



## KEY FEATURES

- ±2.46 Acres (Last Available Lot)
- Zoned HB-S
- Convenient to Salem Parkway, I-40, I-74, I-73 and I-85
- Several established businesses in the surrounding area
- Storm water managed off-site
- 70% impervious surface permitted

±2.46 ACRES ZONED HB-S

FOR SALE

## STAFFORD CENTRE

0 Stafford Centre Drive  
 Kernersville, NC 27284

Prime development opportunity! Attractive ±2.46 acre tract of land with 65,500 ADT on I-40 and 30,500 ADT on NC Highway 66. HB-S designation makes this suitable for a wide variety of uses, including restaurants, hotels, bank branches, offices or day care facilities. Seller can provide pad-ready sites or will build-to-suit. Great location, just 20 minutes from both Winston-Salem and Greensboro, close to the Piedmont Triad International Airport, and convenient to Salem Parkway, I-40, I-74, I-73, I-65 and all points in the Piedmont Triad area. Several established restaurants, hotels and other businesses are in the area. Selling price is \$200,000 per acre.

### LEARN MORE ABOUT THIS PROPERTY

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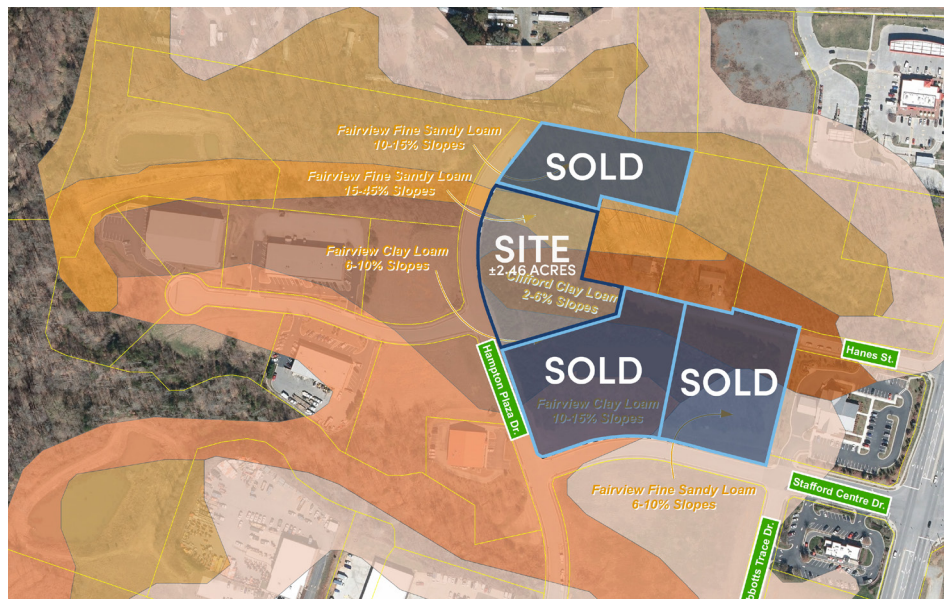
## LOT LAYOUT



