

ONLY 16.81± ACRES LEFT IN TRACT 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.

OFFERING HIGHLIGHTS

- Positioned in a fast-growing submarket
- 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	
Acreage:	16.81 Acres ±
	732,387 SF ±

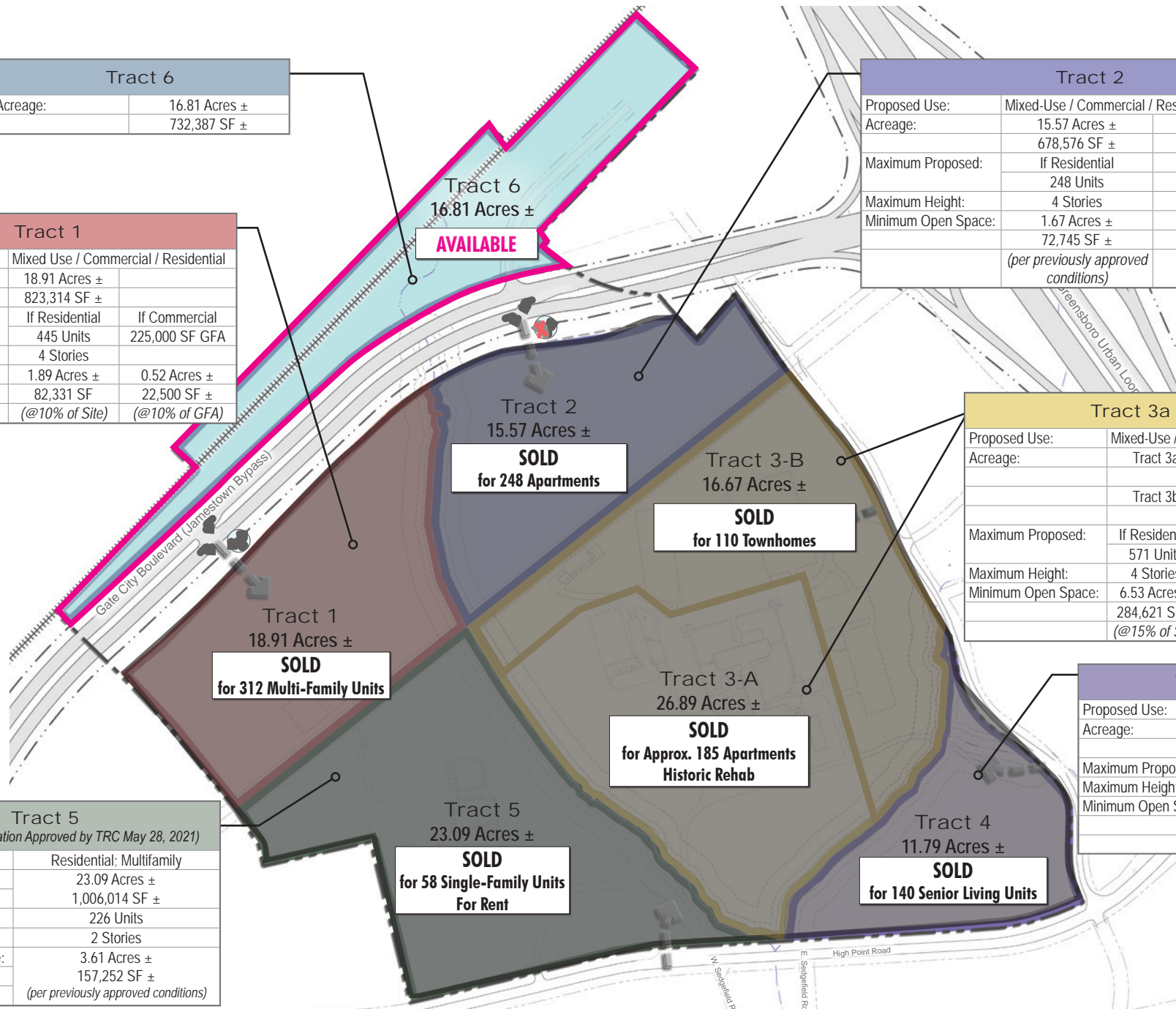
Tract 1	
Proposed Use:	Mixed Use / Commercial / Residential
Acreage:	18.91 Acres ±
	823,314 SF ±
Maximum Proposed:	If Residential If Commercial
	445 Units 225,000 SF GFA
Maximum Height:	4 Stories
Minimum Open Space:	1.89 Acres ± 0.52 Acres ±
	82,331 SF 22,500 SF ±
	(@10% of Site) (@10% of GFA)

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)

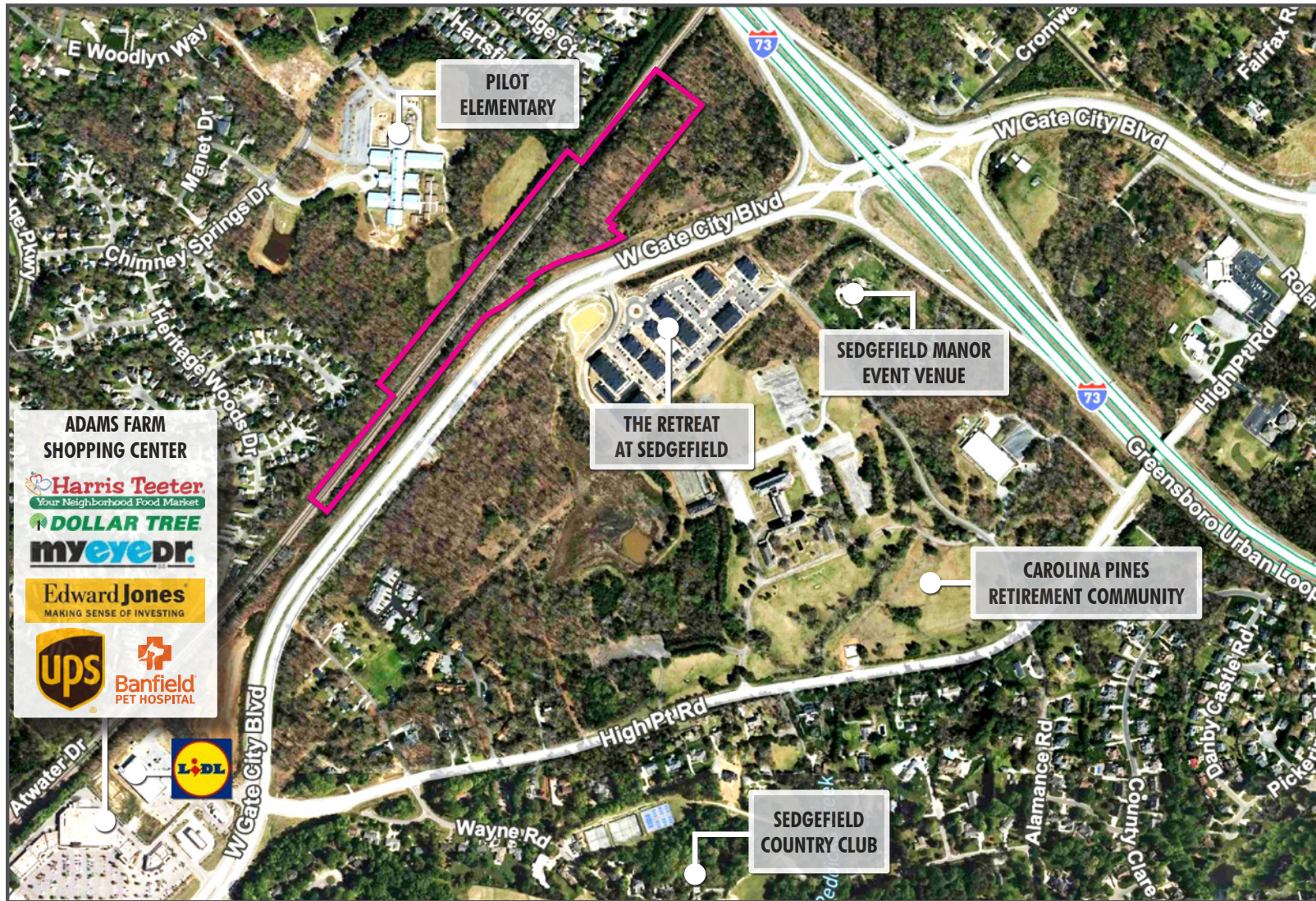
Tract 4	
Proposed Use:	Multifamily Elderly
Acreage:	11.79 Acres ±
	513,751 SF ±
Maximum Proposed:	130 Units
Maximum Height:	3 Stories
Minimum Open Space:	1.77 Acres ±
	77,063 SF ±
	(@15% of Site)

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)



SITE OVERVIEW - TRACT 6

Existing and proposed development at the Pilot at Sedgefield project alone totals over 1,050 single and multi-family units.



**1,050+
SINGLE & MULTI
FAMILY UNITS**

Existing & proposed
developments at the
Pilot at Sedgefield

SIZE
16.81± Acres

TARGET USES

Convenience Store,
Travel Center,
Self-Storage,
Car Wash, Pharmacy,
Retail, RV Storage,
EV Charging Stations,
Auto "Cave" Condos

ZONING
Not currently
zoned

PROPERTY NOTES

- Pricing Guidance – Market to Price
- Municipal Water & Sewer - None currently
- Septic Percolation Test - completed in March 2022 confirmed discharge capacity of 1,600 GPD (test results posted on website)
- Due Diligence Reports - None completed
- Traffic signal - proposed at entrance to Tract 1 but has not been finalized or installed.
- Curb cut into Tract 6 is conceptual only and has not been approved by DOT.
- Railway ROW is 200 feet on center of railroad (100 feet to each side of the railroad).

