

**ONLY 16.81± ACRES LEFT IN TRACT 6!**

# THE PILOT

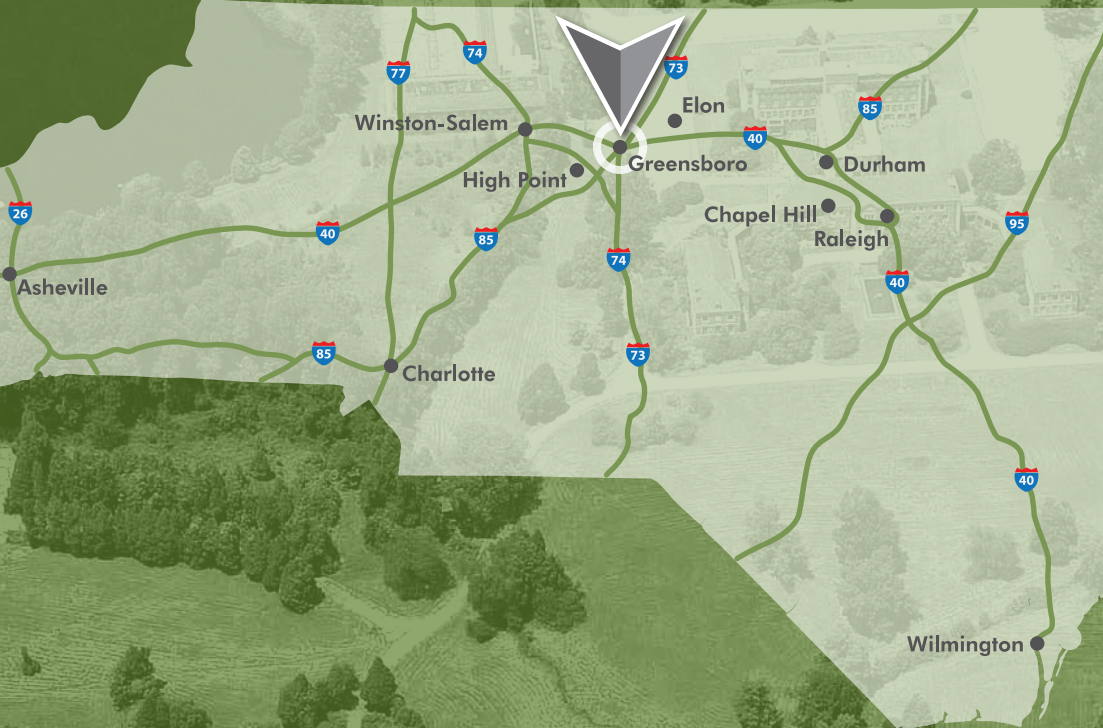
AT SEDGEFIELD



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](http://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 6**  
16.81 Acres ±

