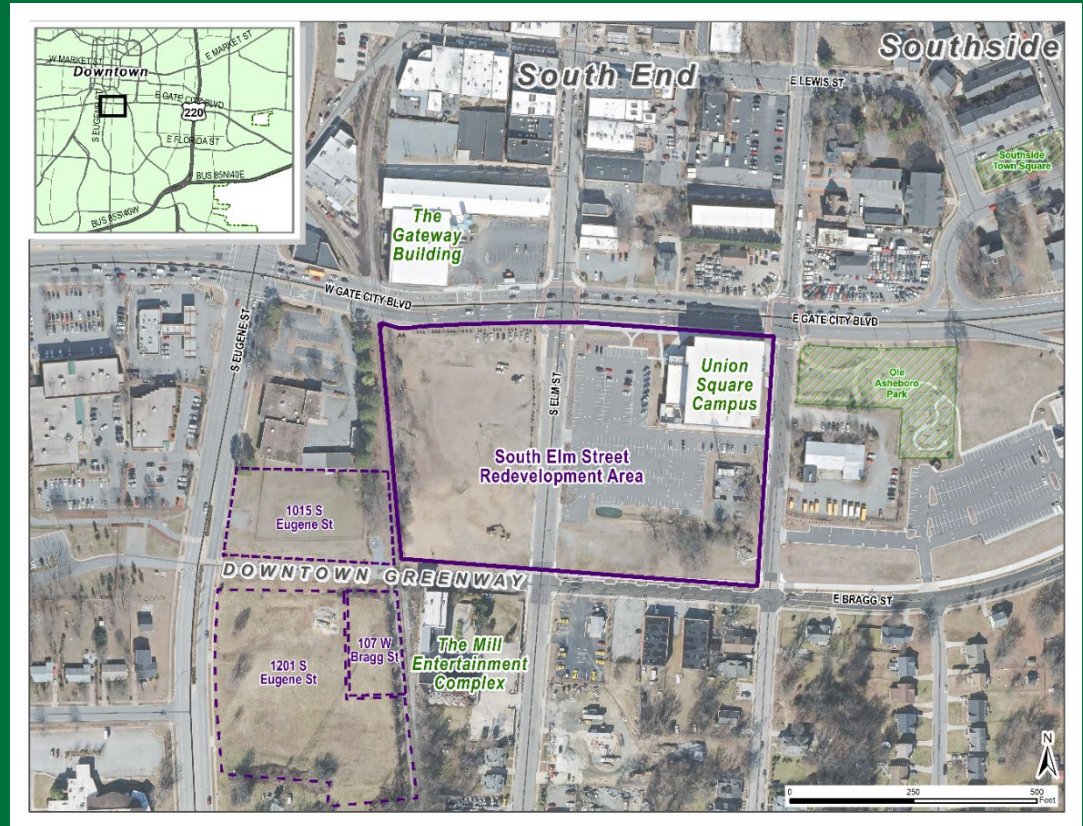


# City of Greensboro

## South Eugene • West Bragg Project Site

Prime Downtown Location  
Available Now

Opportunity Zone  
City-Owned  
Central Business District  
Business Improvement District  
Downtown Greenway Access  
Designated Reinvestment Area  
Economic Development Focus Area



March 28, 2019

Piedmont Triad Opportunity Zone Workshop

[www.greensboro-nc.gov/business/economic-development-business-support/opportunity-zones](http://www.greensboro-nc.gov/business/economic-development-business-support/opportunity-zones)



# Quick Facts & Key Assets

- **Addresses** • 1201 South Eugene Street • 1015 South Eugene Street • 107 West Bragg Street
- **Owner** • Redevelopment Commission of Greensboro
- **Size** • 5+ acres
- **Zoning** • Central Business District • Encourages high-intensity, compact urban development • Accommodates a wide range of uses in a pedestrian-oriented, mixed-use setting • Multiple uses may be located in one building.
- **Available Utilities** • Power, Telephone, Public Water and Sewer, Natural Gas, Fiber Optic Cable • Sufficient capacity for dense multi-use project.
- **Access** • Site boundaries are South Eugene Street to the west • Norfolk Southern railroad tracks to the east • unoccupied Greensboro Housing Authority warehouse/office building to the north • privately-owned cell tower site and Goodwill Industries to the south • Downtown Greenway runs east-west through the site • Convenient to public transit.
- **Context** • Surrounding area includes a mix of commercial, institutional, residential, and light industrial • In close proximity to entertainment, event, and diverse residential uses.
- **Environmental** • Environmental Site Assessment and Remediation Reports are available for review • Application for a Brownfields Agreement initiated with NC DEQ.
- **Assessed Tax Value** • \$630,500.

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## Walk to:

### **South Elm Street Redevelopment**

- 250+ Residential Units • 50K+ SF Commercial/Office • 20K+ SF Retail

### **The Mill Entertainment Complex**

- Event Space Loft • Jazz Wine Lounge
- Outdoor Event Space

### **The Gateway Building**

- 103K SF Office • Meeting Facility

### **Union Square Campus**

- University/Cone Health Nursing Education Facility

### **South End**

- Shops • Restaurants • Residential

### **Southside Traditional Neighborhood**

- Shops • Restaurants • Residential

### **J. Douglas Galyon Depot**

- Intermodal Transit Facility
- Amtrak Passenger Rail
- Local & Intercity Buses

