

ONLY 33.48± ACRES LEFT! TRACTS 3-B & 6

THE PILOT

AT SEDGEFIELD



2 hours from the
mountains



1.5 hours from
Charlotte



1.25 hours
from Pinehurst



3 hours from
the beach

In the Center of it All.

NORTH CAROLINA

THE PILOT IS THE IDEAL MULTI-DIMENSIONAL PROJECT.

Because the site is fully entitled, it is ready for development and provides a premiere setting with optimal flexibility so your vision can quickly become a reality.

OFFERING HIGHLIGHTS

- Positioned in a fast-growing submarket with many improvement projects completed
- Adjacent to affluent communities
- Intersection of Gate City Blvd, High Point Rd & Greensboro Urban Loop (I-73) and close to I-40/I-85
- Close proximity to many major employers
- 10 minutes from Piedmont Triad International Airport

This photo is from the archives and does not reflect the current condition of the buildings. All seven buildings including the three original buildings (ca. 1927) will be restored and repurposed as luxury apartments by the new owner Clachan Properties www.clachanproperties.com.

A LOCATION THAT OFFERS EVERYTHING



10 MINUTES
on Interstates to
Greensboro / High Point /
Winston-Salem (Piedmont
Triad International) Airport



ACROSS FROM
Sedgefield Country Club
(Home of the Wyndham PGA
Championship and a
Donald Ross Golf Course)



NEAR THE PILOT:

Opportunity abounds
right outside your front
door when you live or
work in Greensboro.

OVER 21 MILES OF
WALKING TRAILS
AND GREENWAY

ENGAGING
ARTS
COMMUNITY

EXCITING
PROFESSIONAL
SPORTS
PROGRAMS

HUNDREDS OF
RESTAURANTS
AND DINING
OPTIONS

ENDLESS
FAMILY FUN

SITE PLAN

Tract 6	
Proposed Use:	Open Space / Mitigation
Acreage:	16.81 Acres ±
	732,387 SF ±

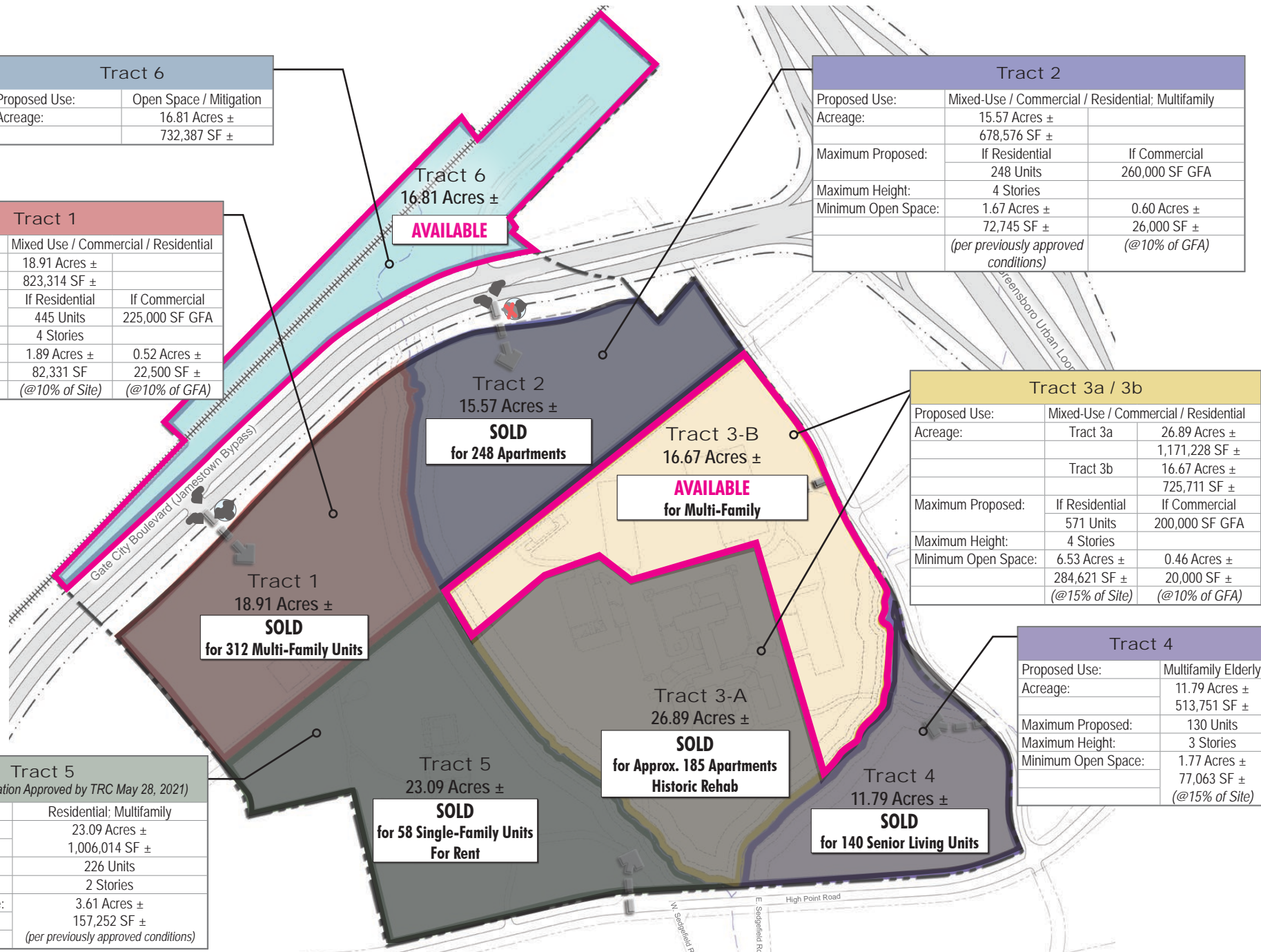
Tract 1	
Proposed Use:	Mixed Use / Commercial / Residential
Acreage:	18.91 Acres ±
	823,314 SF ±
Maximum Proposed:	If Residential If Commercial
	445 Units 225,000 SF GFA
Maximum Height:	4 Stories
Minimum Open Space:	1.89 Acres ± 0.52 Acres ±
	82,331 SF 22,500 SF ±
	(@10% of Site) (@10% of GFA)

