SPECIAL PURPOSE PROPERTY FOR SALE

1903 ADAMS FARM PKWY

1903 Adams Farm Pkwy | Greensboro, NC 27407



GRAHAM STOREY
919.698.8799
graham@cityplat.com

BRANT RUBEN
919.500.1076
brant@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

1903 ADAMS FARM PKWY

Greensboro, NC 27407

SPECIAL PURPOSE PROPERTY FOR SALE

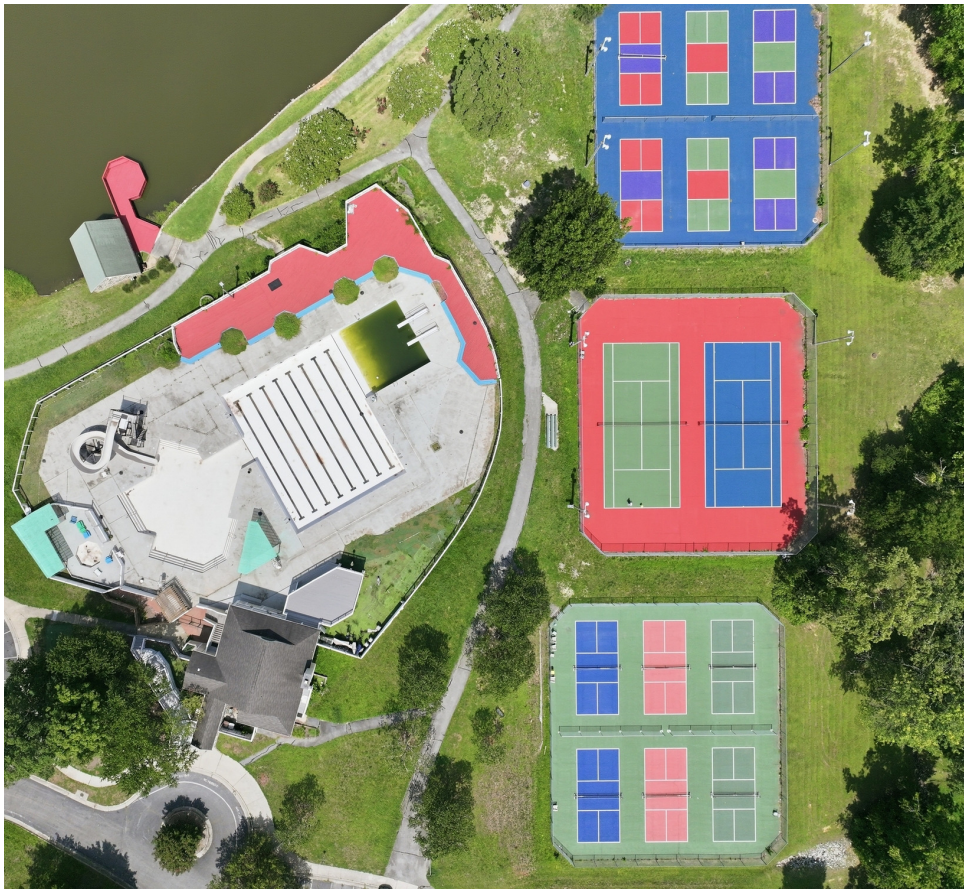


TABLE OF CONTENTS

PROPERTY SUMMARY	3
ADDITIONAL PHOTOS	4
FLOOR PLANS	5
LOCATION MAP	6
DEMOGRAPHICS MAP & REPORT	7
CITY INFORMATION	8
CONFIDENTIALITY & DISCLAIMER	9

GRAHAM STOREY
| 919.698.8799 | graham@cityplat.com

BRANT RUBEN
| 919.500.1076 | brant@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

1903 ADAMS FARM PKWY

Greensboro, NC 27407

SPECIAL PURPOSE PROPERTY FOR SALE



PROPERTY DESCRIPTION

Offered at $1,500,000, this Special Purpose Recreational Facility presents a rare opportunity to acquire an established recreation property in Greensboro's Adams Farm area — significantly below the cost of ground-up development. The property includes a 355,000-gallon outdoor swimming pool, 12 pickleball courts, 6 tennis courts, a clubhouse and a water slide, representing substantial recreational infrastructure that has seen recent improvements.

