

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



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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



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

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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

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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.

The Owner expressly reserves 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 at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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

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