REEDY
LAND CO.
FOR SALE
±20.46 Acre Homesite with 2+ Acre Pond

Parcel Overview

6605 Phillippi Rd Liberty, NC 27298
Guilford County TMS#: 8820726579

Executive Summary

Phillippi Farms | Lot 1

Property Highlights

- ±2.4 acre pond that is fed by a natural spring.
- Over 2,000 linear feet of road frontage.
- Multiple building sites with septic permits approved for 5 bedrooms.

Location Highlights

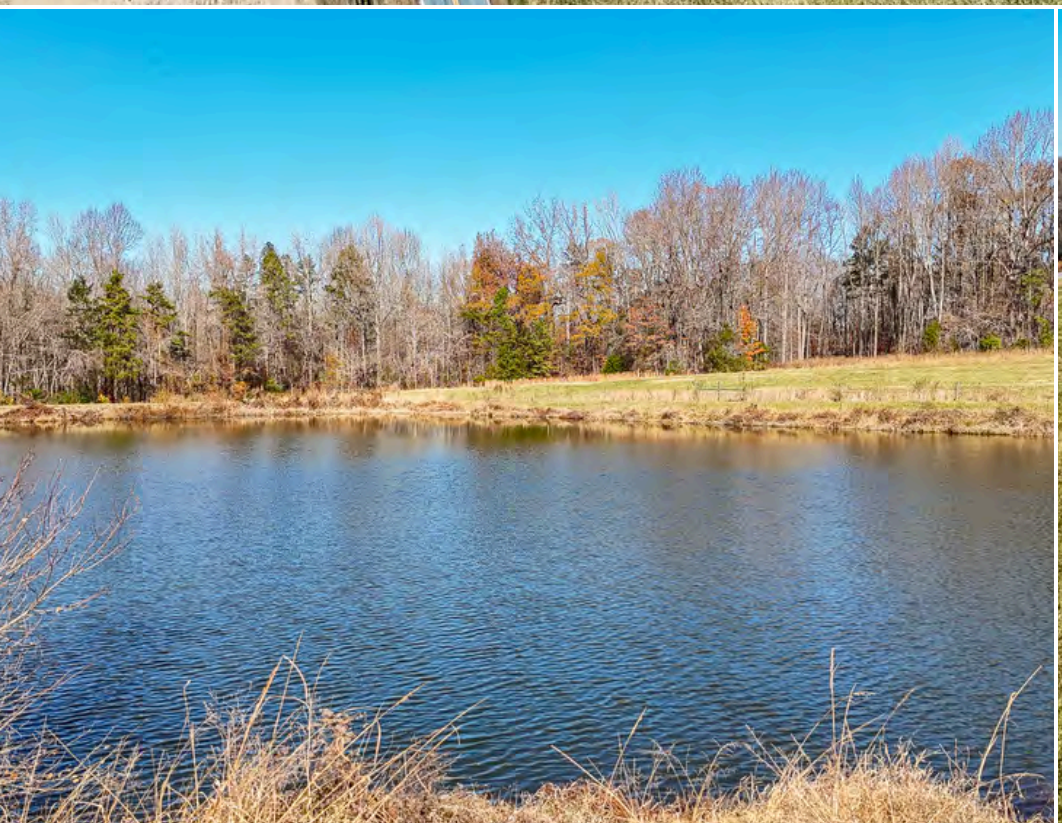
- ±2 miles from Homeland Creamery
- ±5 miles from the Food Lion
- ±6 miles to Main Street Family Care
- ±5-7 miles from the new Toyota Battery plant and the Liberty City Center

Offering Summary

Lot Size:	±20.46 Acres
Sale Price:	$500,000

Acreage, taxes, utilities, and lot dimensions to be verified by Buyer and/or Buyer's agent