Tract 2	
Proposed Use:	Mixed-Use / Commercial / Residential; Multifamily
Acreage:	15.57 Acres ±
	678,576 SF ±
Maximum Proposed:	If Residential If Commercial
	248 Units 260,000 SF GFA
Maximum Height:	4 Stories
Minimum Open Space:	1.67 Acres ± 0.60 Acres ±
	72,745 SF ± 26,000 SF ±
	(per previously approved conditions) (@10% of GFA)

Tract 3a / 3b	
Proposed Use:	Mixed-Use / Commercial / Residential
Acreage:	Tract 3a 26.89 Acres ±
	1,171,228 SF ±
	Tract 3b 16.67 Acres ±
	725,711 SF ±
Maximum Proposed:	If Residential If Commercial
	571 Units 200,000 SF GFA
Maximum Height:	4 Stories
Minimum Open Space:	6.53 Acres ± 0.46 Acres ±
	284,621 SF ± 20,000 SF ±
	(@15% of Site) (@10% of GFA)

Tract 4	
Proposed Use:	Multifamily Elderly
Acreage:	11.79 Acres ±
	513,751 SF ±
Maximum Proposed:	130 Units
Maximum Height:	3 Stories
Minimum Open Space:	1.77 Acres ±
	77,063 SF ±
	(@15% of Site)

Tract 5	
(See Type II Modification Approved by TRC May 28, 2021)	
Proposed Use:	Residential; Multifamily
Acreage:	23.09 Acres ±
	1,006,014 SF ±
Maximum Proposed:	226 Units
Maximum Height:	2 Stories
Minimum Open Space:	3.61 Acres ±
	157,252 SF ±
	(per previously approved conditions)

