



## 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

### JEFF ANDREWS, SIOR

Jeff@CommercialRealtyNC.com  
336.793.0890, ext 103

### BRAD KLOSTERMAN, CCIM

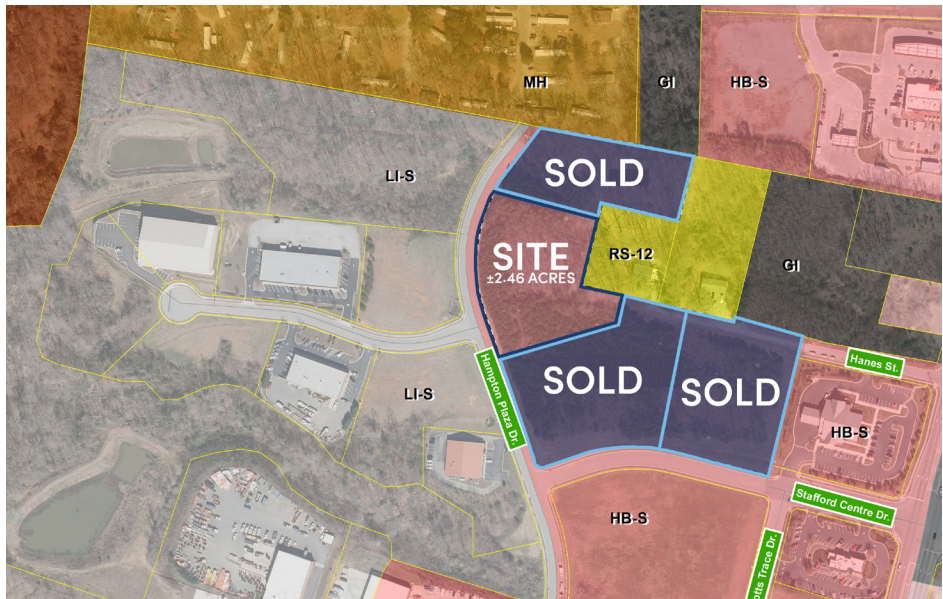
Brad@CommercialRealtyNC.com  
336.793.0890, ext 106