Property Photos

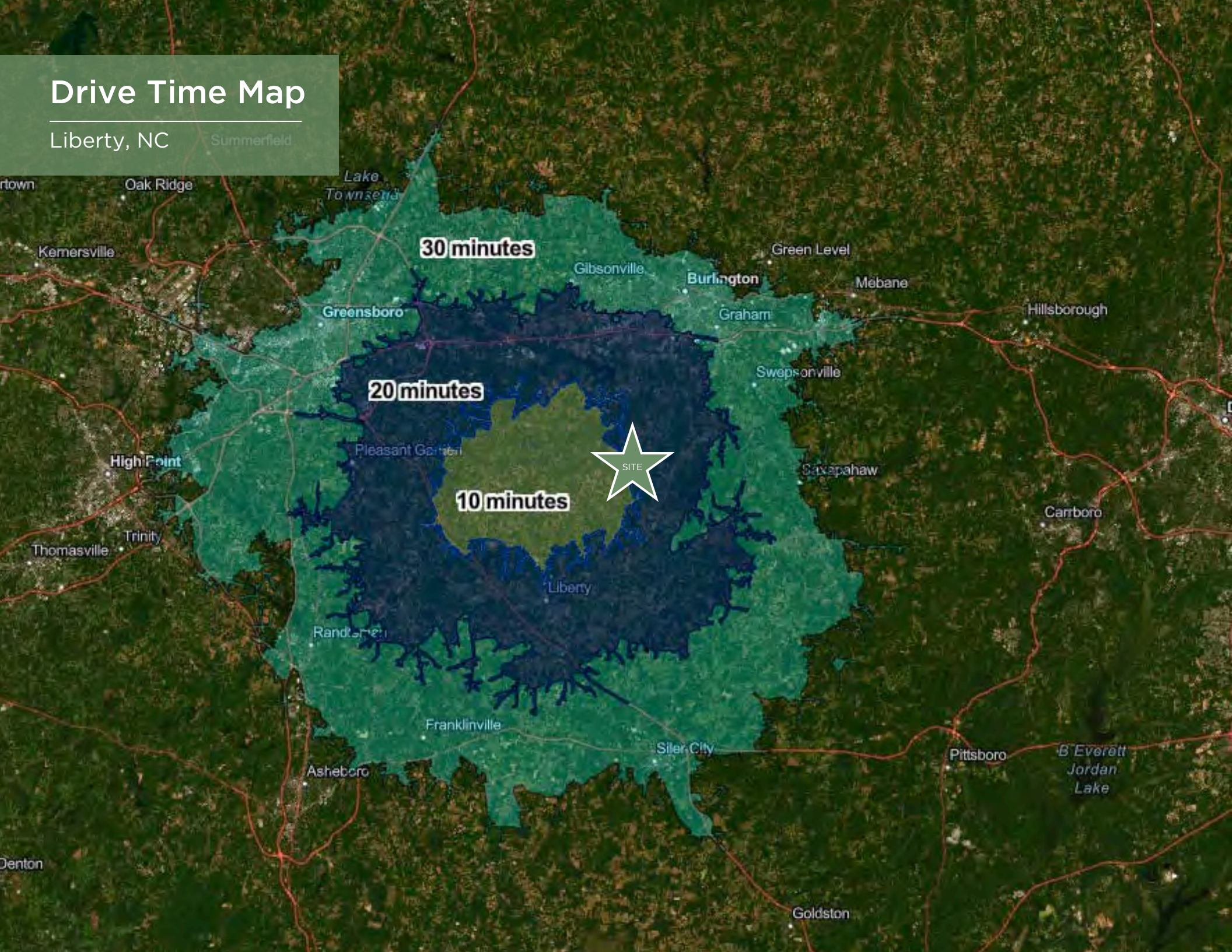


Retail Map

Liberty, NC

Drive Time Map

Liberty, NC



Meet Your Neighbor

Homeland Creamery

Just down the road, Homeland Creamery brings a sense of place that's hard to replicate. Set on a working dairy farm, it's the kind of local spot that people make a habit of visiting; whether it's stopping in for homemade ice cream on a summer evening, bringing family and friends out to enjoy the open pastures, or taking part in seasonal events that celebrate life on the farm. It's a simple, authentic experience that has become a favorite across the Piedmont Triad.

Homeland Creamery reinforces the charm of the area while giving homeowners a destination that feels special and rooted in the community. For buyers looking for space, privacy, and a connection to the land, this nearby landmark helps define the lifestyle that comes with owning a homesite here.

Peaceful countryside living with a well-loved local destination just minutes away enhances the long-term appeal of the property. It's the kind of neighboring amenity that makes a place people are proud to call home and one that continues to attract interest over time.

Downtown Amenities

Greensboro, NC

Art, Culture, & History

- International Civil Rights Center & Museum
- Greensboro Cultural Center
- Carolina Theatre of Greensboro
- Weatherspoon Art Museum (UNCG)
- Blandwood Mansion

Signature Citywide Events

- Fun Fourth Festival
- North Carolina Folk Festival
- Greensboro Pride Festival
- Festival of Lights
- Winter Wonderlights at LeBauer Park
- National Night Out
- Downtown Greensboro Food Truck Festival

Sports, Entertainment, & Recreation

- First National Bank Field
- Tanger Center for the Performing Arts
- Steven Tanger Center Plaza

White and Wood · Undercurrent Restaurant · Pangaea Bistro & Bar · 'cille & 'scoe A Southern Eatery · B. Christopher's · Chez Genèse · Europa Bar Cafe · Blue Denim · McGuire's Public House · Natty Greene's Brewing Company · ¡Pura Vida! · Grey's Tavern · Stumble Stilskins · Sage Mule · Dan's Chicken Wings · Luxe Restaurant & Lounge · Acropolis Restaurant · Bellemeade Bistro · Bistro 40 · Go Coffee Bar · Machete · Crafted · Bandito Burrito · Toshi's Cafe · Saffron Indian Cuisine · South End Brewing Co.

