

RELOCATION GUIDE · GREENSBORO, NORTH CAROLINA

Moving to Greensboro

A local's guide to the neighborhoods, the logistics, and buying a home from out of state, written by a Realtor® who was born and raised here.

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THE GATE CITY



Hi, I'm Lynette!

I was born and raised in Greensboro, and I have watched this city grow and change my entire life. Today I help people move here from all over the country.

Most of my relocation clients reach out feeling a little nervous. You are making one of the biggest financial decisions of your life from hundreds of miles away, in a city you may have only visited once or twice. That is a lot!

My goal with this guide is to give you the information I would want if I were in your shoes: how the city is laid out, what each area feels like, what to expect day to day, what you need to handle once you get here, and how buying a home from a distance actually works.

Read it, mark it up, and bring your questions. I am always a call, text, or email away.

Lynette

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Big-city resources, small-city pace

Greensboro sits right in the middle of North Carolina's Piedmont, about halfway between the mountains and the coast. It is the largest city in the Piedmont Triad, a region it shares with Winston-Salem and High Point.



The Gate City

A nickname from the city's history as a railroad crossroads. You will still hear trains downtown.

3rd largest

Greensboro is the third-largest city in North Carolina, after Charlotte and Raleigh.

Guilford County

The county seat. Nearby towns like Summerfield and Jamestown are in Guilford County too.

The Triad

Greensboro, Winston-Salem, and High Point, with lots of people living in one city and working in another.

Four seasons

Real spring, summer, fall, and winter, with mild winters and light snow most years.

Civil rights history

Home of the 1960 Woolworth's sit-ins, now the International Civil Rights Center & Museum.

What people love, and what to know before you come

I love this city, but it is not perfect. You deserve the real story before you move.

What my clients love

More home for your money

Compared to a lot of bigger metro areas, your budget tends to stretch further here. Many of my relocation clients are surprised by how much space they can get.

A real sense of community

People wave, neighbors introduce themselves, and strangers will chat with you at the grocery store.

Location

Mountains in one direction, beaches in the other, and Raleigh and Charlotte close enough for a day trip.

Big-city resources

Major hospitals, several universities, an international airport, and growing employers, without big-city traffic.

What to know

Pollen season is no joke

Every spring, everything gets a yellow coat: your car, your porch, your windows.

Stock up on allergy meds before March. There are good allergists in town if you need one.

You will need a car

We have city buses and rideshare, but Greensboro was not built around public transit.

Plan your home search around your commute by car.

The weather is moody

Hot, humid summers, sudden downpours, and a 70-degree day in February followed by a freeze.

A little snow can close things for a day or two, so stock up when it's in the forecast.

The pace is slower

If you want nonstop nightlife, this may not be your city.

If you want room to breathe and an easy daily routine, it probably is.

Think of Greensboro as a circle

The Urban Loop is a highway that circles the whole city. Downtown sits near the middle. Most of the areas you'll hear about are easiest to understand by direction: north, west, southwest, and east.



START WITH YOUR COMMUTE

Map your work address first. A 15-minute difference each way adds up fast, and the right side of town can make or break your day-to-day.

CITY OR TOWN?

Summerfield, Oak Ridge, Jamestown, and Pleasant Garden are separate towns. Taxes, utilities, and services can differ from Greensboro city limits.

DRIVE IT AT RUSH HOUR

If you visit, drive your commute around 7:30 a.m. and 5 p.m. If you can't, I can help you check it.

Close in to downtown

CENTRAL

Downtown & the historic core

The feel	Walkable, older, full of character. Close to the Downtown Greenway, LeBauer Park, restaurants, and the Tanger Center.
Homes	Early 1900s homes in Fisher Park and College Hill, plus condos, lofts, and townhomes downtown.
Good fit if	You want to walk to dinner and love older homes with history.
Keep in mind	Older homes can mean older systems. A thorough inspection is a must.

NORTH OF DOWNTOWN & WEST

Irving Park & Starmount

The feel	Established neighborhoods with mature trees and winding streets. Starmount is close to Friendly Center shopping.
Homes	Mostly larger single-family homes on generous lots, generally at the higher end of Greensboro prices.
Good fit if	You want a settled neighborhood close to everything.
Keep in mind	Inventory is limited, so be ready to move when the right home lists.