Property development subject to Unified Development Plan (UDP)



stimmelm
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1087

A site plan diagram showing a building footprint (indicated by a thick black outline) and its relationship to surrounding streets and parking areas. The plan includes a north arrow pointing upwards and a scale bar indicating 1 inch equals 20 feet.

NORTH SCALE: 1" = 20'

UDP-1
(SHEET 1 OF 2)

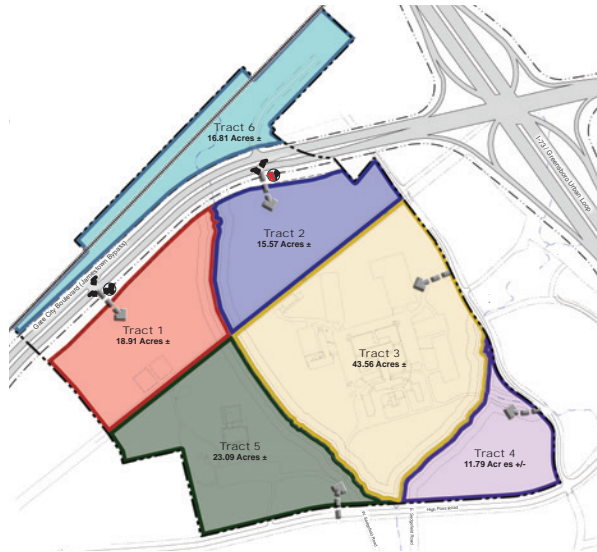
RICH IN POTENTIAL

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.

TARGET USES

- Convenience Store
- Travel Center
- Self-Storage
- Car Wash
- Pharmacy
- Retail
- RV Storage
- EV Charging Stations
- Auto "Cave" Condos



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 16.81± 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	SOLD	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, Travel Center, Self-Storage, Car Wash, Pharmacy, Retail, RV Storage, EV Charging Stations, Auto "Cave" Condos



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	2,851,936
Households	1,116,721
Average Household Income	\$115,714
Average Age	38.4
Cost of Living Index (100%)	97.8
Daytime Employment (Total Employees)	1,469,336

TRIAD REGIONAL DEMOGRAPHICS

Population	1,670,888
Households	679,745
Average Household Income	\$90,229
Average Age	38.8
Cost of Living Index (100%)	90.9
Daytime Employment (Total Employees)	761,026

TRIANGLE REGIONAL DEMOGRAPHICS

Population	2,173,238
Households	852,622
Average Household Income	\$128,646
Average Age	37.5
Cost of Living Index (100%)	98.0
Daytime Employment (Total Employees)	1,195,091

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

REGIONAL INFRASTRUCTURE

<p>NORTH CAROLINA</p> <p>Best States for Business</p> <p><i>CNBC, 2022 & 2023 (2nd Best in 2024)</i></p>	<p>NORTH CAROLINA</p> <p>Silver Shovel Award for Investment and Job Creation</p> <p><i>Area Development Magazine, 2024</i></p>	<p>NORTH CAROLINA</p> <p>Prosperity Cup Award Winner for Economic Development</p> <p><i>Site Selection, 2021, 2022 & 2023</i></p>
<p># 3</p> <p>Top 10 Growth States (North Carolina)</p> <p><i>U-Haul, 2024</i></p>	<p># 2</p> <p>America’s Top Housing Markets to Watch (Greensboro-High Point)</p> <p><i>Insurify, 2023</i></p>	<p># 3</p> <p>Top 10 U.S. States for Aerospace Manufacturing Attractiveness (North Carolina)</p> <p><i>PwC, 2023</i></p>

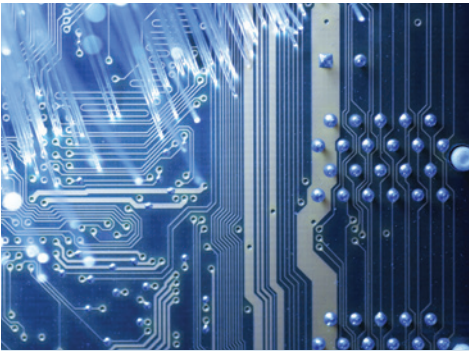
TRANSPORTATION



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
(5,100 jobs - \$14B investment)

1/26/22 - Boom Aviation
to locate supersonic jet manufacturing at
Piedmont Triad International (GSO) Airport
(1,760 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)

4/25/23 - Marshall Aerospace
to locate an aircraft maintenance facility at
Piedmont Triad International (GSO) Airport
(240 jobs - \$50M investment)

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

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

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THE PILOT

AT SEDGEFIELD

MIXED USE DEVELOPMENT SITE

5300 High Point Rd, Greensboro, NC 27407

www.pilot-at-sedgefield.com

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