Located off Adams Farm Road within one of the Triad's most established residential corridors, the site is surrounded by strong, stable residential demographics and offers convenient access to Greensboro, High Point and the broader Triad market. The scale and combination of amenities on this site would be difficult and costly to replicate on a new development parcel, making the existing improvements themselves a core part of the property's value.

PROPERTY HIGHLIGHTS

- 355,000-gallon outdoor swimming pool
- 12 pickleball courts
- 6 tennis courts
- Clubhouse
- Water slide
- Recently completed property improvements
- Significant existing recreational infrastructure
- Potentially substantial savings compared with developing a similar facility from the ground up
- Opportunity for a new owner/operator to establish their own concept
- Located in the established Adams Farm area of Greensboro

GRAHAM STOREY
| 919.698.8799 | graham@cityplat.com

BRANT RUBEN
| 919.500.1076 | brant@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

1903 ADAMS FARM PKWY

Greensboro, NC 27407

SPECIAL PURPOSE PROPERTY FOR SALE









GRAHAM STOREY
| 919.698.8799 | graham@cityplat.com

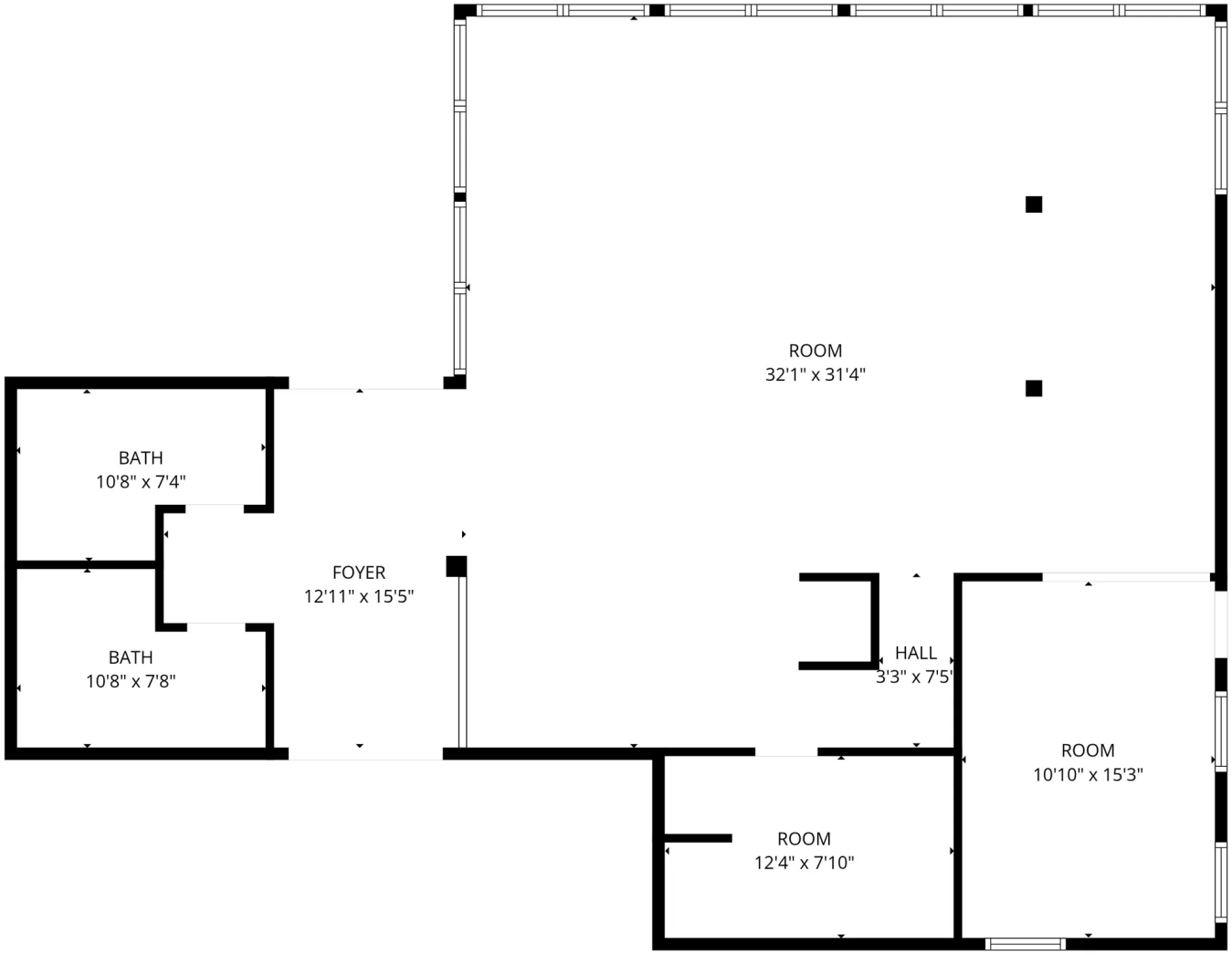
BRANT RUBEN
| 919.500.1076 | brant@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

