

Former Veterinary Hospital

3741 West Gate City Blvd and 3740 Oakwood Drive | Greensboro, NC 27407



- ◆ Available For Sale
- ◆ 4,365 SF on 1.21 Acres
- ◆ Excellent Location
- ◆ Zoned Commercial (C-M) for Front Parcel
- ◆ Back Parcel is Zoned Residential (RS-12)

Conveniently located on West Gate City Boulevard and minutes from Four Seasons Mall and Interstate 40. The front parcel is zoned commercial and was formerly used as a Veterinary Hospital while the back parcel is zoned residential.

The property has great traffic and visibility and would be an excellent redevelopment opportunity. Neighboring retailers include Walmart, Big Lots, Walgreens, LiMing Global Mart, O'Reilly's, McDonald's, and Krispy Kreme.

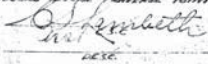
JJ Joubran, CCIM
(336) 270-9775
JJ@JoubranCommercial.com



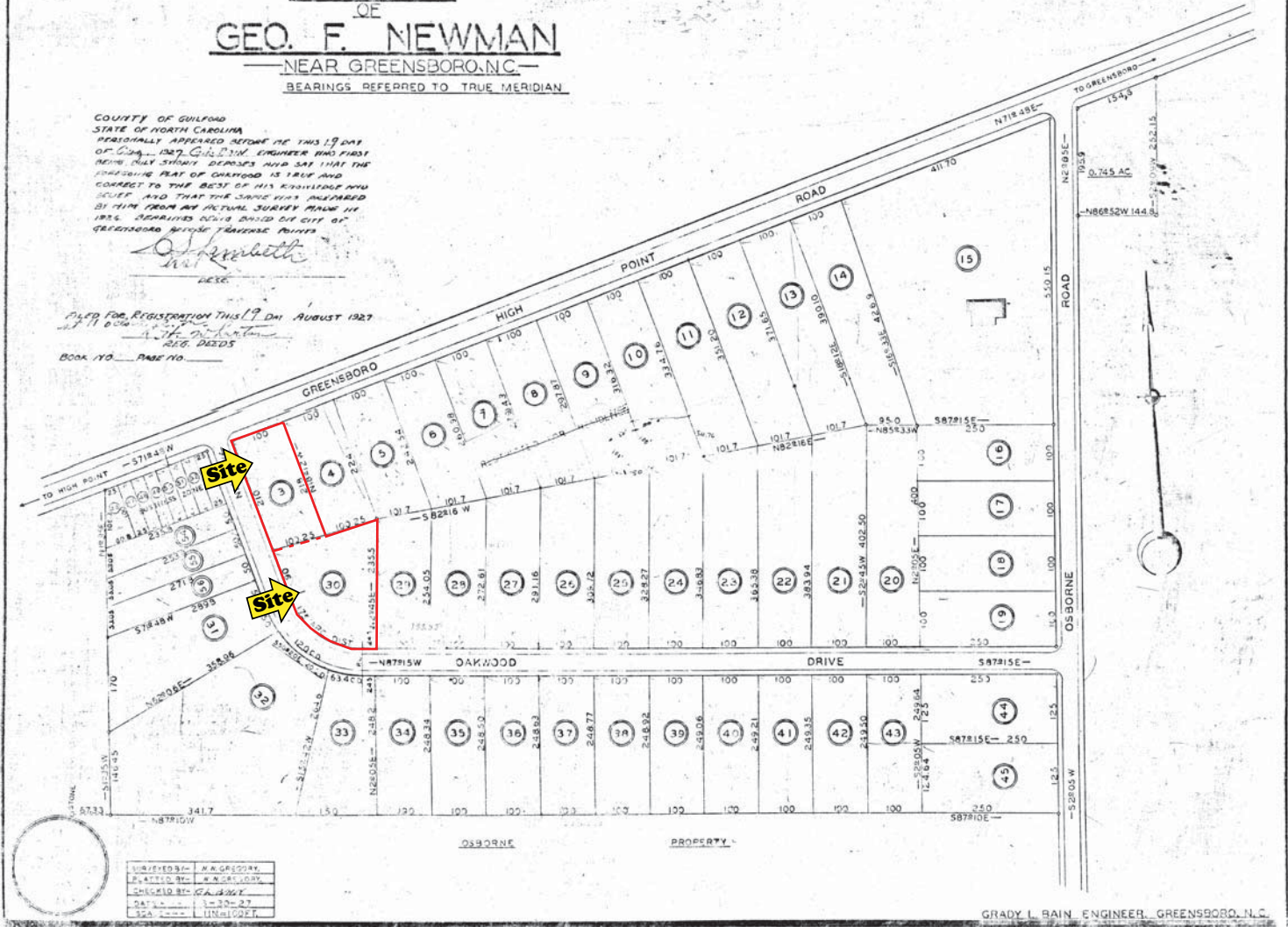
Plat Map

OAKWOOD
PROPERTY
 OF
GEO. F. NEWMAN
NEAR GREENSBORO, N.C.
 BEARINGS REFERRED TO TRUE MERIDIAN

COUNTY OF GUILFORD
 STATE OF NORTH CAROLINA
 PERSONALLY APPEARED BEFORE ME THIS 19 DAY
 OF 1927, GEO. F. NEWMAN, ENGINEER WHO FIRST
 BEING DULY SWORN, DEPOSED AND SAID THAT THE
 FOREGOING PLAT OF OAKWOOD IS TRUE AND
 CORRECT TO THE BEST OF HIS KNOWLEDGE AND
 BELIEF, AND THAT THE SAID LOTS DESCRIBED
 BY THEM FROM AN ACTUAL SURVEY MADE IN
 1925, DESCRIBED AS FOLLOWS:


 GEO. F. NEWMAN

FILED FOR REGISTRATION THIS 19 DAY AUGUST 1927
 AT 11 O'CLOCK A.M.
 BOOK 10, PAGE 10



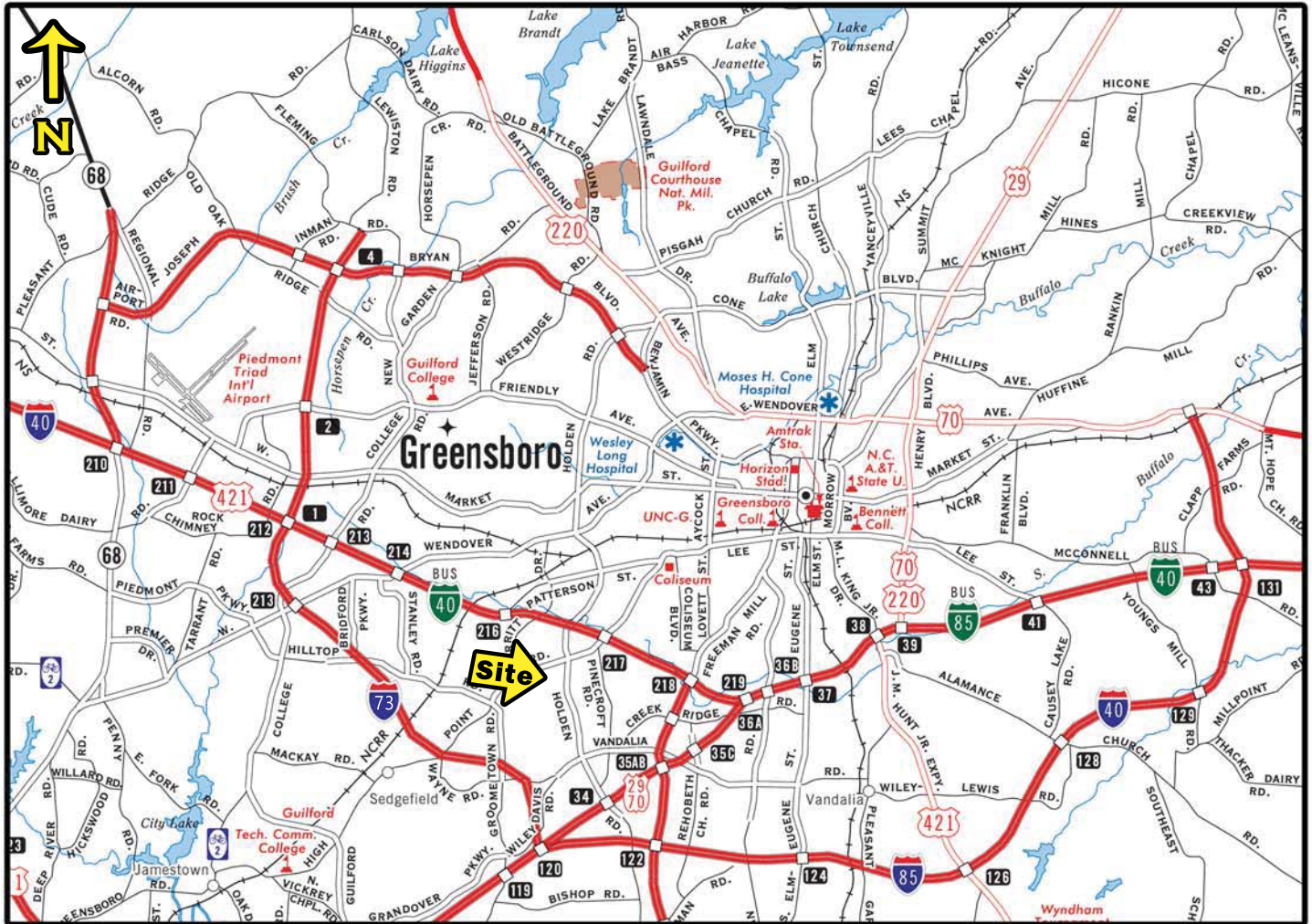
UNRECORDED	W. GREGORY
EXAMINED BY	L. E. GREGORY
CHECKED BY	G. A. BERRY
DATE	1-30-27
SCALE	1" = 100 FT.

GRADY I. BAIN, ENGINEER, GREENSBORO, N.C.