North Greensboro and beyond

NORTH

Lake Jeanette & North Greensboro

The feel	Suburban and green, near the city lakes and parks, with quick access to the Urban Loop.
Homes	A mix of 1980s to newer subdivisions, some with HOA amenities like pools and tennis.
Good fit if	You want neighborhood living with trails and water nearby.
Keep in mind	Check HOA rules and dues before you fall in love with a home.

NORTH & NORTHWEST, OUTSIDE THE LOOP

Summerfield & Oak Ridge

The feel	Two separate towns with a more rural feel, open land, and bigger lots. Oak Ridge is close to PTI Airport.
Homes	Larger homes on acreage, plus newer construction communities.
Good fit if	You want space and quiet, and you work toward the airport or Winston-Salem.
Keep in mind	Some homes use well water and septic. We will want to inspect both.

Southwest Greensboro

SOUTHWEST

Adams Farm & Southwest

The feel	An established planned community with sidewalks, mature landscaping, and a neighborly feel.
Homes	Single-family homes and townhomes, mostly built from the 1980s on.
Good fit if	You commute toward High Point, Winston-Salem, or I-40 and I-73.
Keep in mind	Homes in good condition move quickly, so have your pre-approval ready.

SOUTHWEST, BETWEEN GREENSBORO & HIGH POINT

Jamestown

The feel	A small, historic town with its own downtown, parks, and golf. Home to GTCC's main campus.
Homes	Older homes near the town center and newer subdivisions around it.
Good fit if	You want small-town character with Greensboro and High Point both close.
Keep in mind	It's its own town, so confirm utilities and services for each address.

East and south

NORTHEAST & EAST

Brown Summit & McLeansville

The feel	Quieter, more rural edges of the city with several newer construction communities.
Homes	New construction and newer subdivisions, often with more square footage for the price.
Good fit if	You want a newer home and don't mind a slightly longer drive to some areas.
Keep in mind	With new construction, the builder's agent represents the builder. Bring your own agent to the first visit.

SOUTH & SOUTHEAST

Southeast & Pleasant Garden

The feel	A mix of city neighborhoods and wide-open country. Pleasant Garden is the closest Guilford County town to the Toyota battery plant.
Homes	Everything from established neighborhoods to homes on land and new builds.
Good fit if	You work south of the city or want land without going far.
Keep in mind	This area is growing. Ask me what's planned nearby before you buy.

WANT TO SEE THESE AREAS BEFORE YOU VISIT?

I walk through neighborhoods on my YouTube channel, youtube.com/@lynetteselbyrealestate. Watching a few videos first makes our first call much more productive.

A growing economy, with aviation leading the way

Greensboro's economy used to be built on textiles. Today it leans on health care, education, logistics, manufacturing, and a fast-growing aviation cluster at the airport.

HEALTH CARE

Cone Health is headquartered here and is one of the area's largest employers, with hospitals, medical centers, and practices across the region.

MANUFACTURING & LOGISTICS

Volvo Trucks North America and semiconductor maker Qorvo are both based in the Greensboro area, alongside a long list of distribution centers thanks to I-40 and I-85.

EDUCATION

UNC Greensboro, NC A&T State University, Guilford Technical Community College, and Guilford County Schools are major employers.

AVIATION AT PTI AIRPORT

Honda Aircraft builds the HondaJet at its world headquarters at PTI. HAECO Americas, FedEx, and Boom Supersonic's aircraft factory are there too, and JetZero has announced plans for a large factory.

TOYOTA IN LIBERTY

Toyota's battery plant opened in Liberty, about 20 miles south of Greensboro in Randolph County. Many employees choose to live in south Greensboro and nearby towns.

WORKING REMOTELY?

Lots of my clients work remotely for companies in other states. If that's you, focus on internet options at the address and a home office that works.

MY COMMUTE TIP

Working at the airport? Look at northwest Greensboro, Oak Ridge, and Summerfield. Working at Toyota? Look south and southeast. Working at a hospital near downtown? Almost anywhere inside the loop works. Company expansion timelines can change, so confirm details with your employer.

Easy to get around, easy to get away



HIGHWAYS

I-40 and I-85 run through the city, and the Urban Loop (I-73, I-85, I-785, and I-840) circles it. Traffic is light compared to bigger metro areas, though rush hour on I-40 still gets busy.