Downtown Development

Greensboro, NC

Downtown Revitalization & Growth Plan

A bold 10-year strategic plan created by Downtown Greensboro Inc. and city partners, focused specifically on revitalizing and transforming the downtown core into a more vibrant, walkable, and economically productive district.

Key elements and economic impacts:

- Mixed-use redevelopment across downtown; including former News & Record site and other major parcels targeted for housing, retail, and office uses.
- Goal to attract ~5,000 new residents downtown, which supports sustained demand for restaurants, retail, services, and cultural amenities.
- Add or expand over 100 ground-floor businesses and ~3,000 jobs in the downtown area through new commercial activity and redevelopment.
- Infrastructure enhancements (streetscapes, pedestrian space, lighting, accessibility) to stimulate foot traffic and strengthen downtown as a destination hub.

This plan is being implemented with private and public partnerships and is designed to accelerate the downtown economy by enhancing quality of life alongside commercial activity; making the core more attractive for investors, residents, businesses, and visitors.

-Government Market News

Toyota Charges into U.S. Battery Manufacturing

Toyota has launched its first U.S.-based automotive battery manufacturing facility in Liberty, North Carolina, located at the Greensboro-Randolph Megasite. This marks Toyota's first battery plant outside of Japan and its 11th manufacturing operation in the United States. The project represents a $13.9 billion investment and spans approximately 1,850 acres, positioning the Piedmont Triad as a growing center for advanced manufacturing and clean energy technology.

At full buildout, the facility is expected to create approximately 5,100 new jobs, delivering a significant economic boost to the region. Toyota has also announced plans to invest up to an additional $10 billion across its U.S. operations over the next five years, bringing its total U.S. investment to nearly $60 billion. This large-scale commitment reinforces long-term confidence in North Carolina's workforce, infrastructure, and business climate.

The plant will produce advanced lithium-ion batteries to support Toyota's expanding lineup of hybrid, plug-in hybrid, and battery-electric vehicles. Once fully operational, the facility will include up to 14 production lines with an annual capacity of approximately 30 gigawatt-hours, supplying batteries to Toyota vehicle assembly plants across the country. The project is expected to generate lasting ripple effects throughout the Greensboro region, supporting supplier growth, workforce development, housing demand, and broader economic expansion.

Downtown Entertainment

Greensboro, NC

First National Bank Field

Home of the Greensboro Grasshoppers (MiLB), with seasonal games, fireworks nights, and family events.

Greensboro Cultural Center

A multi-use arts complex housing galleries, rehearsal spaces, theaters, and nonprofit arts organizations.

National Night Out

Community-focused event promoting safety, local engagement, and downtown vibrancy.

Tanger Center for the Performing Arts

State-of-the-art venue attracting Broadway productions, national tours, and major performances.

Weatherspoon Art Museum

Renowned for modern and contemporary art collections and rotating exhibitions.

First Friday Art Walks

Galleries, studios, and creative spaces open their doors for downtown-wide art nights.

Steven Tanger Center Plaza

Active public plaza used for outdoor concerts, pre-show gatherings, and city events.

Blandwood Mansion

Greensboro's oldest historic home and a landmark of North Carolina political history.

Downtown Concert Series

Free outdoor concerts held at LeBauer Park and Center City Park.

Market Overview

Greensboro, NC

U.S. News Best Places to Live #23 Nationally

iHeart

Cost of Living Significantly Below National Average

BestPlaces

Part of NC's Third-Largest Metropolitan Area

Wikipedia

North Carolina Ranks Top 3 (Often Top 1) in State Business Climate

NC Commerce

Part of a Region Widely Recognized for Family-Friendly & Livable Areas

Niche

Greensboro Ranked #2 in the U.S. for Sports Business Cities (Without a Major League Team)

Greensboro Complex

Greensboro Economic Development

Greensboro, NC

Data by Greensboro Chamber of Commerce

3rd
Third-largest city in North Carolina

±540k
Population in the Guilford County area

±23
Average commute is less than 25 minutes

200+
Internationally-based firms have a presence in Greensboro

35th
In the top 40 largest metros out of 384 in the USA

500+
Restaurants in Greensboro

2.5%
Corporate tax rate in North Carolina

7
Colleges & universities

15
Ranked in the top 15 cities for lowest cost of living

Contact Information

Reedy Land Co

Eddy Forrest

336-399-9622

eforrest@reedypg.com

Brandon LaVallee

336-692-6070

brandonl@reedypg.com