Contact:
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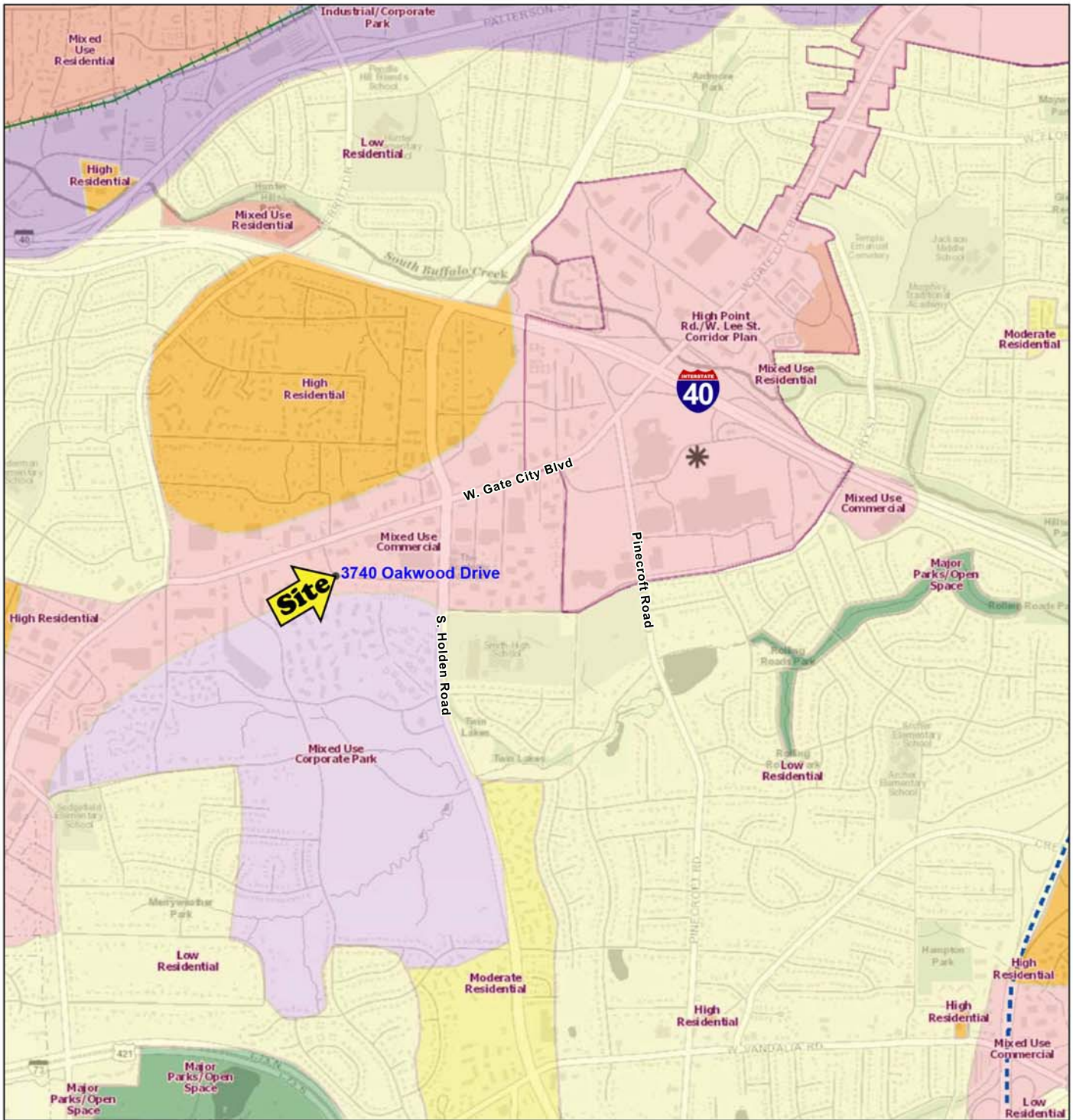
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. All information is subject to errors, omissions, change of price or other conditions, and withdrawal without notice.

Location Map



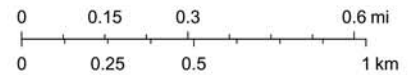
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Generalized Future Land Use Map



Generalized Future Land Use Map

1:18,056



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|--|-----------------------------------|--|
| High Point Rd./W. Lee St. Corridor Plan | Mixed Use Corporate Park | Future Employment |
| Neighborhood and Area Plans | Commercial | Employment Zone |
| 1/4 Mile Node of Mixed Use | Industrial/Corporate Park | Transit Area |
| Potential Employment Centers-Pending Further Study | Institutional | High Point Rd/W Lee St Future Land Use |
| Interim Residential | Airport Property | Low Residential 3-5 d.u./acre |
| Interim Corporate/Business Park | Major Parks/Open Space | Mixed Use Residential |
| Low Residential | Neighborhood Plans | Mixed Use CBD |
| Moderate Residential | Western Area Plan Land Use | Mixed Use Commercial |
| High Residential | Single Family Residential | Industrial/Corporate Park |
| Mixed Use Residential | Mixed Residential | Institutional |
| Mixed Use Planned Community | Rural Residential | Adopted Neighborhood Future Land Use Plan |
| Mixed Use Central Business District | Rural Commercial | Major Parks/Open Space |
| Mixed Use Commercial | Commercial/Mixed Use | Industrial |
| | Campus | Institutional |

Greensboro GIS Division, Greensboro Planning Department