**AVAILABLE**

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 2**  
15.57 Acres ±

**SOLD**  
for 248 Apartments

**Tract 3-B**  
16.67 Acres ±

**SOLD**  
for 110 Townhomes

## 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 1**  
18.91 Acres ±

**SOLD**  
for 312 Multi-Family Units

**Tract 3-A**  
26.89 Acres ±

**SOLD**  
for Approx. 185 Apartments  
Historic Rehab

## 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 4**  
11.79 Acres ±

**SOLD**  
for 140 Senior Living Units

## 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)	

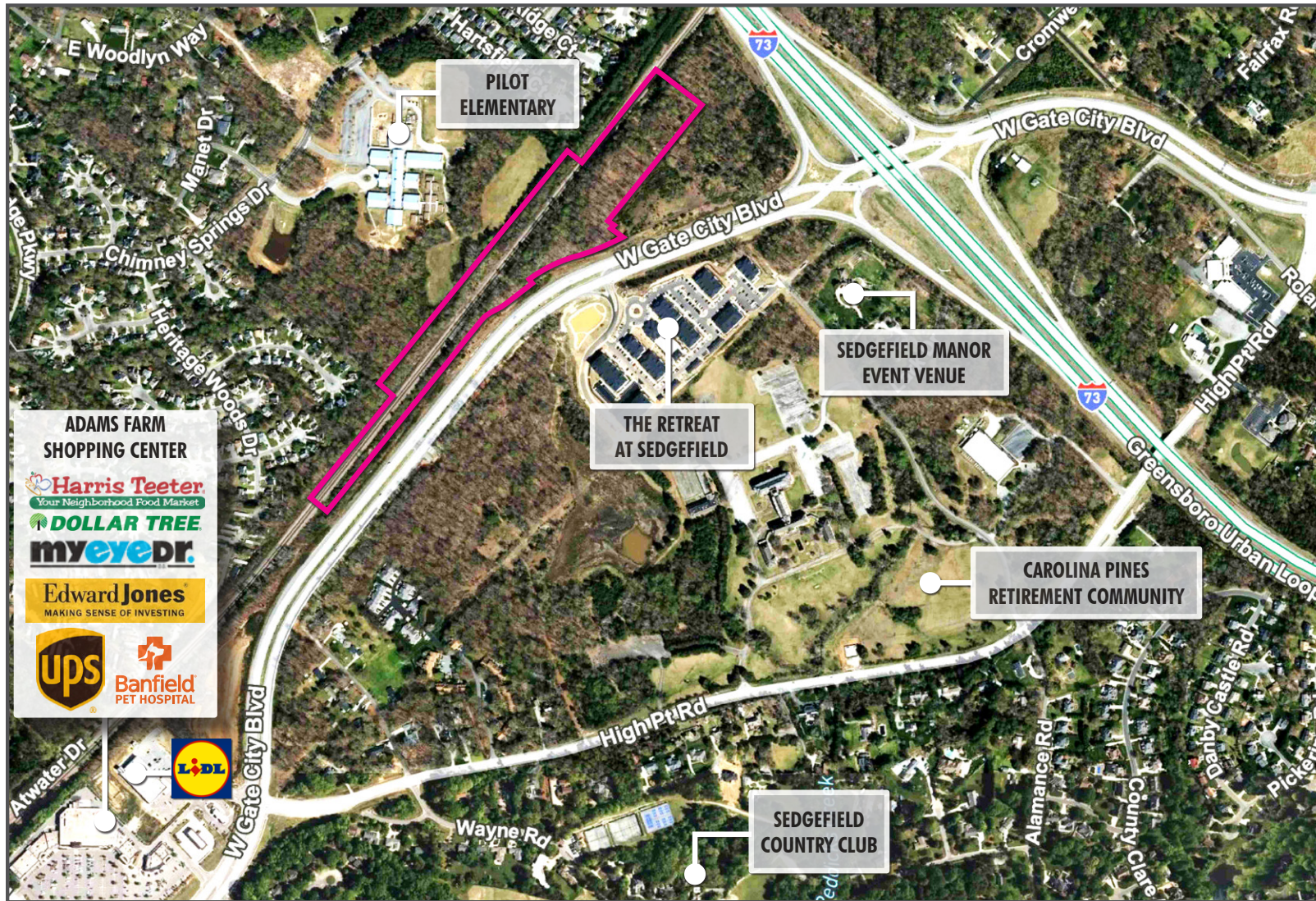
**Tract 5**  
23.09 Acres ±

**SOLD**  
for 58 Single-Family Units  
For Rent



## 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

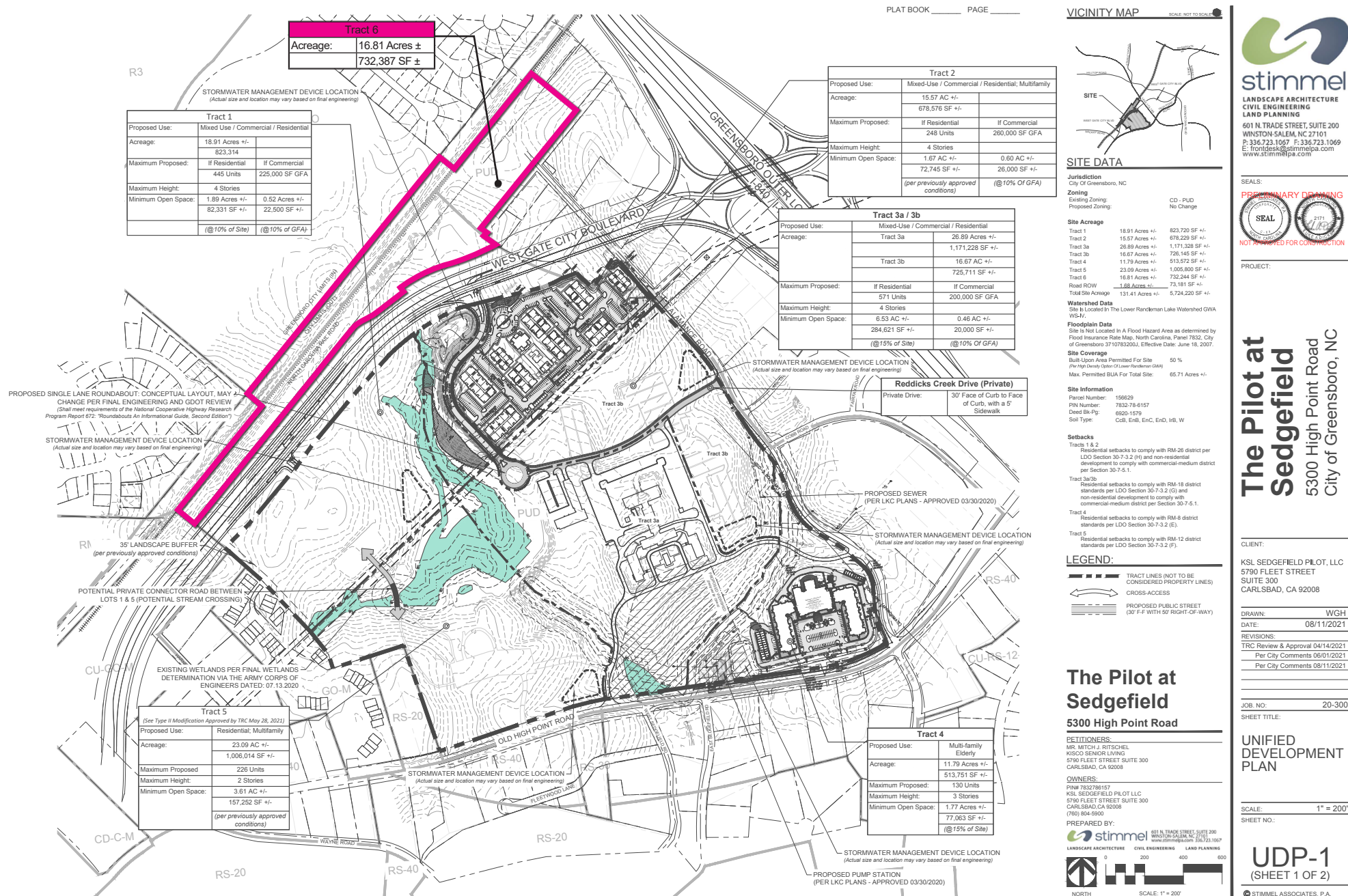
**ZONING**  
Not currently  
zoned

## 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).



# UNIFIED DEVELOPMENT PLAN



\* Property development subject to Unified Development Plan (UDP)



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

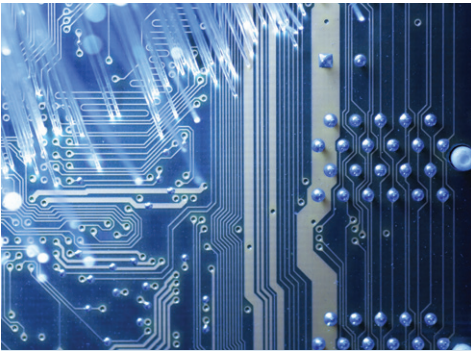
TRANSPORTATION



**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



## Affiliated Business Disclosure

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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.

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# THE PILOT

## AT SEDGEFIELD

### MIXED USE DEVELOPMENT SITE

5300 High Point Rd, Greensboro, NC 27407

[www.pilot-at-sedgefield.com](http://www.pilot-at-sedgefield.com)

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