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Medical office building planned for busy Triad corridor

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A prolific Triad developer and builder has a medical office building planned on a corridor that is quickly expanding.

Penn Properties principal Will Stevens has a site plan for a 14,000-square-foot-facility at 3200 Horse Pen Creek Road on the east side of the three-way traffic light at Horse Pen Creek and Carlson Dairy Road in Greensboro. The property will have direct access from the traffic light.

Stevens told Triad Business Journal that he expects to begin site work on the 1.12-acre tract this summer. He said construction would begin after a tenant for at least a portion of the brick building is signed.

Though Stevens would prefer a single tenant, he said was willing to subdivide for as many as four tenants.

Stevens estimates the the project to be about \$4 million. An LLC he controls bought the property for \$100,000 in June 2021, according to Guilford County records.



PENN PROPERTIES

A rendering of the planned 14,000 SF building shows the possibility for more than one office.

Stevens said High Ground Lofts & Shops, his estimated \$35 million mixed-use project with co-developer Marty Kotis, is proceeding although construction has yet to begin. Stevens said he and Kotis are working with the U.S. Army Corps of Engineers on a plan to cross the creek that winds through the 10-acre Greensboro property at the southwest corner of Battleground Avenue and New Garden Road.

"If we're breaking ground by the end of the year, I'd be happy," Stevens said.

In January, TBJ reported that Stevens was building medical offices on Lawndale Drive, near the Greensboro Science Center.

Stevens said he's also working on some other potential medical properties.

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