



## KEY FEATURES

- ±7.881 AC of commercially zoned land
- Corner lot at intersection of Asbury Church Rd. / Rocky Branch Rd.
- High visibility from US-421 (20,000 average VPD)
- Great site for travel plaza, convenience store or other highway business
- ±1 mile east of I-77 (36,500 average VPD)
- Directly across from Park & Ride
- Sewer/natural gas/fiber optic cable recently installed by Yadkin County

LAND | ±7.881 ACRES

FOR SALE | BUILD TO SUIT

# HAMPTONVILLE COMMERCIAL LAND

Asbury Church Rd. & Rocky Branch Rd.  
Hamptonville, NC 27020

Excellent corner lot with ±7.881 acres of highly visible commercial land in Hamptonville, NC. The site is immediately off exit 264 on US-421 with approximately 400' of frontage on Rocky Branch Road. Averaging 20,000 VPD on US-421, this location is ideal a travel plaza, convenience store or other highway business. The property is one mile east of I-77 with 36,500 average VPD, and sits across the street from an existing park and ride location. Don't miss this incredible investment opportunity!

## LEARN MORE ABOUT THIS PROPERTY

### JOHN REECE

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# HAMPTONVILLE COMMERCIAL LAND

LOCATION | ASBURY CHURCH ROAD AND ROCKY BRANCH ROAD

City	Hamptonville	Zip	27020	County	Yadkin
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## PROPERTY DETAILS

Property Type	Land	Acres±	7.8	Zoning	HB
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## UTILITIES

Electrical	At Site	Sewer	At Site	Water	At Site
Gas	At Site				

## TAX INFORMATION

Zoning	Commercial	Tax Pin	4.86601E+11
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## PRICING AND TERMS

Price	\$895,000	Price/AC	\$113,564
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