

Triad franchisee builds downtown office with penthouse apartment

By John Brasier - Reporter, Triad Business Journal
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A rendering of the three-story building expected to open early in 2019.

COURTESY OF JT ENTERPRISES

A local restaurant franchisee is creating a new triple-decker – but not for sale.

Johnny Tart, who owns 16 McDonald's restaurants with his daughter, Courtney Barnhill, including eight in the Triad, is building a three-story, mixed-use building in at the corner of Spring Garden Street and Eugene Court – just west of the Eugene Street overpass in downtown Greensboro.

Tart told Triad Business Journal that the 6,000-square-foot building would house his business offices on the first two floors and a penthouse for him and his wife Karen Tart on the third floor. Construction started early this spring. Tart said a realistic target for completion would be January or February.

DeBoer & Gabriel Builders of Burlington is the general contractor. Grant Fox of Fox Design in Elon is the architect, and **Marta Mitchell of Greensboro is the interior designer.**

Tart said he was looking for a downtown condo, then realized he could combine an office with a spot where he and Karen would be close to downtown activities. Their primary residence is near Grandover Resort. They also have a horse farm in Climax.

"I figured why not kill two birds with one stone. We wanted a place where we could be close to restaurants and entertainment on the weekends," Tart said. "This happened to be a flat piece of land I could buy.

Tart estimates the cost of the structure will be "in the neighborhood" of \$1.5 million. Tart paid \$100,000 for the .41 acre vacant lot in January 2016.

Tart has rented an office at 2901 Pacific Ave. in Greensboro for the past seven or eight years after selling an office on Water Street.

Tart said the penthouse will have a professional kitchen with commercial appliances. The building will have two enclosed stairwells.

JT Enterprises has seven McDonald's restaurants in Greensboro and another in Eden. The company's eight other restaurants are in southwest Virginia, around Danville and Martinsville.

Tart has been a McDonald's franchisee for 25 years. Before that, he worked for Golden State Foods, one of McDonald's largest suppliers. Golden State had a distribution center in Greensboro that was later moved to Garner.



The building, shown Tuesday, has been under construction since this spring.