1903 ADAMS FARM PKWY

Greensboro, NC 27407

SPECIAL PURPOSE PROPERTY FOR SALE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

GRAHAM STOREY
| 919.698.8799 | graham@cityplat.com

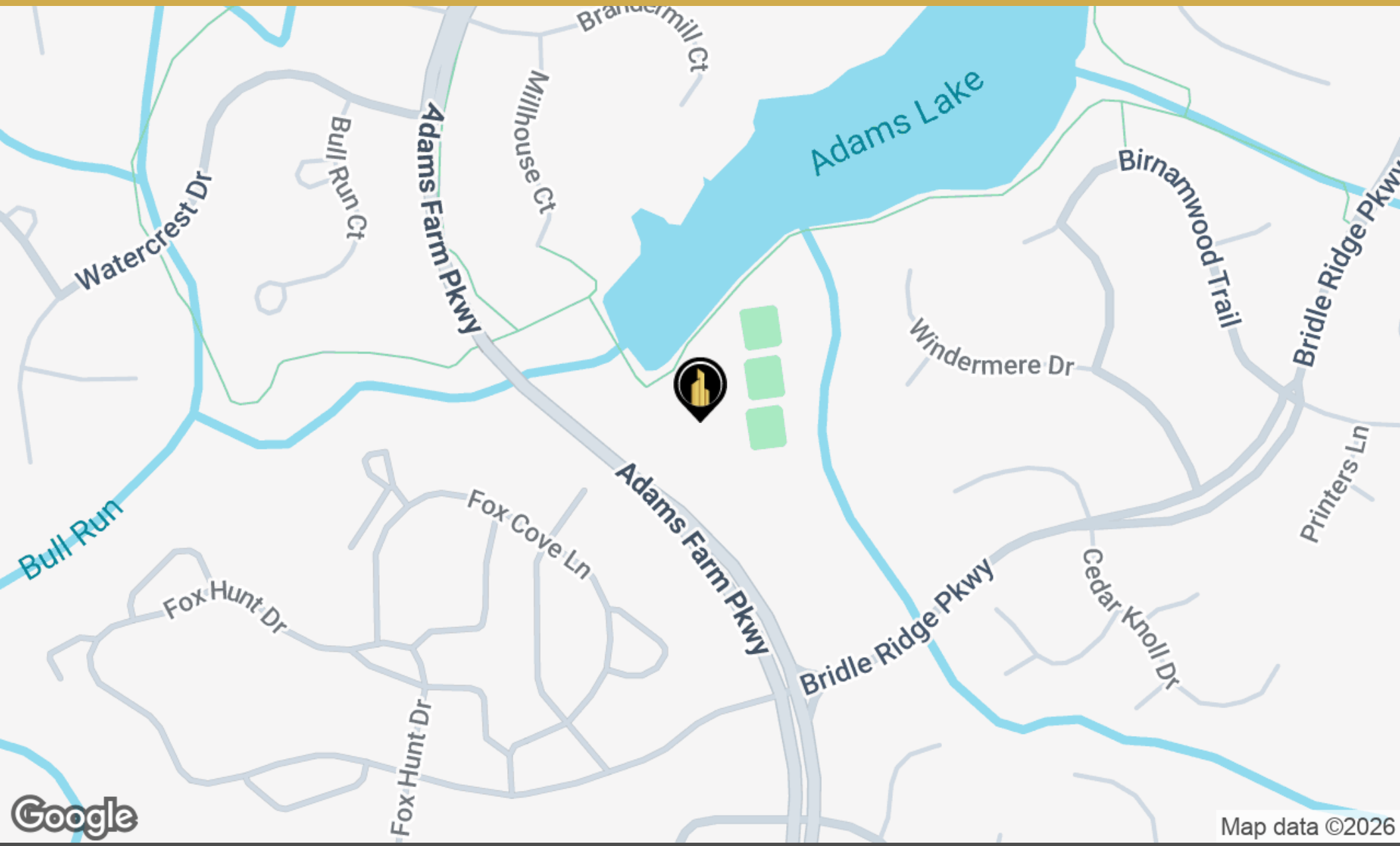
BRANT RUBEN
| 919.500.1076 | brant@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