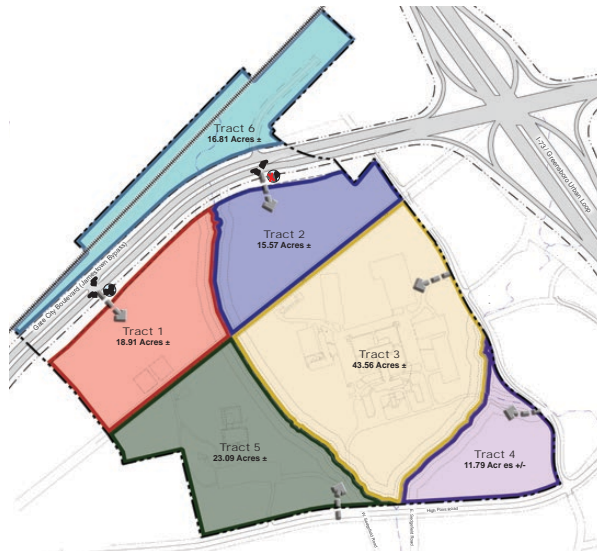


RICH IN POTENTIAL

The Pilot at Sedgefield located in Greensboro, NC has been an iconic symbol of central North Carolina's history. Today, it is a symbol of North Carolina's growing future. The Pilot at Sedgefield, previously the headquarters for Pilot Life Insurance Company (currently Lincoln Financial), is an area destined for greatness.

Centrally located in North Carolina's growing urban core population and adjacent to a full interchange with I-73 that offers easy access throughout the east coast, The Pilot offers enormous opportunities as a multi-use planned development.

- Corporate Headquarters
- Single Family
- Multi-Family Residential
- Hotel/Hospitality
- Retail



QUICK NOTES:

- Tract 3-A includes seven historic office buildings (five interconnected) totaling 222,000 SF that will be restored and repurposed as luxury apartments
- Only 33.48± acres left!

Multi-Use Planned Development

	TRACT #	SIZE	AVAILABILITY	USE
●	TRACT 1	18.91± Acres	SOLD	Apartments
●	TRACT 2	15.57± Acres	SOLD	Apartments
●	TRACT 3-A	26.89± Acres	SOLD	Historic Rehab
●	TRACT 3-B	16.67± Acres	AVAILABLE	Multi-Family (Townhomes)
●	TRACT 4	11.79± Acres	SOLD	Senior Living
●	TRACT 5	23.09± Acres	SOLD	Single-Family for rent
●	TRACT 6	16.81± Acres	AVAILABLE	Convenience store, self-storage, car wash, travel center



REGION WITH ENDLESS POSSIBILITIES

North Carolina's population continues to grow each year with its major cities becoming ever more popular. Its temperate climate, business-friendly atmosphere and diverse offerings make it appealing to all generations.

THE PILOT PROVIDES:

- A central location in North Carolina's urban core
- Easy access to 7 major interstates and NC's 3 major, international airports
- Equal distance between Atlanta and Washington, D.C.
- Unlimited entertainment with short drives to professional and collegiate sports teams, the coast, the mountains and tons to do in between



CHARLOTTE REGIONAL DEMOGRAPHICS

Population	2,451,474
Households	1,140,573
Average Household Income	\$80,616
Average Age	38.9
Cost of Living Index (100%)	98.2
Daytime Employment (Total Employees)	1,460,811

TRIAD REGIONAL DEMOGRAPHICS

Population	1,653,089
Households	698,346
Average Household Income	\$66,920
Average Age	40.8
Cost of Living Index (100%)	93.5
Daytime Employment (Total Employees)	788,406

TRIANGLE REGIONAL DEMOGRAPHICS

Population	2,160,810
Households	1,127,484
Average Household Income	\$82,476
Average Age	37.5
Cost of Living Index (100%)	98.2
Daytime Employment (Total Employees)	1,392,083

*Source: CBRE Fast Reports, CBRE GeoSkill & NC OSBM State Demographer

REGIONAL INFRASTRUCTURE

1

America's Top States for Business

CNBC, 2022

1

NC Best State for Business

Forbes Magazine, 2019, 2018, 2017

1

NC Best Business Climate

Site Selection Magazine, 2021, 2020

2

NC Lowest Unionization Rate in the United States

U.S. Department of Labor, 2020, 2019, 2018

1

PTI Airport Leads NC in Cargo Shipments & Aircraft Maintenance Jobs

NC Department of Transportation, 2019

4

Greensboro/High Point Ranks #4 in Top 10 US Metros for Economic Development

Site Selection Magazine, 2020 (#8 in 2019)