FLYING

Piedmont Triad International (PTI) is about 20 minutes from downtown, with nonstop flights to major hubs. Routes change, so check flyfrompti.com. Raleigh-Durham and Charlotte airports are both within about 90 minutes for more options.

TRAIN & BUS

Amtrak stops downtown at the J. Douglas Galyon Depot, with service toward Charlotte, Raleigh, and the Northeast. Greensboro Transit Agency runs city buses, but most people drive.

APPROXIMATE DRIVE TIMES FROM GREENSBORO

High Point	**25 min**
Winston-Salem	**30 min**
Durham	**55 min**
Raleigh	**1 hr 15 min**
Charlotte	**1 hr 30 min**
Boone & the Blue Ridge	**2 hr**
Asheville	**2 hr 45 min**
Wilmington & Wrightsville Beach	**3 hr 30 min**
Myrtle Beach	**3 hr 45 min**

Estimates without traffic. Times vary by route and starting point.

How school assignment works here

Public schools in Greensboro are part of Guilford County Schools (GCS), one of the largest school districts in North Carolina. Your assigned school is based on your home's address.

CHECK THE ADDRESS, NOT THE ZIP CODE

Two homes on nearby streets can be assigned to different schools. Use the GCS School Assignment Locator at gcsnc.com for any home you are serious about, before you make an offer.

BOUNDARIES CAN CHANGE

GCS updates school boundaries from time to time. Always check the current map, not what a listing or an older website says.

MAGNET & CHOICE PROGRAMS

GCS offers magnet and specialty programs you apply to. Application windows follow the district calendar, so look them up early if you're interested.

CHARTER & PRIVATE OPTIONS

The area has public charter schools, usually with lottery admission, and private schools such as Greensboro Day School and New Garden Friends School.

REGISTERING WHEN YOU ARRIVE

New GCS families register online. Plan to have a certified birth certificate, immunization records, proof of residence, and ID. Questions? The GCS Student Assignment Office can help.

Colleges & universities

UNC Greensboro
Public research university

NC A&T State University
Public HBCU known for engineering and agriculture

Guilford College
Private liberal arts college

Greensboro College
Private college near downtown

Bennett College
Private HBCU for women

GTCC
Guilford Technical Community College

Good care close by

IN GREENSBORO: CONE HEALTH

- Moses Cone Hospital
- Wesley Long Hospital, home of the Cone Health Cancer Center
- Cone Health Behavioral Health Hospital
- MedCenters, urgent care, and primary care practices around town

NEARBY IN THE TRIAD

- Atrium Health Wake Forest Baptist, an academic medical center in Winston-Salem
- Novant Health Forsyth Medical Center, Winston-Salem
- Atrium Health Wake Forest Baptist High Point Medical Center
- Cone Health Alamance Regional, Burlington

BEFORE YOU MOVE

Check which systems are in network for your new insurance, then book new-patient appointments early. Some practices have waitlists, and prescriptions are easier to transfer before you run out.

What the seasons are really like

Spring

Beautiful and blooming, and also pollen season. Expect a yellow coat on everything for a few weeks.

Summer

Hot and humid, with pop-up afternoon thunderstorms. A good AC system matters here.

Fall

My favorite. Warm days, cool nights, and great color, plus easy trips to the mountains.

Winter

Mostly mild with a few cold snaps. A light snow or ice storm can slow the city down for a day or two.

How locals spend a Saturday



OUTDOORS

- Walk or bike the Downtown Greenway, a 4-mile paved loop around downtown
- Paddle or hike at the city lakes: Lake Brandt, Lake Townsend, and Lake Higgins
- Guilford Courthouse National Military Park
- The Bog Garden and Bicentennial Garden

DOWNTOWN & CULTURE

- Broadway shows and concerts at the Tanger Center
- LeBauer Park, right in the middle of downtown
- International Civil Rights Center & Museum
- Greensboro Grasshoppers minor league baseball
- Big events at the Greensboro Coliseum

WITH KIDS OR GUESTS

- Greensboro Science Center: aquarium, zoo, and museum in one
- Greensboro Children's Museum
- Shopping and dining at Friendly Center
- Yearly favorites like the NC Folk Festival and the Wyndham Championship golf tournament

DAY TRIPS

Winston-Salem's Old Salem, the Blue Ridge Parkway, the NC Zoo in Asheboro, and the Raleigh-Durham area are all easy day trips. The beach is a weekend trip.

