



**4321 Piedmont Parkway & 1070 Tarrant Road  
Greensboro, NC**

**MOTIVATED SELLER / IMMEDIATE ACTION REQUIRED  
BUILDING & ADJACENT LAND SOLD TOGETHER OR INDIVIDUALLY  
Inspections by Appointment Only**



# Disclaimer

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Keen-Summit Capital Partners LLC and Great Neck Realty of North Carolina, LLC (jointly “Brokers”) have been engaged by Accord Industries, LLC (“Client”), as exclusive real estate advisor for this offering.

Client is seeking to sell its **real estate holdings**, which includes extensive improved and unimproved real property assets (which shall hereinafter be referred to as the “Property”).

By receiving this Information Memorandum and/or participating in the sales process and/or contacting the Client and/or Broker s, you (“Prospect” or “you”) agree to the following terms and conditions. If you do not agree to these terms and conditions, immediately return this Information Memorandum to Brokers and do not participate in the sales process. Your participation in the sales process shall constitute your express agreement to the following terms and conditions.

In connection with your request for information (“Information”) related to the Property and the sales process and your interest in purchasing all or a portion of the Property (a “Transaction”), the Client hereby agrees to disclose information to Prospect and to engage in conversations and negotiations with you, subject to the understandings, terms and conditions set forth below.

1. The Property in whole or in parts, is being offered AS-IS, WHERE-IS, with ALL FAULTS.
2. The Information:
  - a. has been prepared for informational purposes only, and
  - b. has been prepared from materials supplied by the Client, local municipalities and other sources deemed reliable.
3. Although the Client and Brokers will endeavor for the Information to contain data known to them which they believe to be relevant for the purpose of Prospect’s investigation, Prospect understands and agrees that, except pursuant to the APA to be entered into between the Client and Prospect in connection with a Transaction, none of the Client, Brokers or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives:
  - a. have made or make and expressly disclaim making any written or oral statements, representations, warranties, promises or guarantees, whether express or implied or by operation of law or otherwise, with respect to the Property or with respect to the accuracy, reliability or completeness of the Information, or
  - b. shall have any liability whatsoever to Prospect or any of Prospect’s Representatives relating to or resulting from the use of the Information, alleged acts or omissions, or any errors or omissions in the Information.
4. Without limiting the generality of the immediately preceding paragraph, the Information may include certain statements, estimates and projections with respect to the Property. Such statements, estimates and projections reflect various assumptions made by the Client, and/or Brokers, which assumptions may or may not prove to be correct. No representations are made as to the accuracy of such assumptions, statements, estimates or projections. The only information that will have any legal effect will be specifically represented in the APA.
5. The Information has been prepared to assist Prospects in making their own evaluation of the offering and does not purport to be all-inclusive or to contain all of the information that interested parties may desire. Brokers have not assumed responsibility for independent verification of any of the information contained herein and has not in fact in any way audited such Information. In all cases, interested parties should conduct their own investigation and analysis of the offering, conduct site inspections and scrutinize the Information. Prospects should engage legal counsel, accountants, engineers and/or such other professional advisors as Prospects deem appropriate for evaluating the Property.

# Disclaimer

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6. Prospect agrees that no contract or agreement providing for any Transaction shall be deemed to exist between Prospect and Client unless and until Prospect and the Client execute and deliver a final definitive APA, and Prospect hereby waives, in advance, any claims (including, without limitation, breach of contract) in connection with any Transaction unless and until Prospect and the Client shall have executed and delivered an APA. Prospect also agrees that unless and until Prospect and the Client shall have executed and delivered an APA, neither Prospect nor the Client will be under any legal obligation of any kind whatsoever with respect to a Transaction by virtue of this document except for the matters specifically agreed to herein. Prospect further acknowledges and agrees that the Client reserves the right, in their sole discretion, to reject any and all proposals made by Prospect or Prospect's Representatives with regard to a Transaction, and to terminate discussions and negotiations with Prospect at any time. Prospect further understands that the Client shall be free to establish and change any process or procedure with respect to a Transaction as the Client in their sole discretion shall determine (including, without limitation, negotiating with any other interested party and entering into a final definitive agreement relating to a Transaction with any other party without prior notice to Prospect or any other person).
7. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina without regard to conflict of law principles (that might dictate the application of the laws of another jurisdiction). Prospect hereby irrevocably and unconditionally consents to submit to the exclusive jurisdiction of the State of North Carolina for any lawsuits, claims or other proceedings arising out of or relating to the Property, the sales process, the Information, this Confidential Information Memorandum and/or the alleged acts or omissions of Client, Brokers or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives. Prospect hereby further irrevocably and unconditionally waives the right to, and agrees not to plead or claim that any such lawsuit, claim or other proceeding brought, has been brought in an inconvenient forum. Prospect expressly waives all right to trial by jury in any action or proceeding arising out of or relating to the Property, the sales process, the Information, this Confidential Information Memorandum, and/or the alleged acts or omissions of Client, Brokers or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives..
8. It is understood that Brokers will arrange for appropriate contacts for due diligence purposes. All:
  - a. communications regarding a possible Transaction,
  - b. requests for additional information,
  - c. requests for inspections,
  - d. discussions regarding making an offer and/or participating in the sales process, and/or
  - e. discussions or questions regarding procedures in connection with any possible Transaction,

must be submitted or directed exclusively to Brokers. Neither Prospect nor Prospect's Representatives will initiate or cause to be initiated any communication with any employee or representative of the Client including the managing agent concerning the Information or a Transaction.



# SINGLE-STORY INDUSTRIAL BLDG:

Address	4321 Piedmont Parkway
Parcel ID	207876
Building Area	62,472 SF (21.3% office)
Site Area	5.97 Acres
Ceiling Height	24'
Year Built	1989, with additions in 1991, 1992 & 1994
Zoning	CU-LI (Conditional Use Light Industrial)
Freight Doors	5
Heating & A/C	<i>Office:</i> 2 heating and A/C units <i>Warehouse:</i> 4 ceiling heater units gas fired
Fire Protection	Fully sprinklered, Wet system
Construction	Steel frame and brick walls with concrete slab floor
Roof	Flat membrane covered roof
Utilities	public water, sewer, electricity, & telephone

# ADJACENT VACANT LAND:

Address	1070 Tarrant Road
Parcel ID	207883
Site Area	2.15 Acres
Zoning	CU-LI

# 4321 Piedmont Parkway & 1070 Tarrant Road Greensboro, NC



# 2021 Property Tax Details and Tax Map

4321 Piedmont Parkway	
Real & Use Value	\$2,462,100
Tax District/Rate	Amount
Guilford / 0.7305	\$17,985.64
High Point / 0.6475	\$15,942.10
TOTAL	\$33,927.74

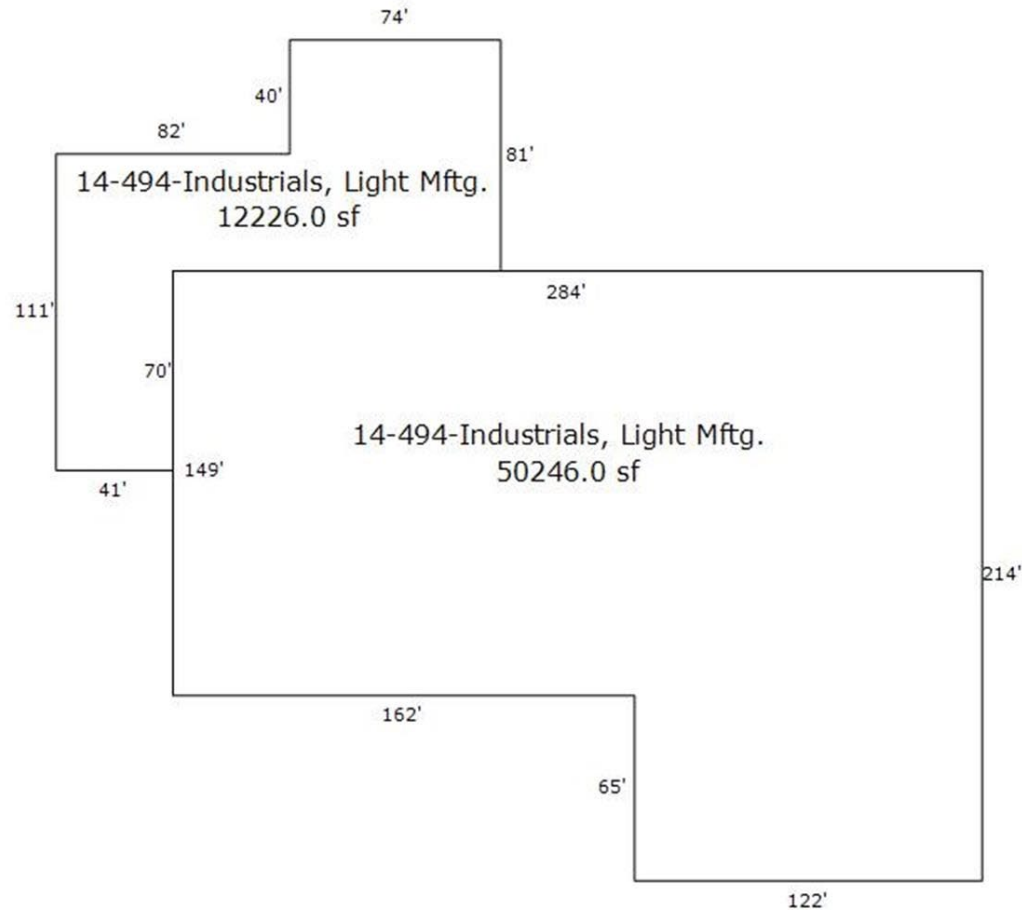
1070 Tarrant Road	
Real & Use Value	\$193,500
Tax District/Rate	Amount
Guilford / 0.7305	\$1,413.52
High Point / 0.6475	\$1,252.91
TOTAL	\$2,666.43

Source: [GuilfordCountyNC.Gov GIS](https://www.guilfordcountync.gov/gis)



# Building Sketch

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Source: [GuilfordCountyNC.Gov GIS](https://www.guilfordcountync.gov/gis)

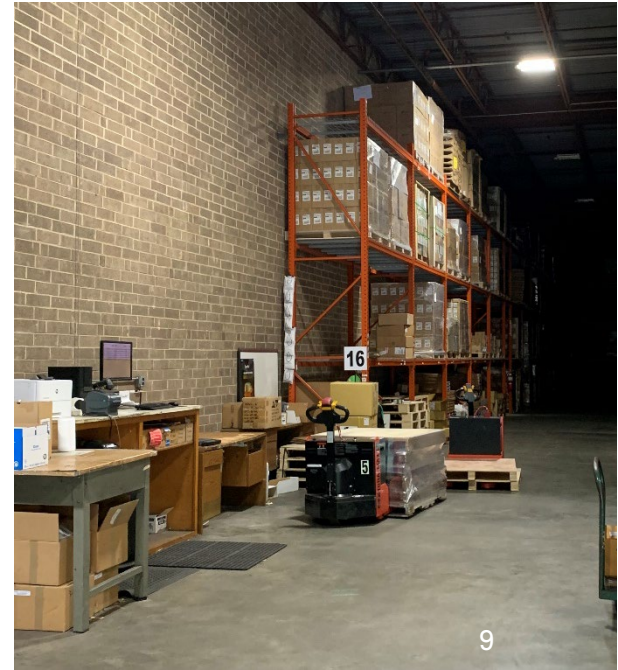










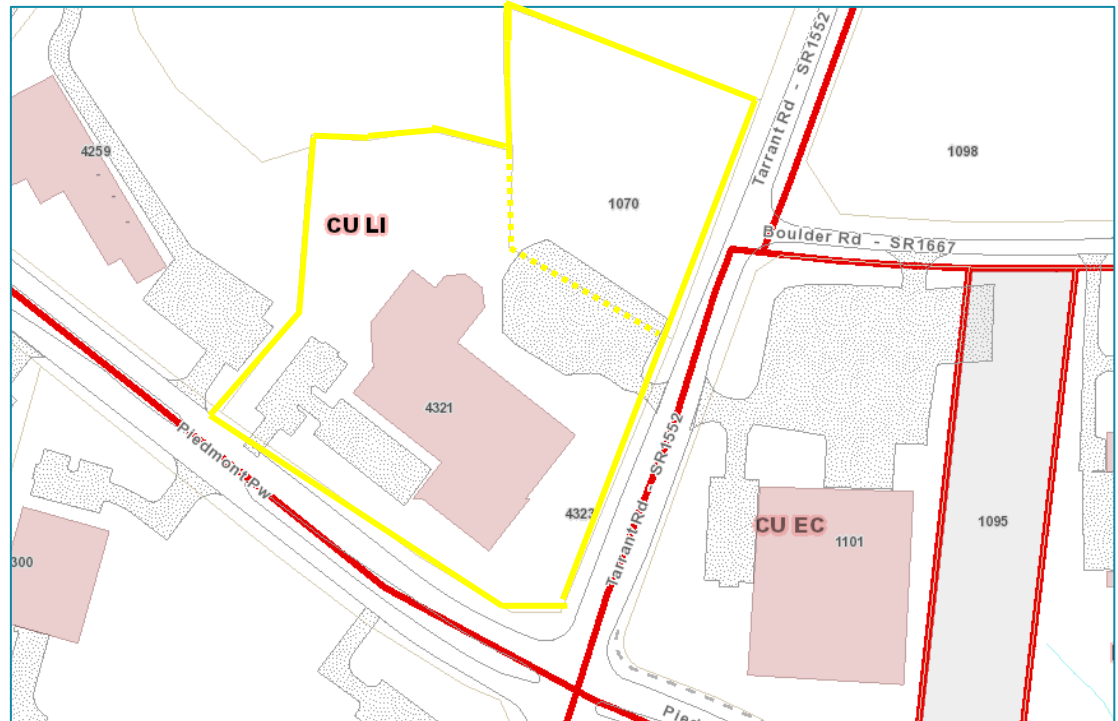


# Zoning

## Zoning: CU-LI (Conditional Use – Light Industrial)

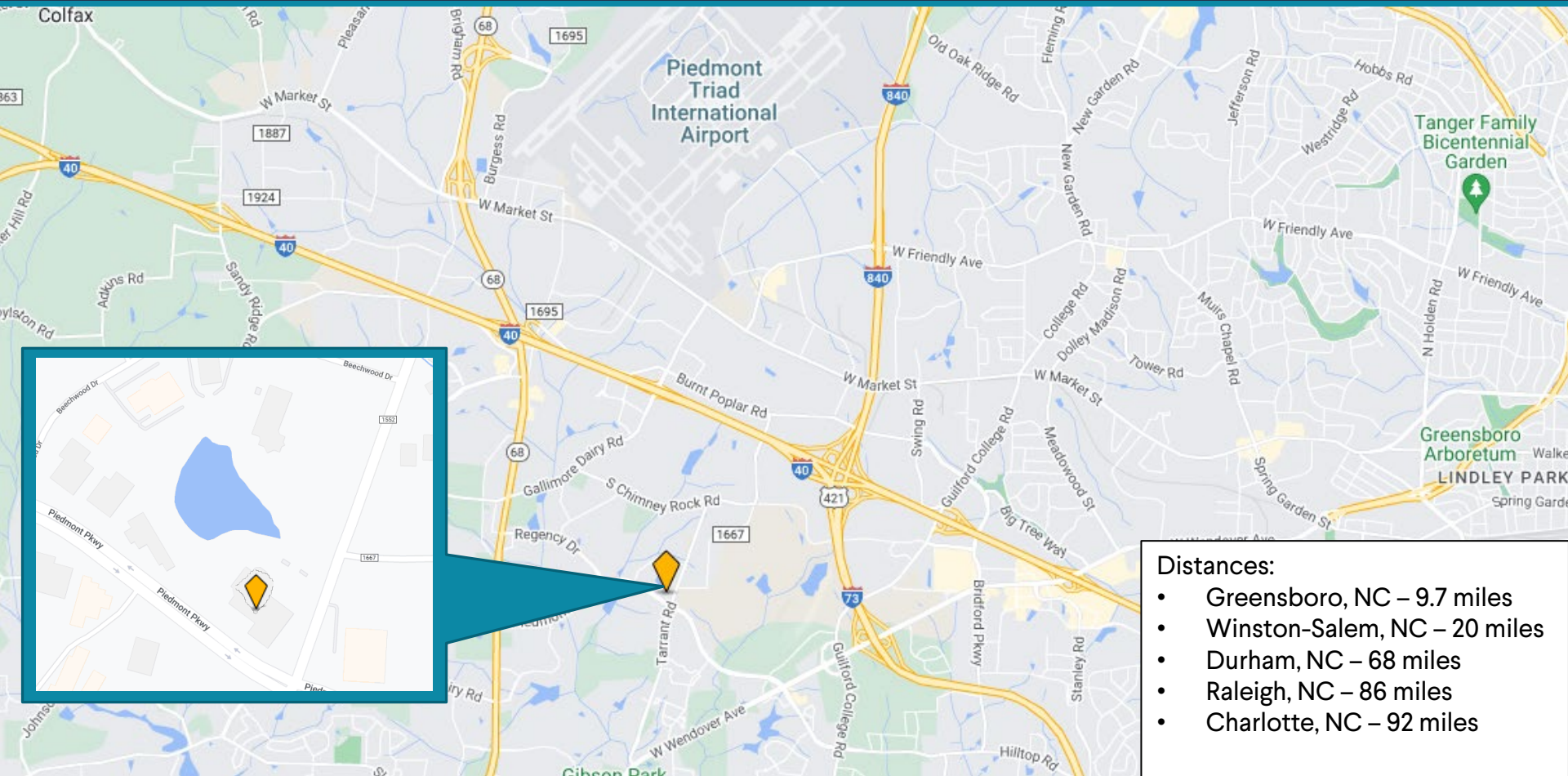
### LIGHT INDUSTRIAL

The LI district is established to accommodate light manufacturing, assembly, fabrication, processing, distribution, storage, wholesales sales, research and development, and other industrial uses that are small-scale and result in minimal exterior movement of vehicles, materials, and goods, and have minimal visual impacts. The district also allows commercial activities intended to serve the primary businesses in the districts and their employees as well as multi-family, retail, and personal services establishments as adaptive re-uses of existing buildings within the Core City.





# Location, Transportation & Access



## Distances:

- Greensboro, NC – 9.7 miles
- Winston-Salem, NC – 20 miles
- Durham, NC – 68 miles
- Raleigh, NC – 86 miles
- Charlotte, NC – 92 miles



## Airports:

Piedmont Triad International Airport: 9 miles  