1903 ADAMS FARM PKWY

Greensboro, NC 27407

SPECIAL PURPOSE PROPERTY FOR SALE



GRAHAM STOREY
| 919.698.8799 | graham@cityplat.com

BRANT RUBEN
| 919.500.1076 | brant@cityplat.com

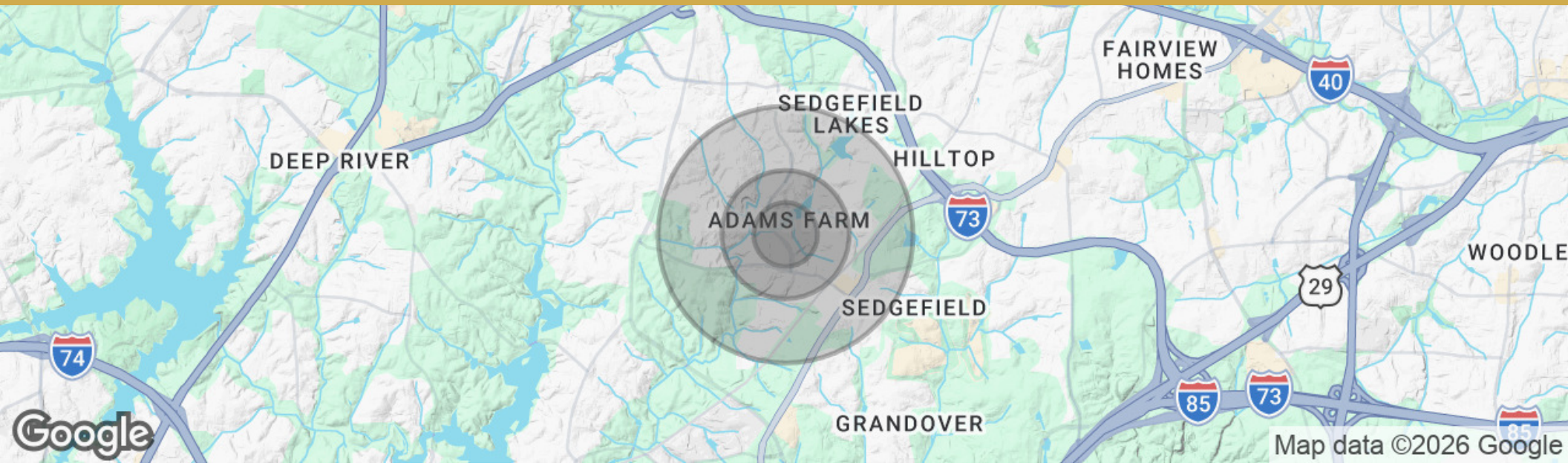
CITYPLAT
COMMERCIAL REAL ESTATE

107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • **cityplat.com**

1903 ADAMS FARM PKWY

Greensboro, NC 27407

SPECIAL PURPOSE PROPERTY FOR SALE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,005	3,141	7,991
Average Age	32.9	37.5	42.9
Average Age (Male)	32.4	37.3	42.5
Average Age (Female)	34.0	39.2	45.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	412	1,312	3,330
# of Persons per HH	2.4	2.4	2.4
Average HH Income	$110,093	$117,970	$127,602
Average House Value	$289,966	$309,944	$344,451