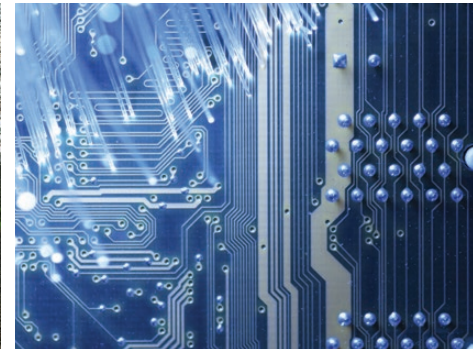
TRANSPORTATION



FedEx Mid-Atlantic Hub at Piedmont Triad International Airport



High Speed Rail Corridor between Washington, DC and Atlanta with stops in Greensboro. Five daily roundtrip trains between Charlotte and Raleigh all stop in Greensboro.



Fiber Optic Spine between Washington, DC and Atlanta passes through Greensboro.



Ports / Distance Norfolk, VA / 4 hours Morehead City, NC / 4 hours Wilmington, NC / 3 hours Charleston, SC / 4.5 hours Savannah, GA / 5 hours

REGION WITH ENDLESS POSSIBILITIES



COLLEGES & UNIVERSITIES

CLOSE TO WORLD-CLASS EDUCATION & CARE:

- A short drive from top colleges and universities including world-renowned Wake Forest University and Wake Forest Baptist Medical Center
- An hour from the leading educational and medical institutions of UNC-Chapel Hill and Duke University

COLLEGES AND UNIVERSITIES:

TRIAD REGION:

Bennett College
Elon University
Greensboro College
Guilford College
High Point University
NC A&T University
Salem College
UNC – Greensboro
UNC – School of the Arts
Wake Forest University
Winston Salem State

TRIANGLE REGION:

Duke University
NC State University
UNC – Chapel Hill

CHARLOTTE REGION:

Davidson College
UNC – Charlotte



PROFESSIONAL ATHLETICS

BASKETBALL



GOLF



MINOR LEAGUE BASEBALL



FOOTBALL



HOCKEY



NASCAR



MAJOR CORPORATIONS

FORTUNE 500 HEADQUARTERS:

HanesBrands: 2,280 Triad employees

THESE CORPORATIONS CALL THE REGION HOME:

Lincoln Financial • HondaJet • HAECO
American Express • FedEx Corporation • Caterpillar
Volvo Trucks • Qorvo • Ecolab • AT&T
ITG - International Tobacco Group
B/E Aerospace • Polo/Ralph Lauren
Reynolds American (British American)

RECENT ECONOMIC DEVELOPMENT WINS

12/6/21 - Toyota Electric Car Battery Plant
to locate at Greensboro-Randolph Mega Site
(2,100 jobs - \$1.29B investment)

1/26/22 - Boom Aviation
to locate supersonic jet manufacturing at
Piedmont Triad International (GSO) Airport
(1,750 jobs - \$500M investment)

8/4/22 - VinFast Electric Vehicle Plant
to locate new US manufacturing facility on 1,765 acres
in Chatham County megasite
(7,500 jobs - \$4B investment)

9/9/22 - Wolfspeed Semiconductor Manufacturing
to locate semiconductor factory in Chatham County
(1,800 jobs - \$5B investment)

Greensboro offers an ideal climate to live, work and play with annual average temperatures of: HIGH **69.3°F** LOW **48.8°F**

DISCLOSURES

Affiliated Business Disclosure

CB Richard Ellis-Raleigh LLC, a Delaware limited liability company, operates within a global family of companies with many subsidiaries and/or related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the “Property”) may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CB Richard Ellis-Raleigh LLC, nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CB Richard Ellis-Raleigh LLC will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

Confidentiality Agreement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CB Richard Ellis-Raleigh LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CB Richard Ellis-Raleigh LLC, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CB Richard Ellis-Raleigh LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CB Richard Ellis-Raleigh LLC.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CB Richard Ellis-Raleigh LLC.

Disclaimer

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THE PILOT

AT SEDGEFIELD

MIXED USE DEVELOPMENT SITE

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CBRE | Triad

A JOINT VENTURE

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