## ZONING MAP



## SOIL MAP



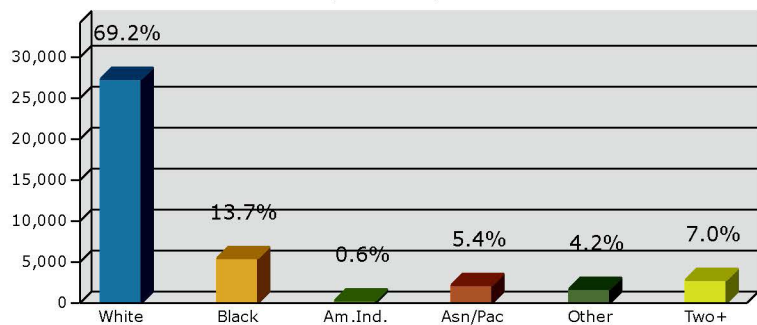


## Graphic Profile

789 Stafford Center Dr, Kernersville, North Carolina, 27284  
Ring Band: 3 - 5 mile radius

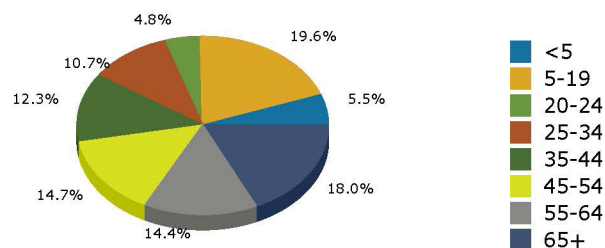
Prepared by Esri  
Latitude: 36.09119  
Longitude: -80.06300

2022 Population by Race

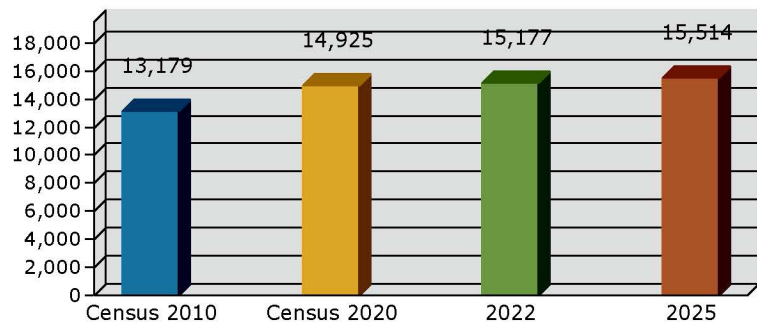


2022 Percent Hispanic Origin: 9.1%

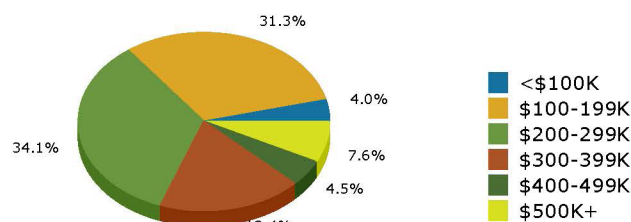
2022 Population by Age



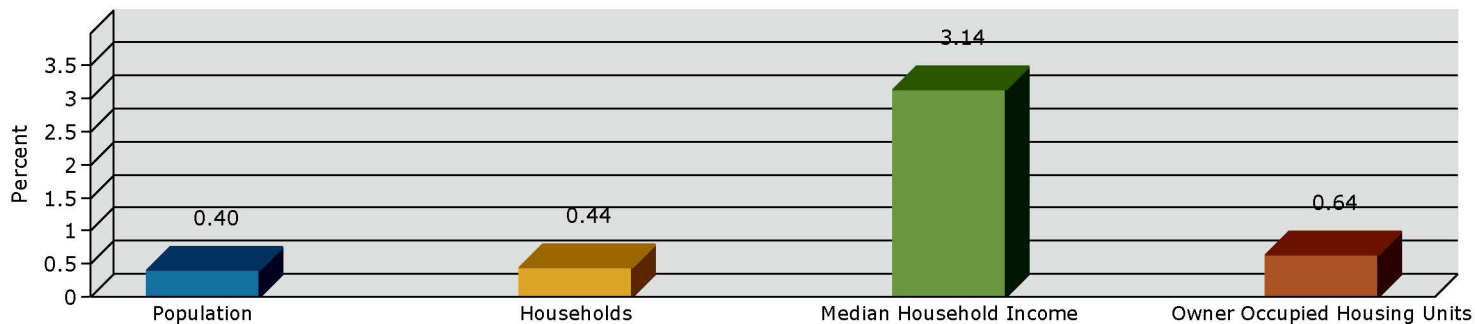
Households



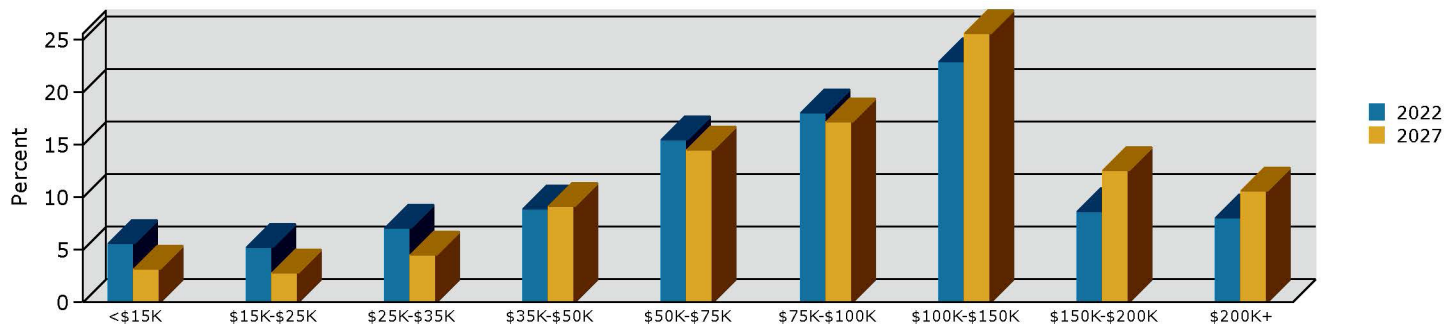
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



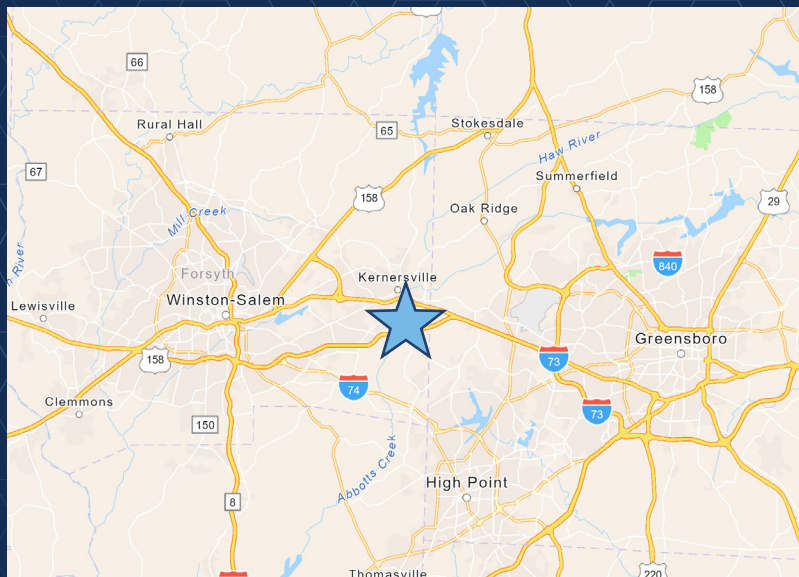


# STAFFORD CENTRE DRIVE

LOCATION					
Address	0 Stafford Centre Drive				
City	Kernersville	Zip	27284	County	Forsyth
PROPERTY DETAILS					
Property Type	Land			Acres ±	2.46
UTILITIES					
Electrical	Duke Power	Gas	PNG	Sewer/Water	Municipal
Storm Water	Managed Off-Site (Master Planned)				
TAX INFORMATION					
Zoning	HB-S			Tax Pin	6885-53-3930
PRICING & TERMS					
Price	\$200,000 Per Acre				

±2.46 ACRES ZONED HB-S

FOR SALE



## LOCATION FEATURES

- ±2.46 Acres (Last available lot)
- Zoned HB-S, suitable for a variety of different business & retail uses
- High ADT on NC Highway 66 and I-40
- Convenient to Winston-Salem, Greensboro, Piedmont International Airport, and all points in the Piedmont Triad area
- Easy access to Salem Parkway, I-40, I-74, I-73 and I-85
- Several existing businesses in the region