2023 American Community Survey (ACS)

GRAHAM STOREY
| 919.698.8799 | graham@cityplat.com

BRANT RUBEN
| 919.500.1076 | brant@cityplat.com

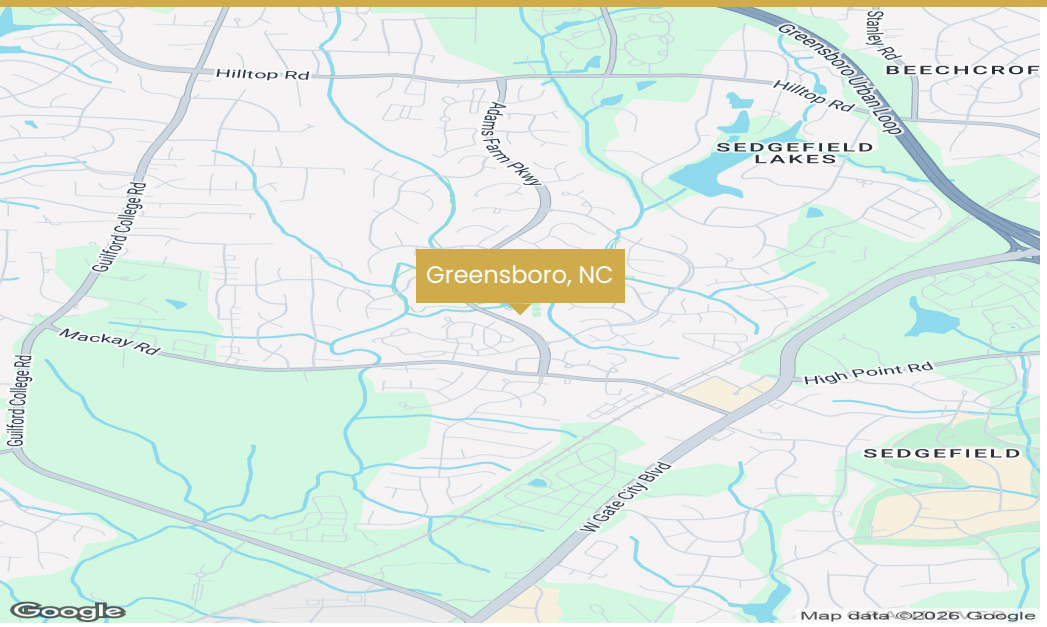
CITYPLAT COMMERCIAL REAL ESTATE

107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • **cityplat.com**

1903 ADAMS FARM PKWY

Greensboro, NC 27407

SPECIAL PURPOSE PROPERTY FOR SALE



LOCATION DESCRIPTION

Located off Adams Farm Road in Greensboro, the property sits within the established Adams Farm area and is surrounded by some of the Triad's desirable residential communities.

The location provides convenient access to Greensboro, High Point and the surrounding Triad while offering an existing recreational setting within a strong residential trade area.

Its combination of location, existing infrastructure and recreational improvements creates an opportunity that would be difficult to reproduce on a new development site.

LOCATION DETAILS

County	Guilford



GRAHAM STOREY
| 919.698.8799 | graham@cityplat.com

BRANT RUBEN
| 919.500.1076 | brant@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from CityPlat Brokerage, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CityPlat Brokerage, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CityPlat Brokerage, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CityPlat Brokerage, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CityPlat Brokerage, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

GRAHAM STOREY
| 919.698.8799 | graham@cityplat.com

BRANT RUBEN
| 919.500.1076 | brant@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE