



Armfield

COUNTRY LIVING ESTATE



EMERSON

COMMERCIAL

Emerson Commercial Properties, LLC
819 N. Elm Street Greensboro, NC 27401
office: (336) 478-4441 fax: (336) 478-4442
www.emersonprop.com

FOR MORE INFORMATION:

Ralph L. Jones, III
mobile: (336) 339-3132
rjones@emersonprop.com

Armfield

- 280 + / - acres remaining
- 217 unit development potential
 - Complete neighborhood amenity package
- Extensive site engineering and planning

\$ 8,000,000



The Armfield Clubhouse and amenity facility were completed Fall 2006. The amenity facility is approximately 10 acres, with a junior Olympic swimming pool and two lighted tennis courts. The clubhouse accommodates a TV room, exercise room, residence kitchen, meeting rooms, and a catering kitchen for entertaining. Walking trails throughout the community will connect to the Guilford County trail system as a future 30 acre Public Park located adjacent to the Armfield community.

Luxury living

This is an exclusive country retreat located in northwest Guilford County, within the town of *Summerfield*. Armfield is approximately 14 miles from the center of Greensboro, NC and is easily accessible via US Highway 220 (*Battleground Ave.*) and NC Highway 150 (*Oak Ridge Rd.*).

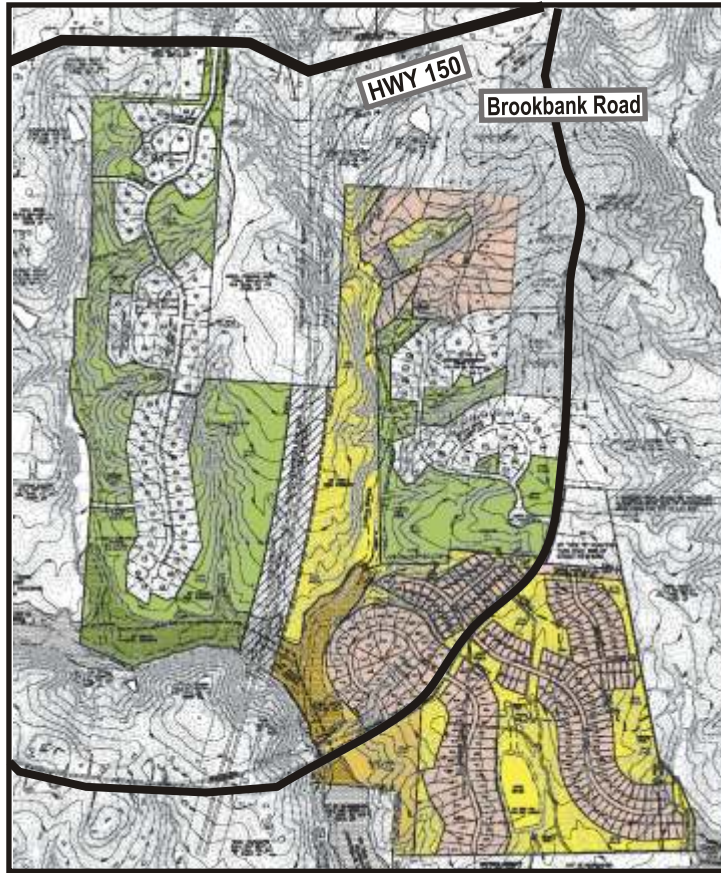
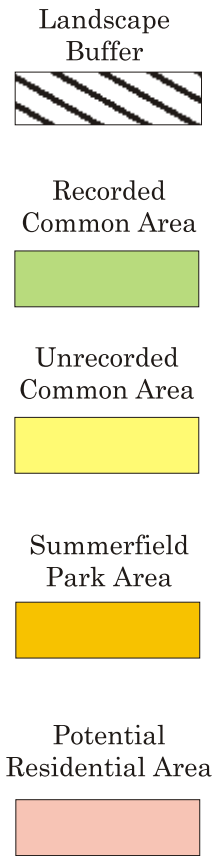
Armfield is currently zoned as Conditional Use-Open Space Residential Development (CU-OSRD) in which the 578 acre tract is approved for 314 single family lots, plus amenities, designated park and generous recreation areas.

Homes

Armfield currently has 97 recorded lots; 83 of them have been sold. Lots range in size from 1/4 acre to one acre starting at \$ 60,000 with finished homes averaging \$600,000. This represents the upper middle price point for Greensboro/Guilford County area. This market is compatible with the existing developments in the immediate proximity of Armfield.



Armfield



ACREAGE FOR SALE LISTED AT \$ 8 M

All Ph(s) 3-8, 10 (9 is optional)	245.67
Ex. R/W Brookbank	4.1
Amenity Facility and common area	26.9

ACREAGE AND PHASE DETAIL

	Overall Acreage	Number of lots	Open Space Acreage
DEVELOPED LAND	Phase 1A	33	40.09
	Phase 1B	37	33.17
	Phase 2	27	74.47
	Total Developed	238.83	97
FUTURE PHASES	Phase 3 - S / SE Brookbank Rd.	29	10.74
	Phase 4 - S / SE Brookbank Rd.	51	26.85
	Phase 5 - S / SE Brookbank Rd.	25	Min. Open Space 9.55
	Phase 6 - S / SE Brookbank Rd.	34	15.20
	Phase 7 - N / NW Brookbank Rd.	33	Required 11.05
	Phase 8 - N / NW Brookbank Rd.	24	(x0.50) 9.4
	Phase 9 - E Brookbank Rd. & E Clubhouse	1	4.80
	Phase 10 - N Wyatt Dr. & W Clubhouse	20	40.05
	Total Future	255.27	217
OTHER ACREAGE	68/220 R/W - Pending DOT Aquisition		21.7
	Ex. R/W Brookbank		4.1
	Amenity Common Area - developer owned		26.9
	Public Park - conveyed 6/2007		30
	Total Other	82.7	
		Total Tract Acreage	576.8

Armfield

