> • 2016 soil survey • Design for Greenway through site is underway 	<ul style="list-style-type: none"> • Site survey complete 	<ul style="list-style-type: none"> • Family Dollar now open on MLK

Project Contact

Dyan Arkin, AICP

Senior Planner

City of Greensboro

dyan.arkin@Greensboro-nc.gov

336.373.2144

www.greensboro-nc.gov/ForSale

