

AVAILABLE

# The Pilot at Sedgefield



*The romance of the past. The opportunity for the future...*

# Opportunity

**THE PILOT AT SEDGEFIELD**, previously the headquarters for Pilot Life Insurance Company, was once a grand, majestic place as shown by the mid-1990s photographs in this brochure. As it has weathered with age and sat vacant for decades, The Pilot at Sedgefield is ready for a renaissance of its own.

The site contains six existing office buildings (five interconnected) totaling 222,000 square feet. Potential uses for the project include single family, multi-family residential, hotel/hospitality, retail or corporate headquarters. Its location at a full interchange with the new Greensboro urban loop (I-73) and Gate City Boulevard (Jamestown Bypass) creates tremendous potential for a multi-use planned development.



*Property photos are from the archive and do not reflect the current condition of the buildings.*

✦ **Location:**

Intersection of High Point Road, I-73/Greensboro urban loop and Gate City Boulevard (Jamestown Bypass)

✦ **Iconic Property:**

Contains six existing buildings (five interconnected) totaling 222,000 square feet

✦ **Historic Property:**

1920's era former headquarters of Pilot Life Insurance Company





*Property photos are from the archive and do not reflect the current condition of the buildings.*

# Proximity



## **Proximity to Major Employers:**

- Polo Ralph Lauren – 6.7 miles
- ITG (International Tobacco Group) – 7.8 miles
- HAECO – 9.3 miles
- HondaJet – 10.3 miles
- Volvo – 10.5 miles
- VF Corp – 11.7 miles



## **Proximity to Regional Interest Points:**

- Piedmont Triad International Airport – 10 miles
- Greensboro Coliseum – 4.8 miles
- UNC Greensboro Campus – 6.1 miles
- North Carolina A&T Campus – 12.1 miles
- International Home Furnishings Market – 10.5 miles
- Guilford Technical Community College – 3.1 miles



## **Immediate Area Highlights:**

- Sedgefield Country Club – Adjacent to Campus  
'Home of the Wyndham PGA Golf Championship'
- Grandover Resort – 2.9 miles



## **Household Income Statistics\***

- 1 mile: \$100,644
- 3 mile: \$76,710
- 5 mile: \$70,055

*\*2019 Estimated Average Household Income*

# Flexible

Impressive buildings that evoke pride and command respect, spacious offices to accommodate any business and ample grounds combine to offer the ultimate in flexibility. This complex fulfills any need imaginable.



-  Single and Multi-family Residential Communities
-  Corporate Headquarters
-  Health & Fitness Resort
-  Retail – Commercial Shops
-  Library/Museum/Art Gallery






*All experience is an arch, to build upon.*

— Henry Brook's Adams

*Property photos are from the archive and do not reflect the current condition of the buildings.*





-  Corporate Retreat/Conference Center
-  Hotel (freeway-visible)
-  International Furnishings Showroom / Hospitality
-  School/College
-  Children's Home

*Property photos are from the archive and do not reflect the current condition of the buildings.*

# Ornate

*There can be no high civilization where  
there is not ample leisure.*  
— Henry Ward Beecher

Elegance best describes every detail of the buildings crafted around a natural, beautiful setting. From the elaborate carvings in wood to the limestone archways, these buildings enchant the most discerning eye. Rich paneling and exquisitely carved moldings reflect the care and pride that went into the construction of the entire complex.





# Pastoral

- ◆ 222,000 square feet of historic buildings
- ◆ Five existing interconnected office buildings with ten and twelve-foot ceilings
- ◆ Classic Georgian architecture
- ◆ Cafeteria
- ◆ Two existing interconnected service buildings
- ◆ Wood paneling and Italian marble accents
- ◆ Excellent layout flexibility due to very few load-bearing walls or columns
- ◆ Tranquil setting amidst area's finest residential neighborhoods
- ◆ Adjacent to Pilot Elementary School

*Property photos are from the archive and do not reflect the current condition of the buildings.*

## 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

© 2020 CB Richard Ellis-Raleigh LLC, a Delaware limited liability company. The information contained in this document has been obtained from sources believed reliable. While CB Richard Ellis-Raleigh LLC does not doubt its accuracy, CB Richard Ellis-Raleigh LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



*The historical photographs presented in this document are meant to show the original condition of the property and do not reflect the current condition of the buildings.*



## TELECOMMUNICATIONS

- ◆ BellSouth digital switch
- ◆ ISDN available
- ◆ Fiber optics available



## AIR SERVICE

- ◆ Piedmont Triad International Airport - 10 miles
- ◆ Raleigh/Durham International Airport - 70 miles
- ◆ Charlotte Douglas International Airport - 85 miles

### David Hagan, CCIM, SIOR

Senior Vice President

+1 336 369 5800

david.hagan@cbre-triad.com

### Joe Stanley, CCIM

Assistant Vice President

+1 336 369 5802

joe.stanley@cbre-triad.com



Part of the CBRE affiliate network