Asheboro Regional Airport: 36 miles  
Raleigh-Durham International Airport: 74 miles



## Roadway Access:

Eastchester Dr /Route 68: 1.3 miles  
Interstate-40: 2.6 miles  
Interstate-73: 1.8 miles



## Public Transportation:

Galyon Multi-Modal Transportation Center: 12 miles

- Train: Amtrak
- Bus: Greyhound, PART, GTA, HEAT and Access GSO

# Area Employment Highlights



*you can make it here*





# Demographics & Traffic Count

## 2-mile highlights



2022 Population  
12,291



Annual Growth  
1.0%



Median HH  
Income \$68,732



Median Home  
Value \$181,556

## Population

	2 mile	5 mile	10 mile
2010 Population	10,932	104,096	390,834
2022 Population	12,291	117,194	431,541
Annual Growth 2010-2021	1.0%	1.0%	0.9%
Median Age	39.2	38.4	38.2
Ave Household Size	2.2	2.3	2.3

## Housing

	2 mile	5 mile	10 mile
Median Home Value	\$181,556	\$196,334	\$184,900

## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$82,699	\$79,972	\$74,730
Median Household Income	\$68,732	\$63,380	\$54,239

## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Boulder Rd	Tarrant Rd	4,935	2018	0.09 mi
Tarrant Road	-	4,291	2022	0.16 mi
Chimney Rock Rd	Federal Dr SE	4,490	2022	0.93 mi
Chimney Rock Road	Federal Dr SE	4,500	2019	1.02 mi
Gallimore Dairy Rd	Chimney Rock Rd SW	15,466	2022	1.10 mi
Gallimore Dairy Road	Chimney Rock Rd SW	15,500	2019	1.10 mi
Piedmont Parkway	-	14,426	2022	1.11 mi
W Wendover Ave	Piedmont Pkwy SW	41,473	2022	1.13 mi

# Contact Information

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All communications, inquiries and requests for information relating to these materials should be addressed to the persons listed below.

## Inspections are by Appointment Only

Interested parties must contact Keen to schedule access and not visit the premises on their own.

Under no circumstances should management or employees at the property be contacted.

## Keen-Summit Capital Partners LLC

### Harold Bordwin

Principal and Managing Director  
646-381-9201 Direct  
hbordwin@keen-summit.com

### Chris Mahoney

Director  
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### Matt Bordwin

Principal and Managing Director  
646-381-9202 Direct  
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### Heather Milazzo

Vice President  
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## Great Neck Realty Company

### LOCAL BROKER

### Robert Tramantano

Principal  
(984) 528-3619 Direct  
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