New-resident checklist

North Carolina gives new residents 60 days to handle the big DMV items. Here is everything in one place so nothing slips.

BEFORE MOVE-IN

- [ ] **Set up electricity with Duke Energy**
  Duke Energy serves Greensboro and most of the area.
- [ ] **Set up natural gas with Piedmont Natural Gas**
  Only if the home has gas service.
- [ ] **Set up water and sewer**
  City of Greensboro Water Resources inside city limits. Towns like Jamestown run their own, and some rural homes have a well.
- [ ] **Compare internet providers for the exact address**
  Especially important if you work from home.

WITHIN 60 DAYS

- [ ] **Get your NC driver's license**
  Book an appointment through NCDMV. Bring your out-of-state license, proof of Social Security number, and proof of residency.
- [ ] **Title and register your vehicles**
  After your license, visit a license plate agency, which is a different office from the driver's license office.
- [ ] **Update your car insurance to an NC policy**

A few things that surprise newcomers

GOOD TO KNOW

- [ ] **Vehicle property tax comes with your tag renewal**
  North Carolina's "Tag & Tax Together" program bills your vehicle's property tax with your yearly registration. It surprises a lot of newcomers.

- [ ] **Inspection before your first renewal**
  You can register without one, but your car will need an NC inspection before you renew next year.

- [ ] **Register to vote, register kids for school, and find new doctors**

Requirements can change. Confirm current details at ncdot.gov/dmv before you go.

How we'll find your home from a distance

The biggest worry I hear is buying a home you haven't seen in person. Here's how I make sure you're never guessing.

1 **We start with a real conversation**

Why you're moving, when you need to be here, your commute, your budget, and the life you want here, not just the number of bedrooms.

2 **You get pre-approved**

I'll connect you with lenders who know North Carolina programs, so you know your numbers before we start touring.

3 **I tour homes for you on video**

The listing photos show the best parts. I show you everything else: the imperfections, the things that need attention, and the street and neighborhood around the house.

4 **We build a smart offer together**

I pull the comparable sales and we go over them together, so your offer is based on data and not a guess.

5 **Due diligence, explained up front**

In North Carolina, buyers usually pay a due diligence fee to the seller and get a set window for inspections, appraisal, and research. I explain how it works before you ever make an offer, so there are no surprises.

6 **Closing with an attorney**

Closings in North Carolina are handled by a real estate attorney. If you can't be here in person, ask me about your options early so we can plan ahead.

PLAN AROUND THESE DATES

Start conversations with me and a lender about 90 days before your move. Start touring about 60 days out. Most purchases take roughly 30 to 45 days from accepted offer to closing, so time your lease or temporary housing around that.

Two good paths. Pick the one that fits you.

Renting first can make sense if

- You don't know the area yet and want to learn it before committing
- Your job or timeline isn't settled
- You may move again within a couple of years

Buying now can make sense if

- You're settled on your job and the side of town you want
- You're pre-approved and comfortable with the monthly payment
- You'd rather move once instead of twice

Either way, we can talk through both on a call. There is no pressure, and my goal is to help you make the choice that's right for you.

Your move plan

Fill this out and bring it to our first call. It makes everything faster.

TARGET MOVE DATE

WORK ADDRESS OR AREA

COMFORTABLE MONTHLY PAYMENT

PRE-APPROVED? LENDER

BEDROOMS / BATHROOMS

LONGEST COMMUTE YOU'D ACCEPT

MUST-HAVES

NICE-TO-HAVES

AREAS FROM THIS GUIDE I WANT TO SEE

LET'S TALK

Ready to plan your move?

Book a call with me. We'll talk through your timeline, the areas that fit your life, and the next steps, whether you're moving next month or next year.

Scan to book your call

Pick a time that works for you. Calls are free, and there's no obligation.

https://tidycal.com/lynetteselbyrealestate/real-estate-buyer-call

CALL OR TEXT
336.587.9563

EMAIL
info@lynetteselbyrealestate.com

WEBSITE
lynetteselbyrealestate.com

YOUTUBE
youtube.com/@lynetteselbyrealestate

> I was relocating from TN and she assisted me with finding the perfect home for my family.
>
> RELOCATION CLIENT

> She held my hand throughout the entire process and kept me calm and informed.
>
> RELOCATION CLIENT

> There is NO QUESTION we found the right agent for us.
>
> BUYERS WHO FOUND ME ON YOUTUBE

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