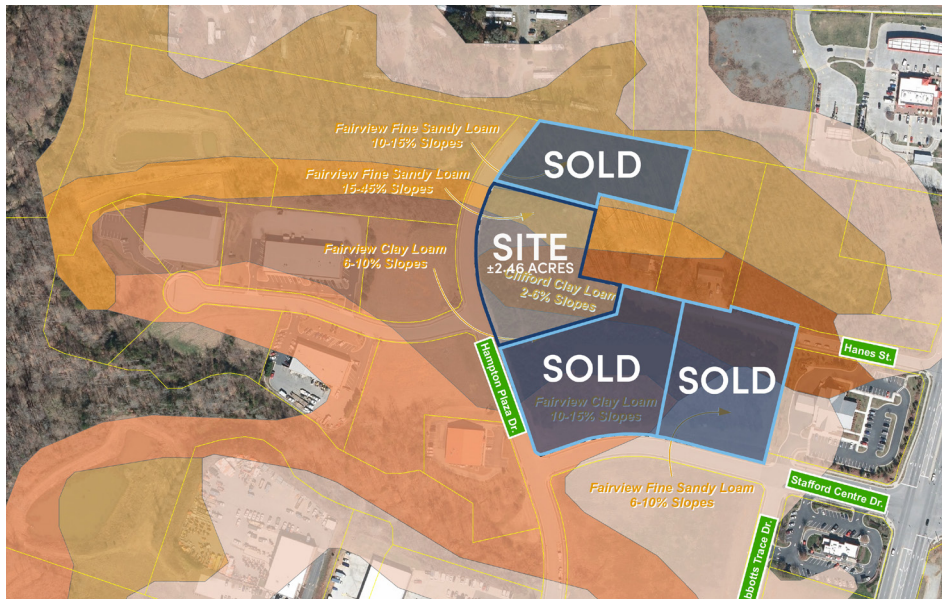
LOT LAYOUT



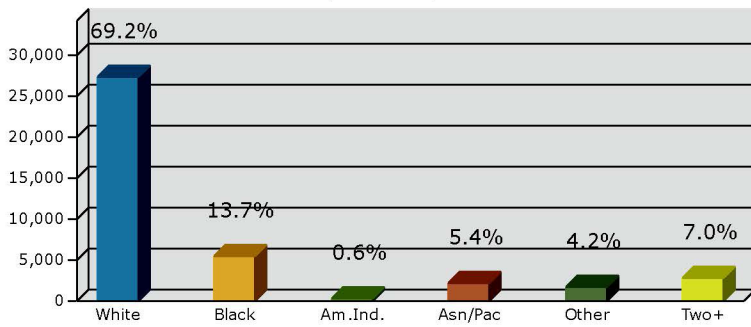
ZONING MAP



SOIL MAP

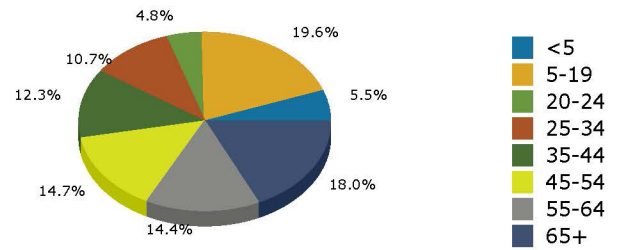


2022 Population by Race

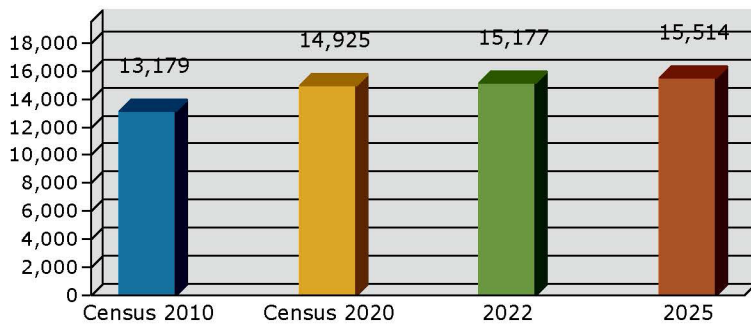


2022 Percent Hispanic Origin: 9.1%

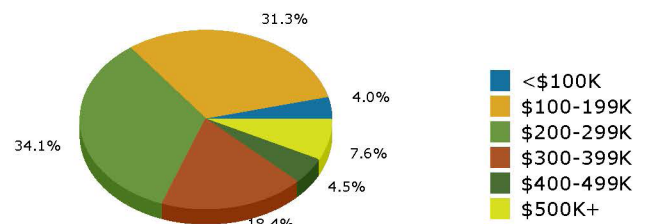
2022 Population by Age



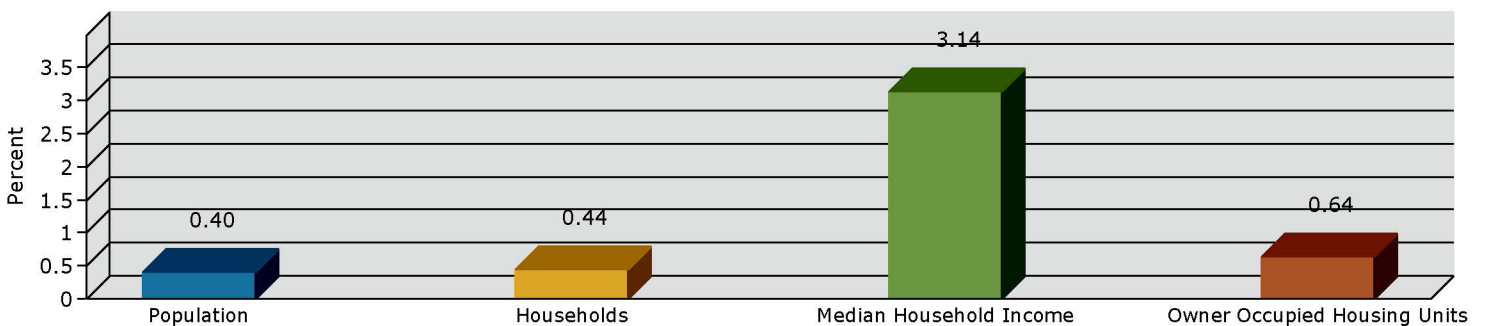
Households



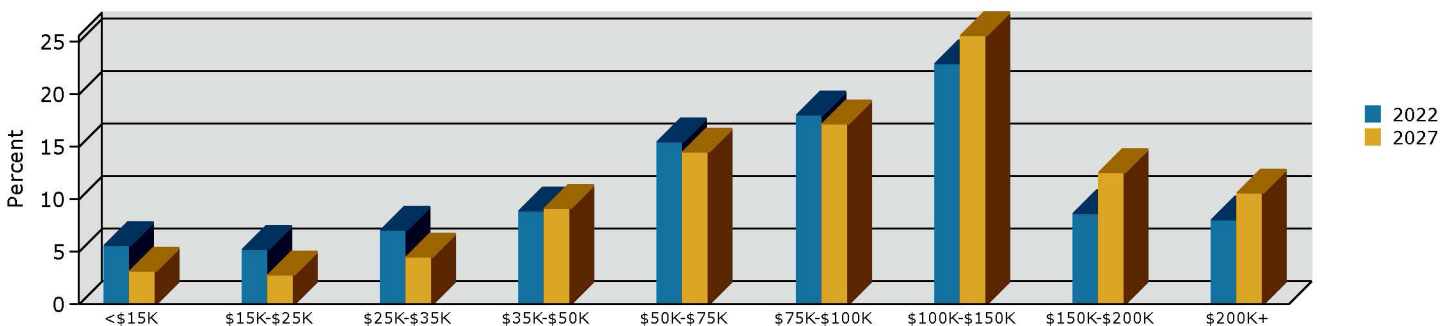
2022 Home Value



2022-2027 Annual Growth Rate



Household Income







## STAFFORD CENTRE DRIVE

### LOCATION

<b>Address</b>	0 Stafford Centre Drive		
<b>City</b>	Kernersville	<b>Zip</b>	27284
<b>County</b>	Forsyth		

### PROPERTY DETAILS

<b>Property Type</b>	Land	<b>Acres ±</b>	2.46
----------------------	------	----------------	------

### UTILITIES

<b>Electrical</b>	Duke Power	<b>Gas</b>	PNG	<b>Sewer/Water</b>	Municipal
<b>Storm Water</b>	Managed Off-Site (Master Planned)				

### TAX INFORMATION

<b>Zoning</b>	HB-S	<b>Tax Pin</b>	6885-53-3930
---------------	------	----------------	--------------

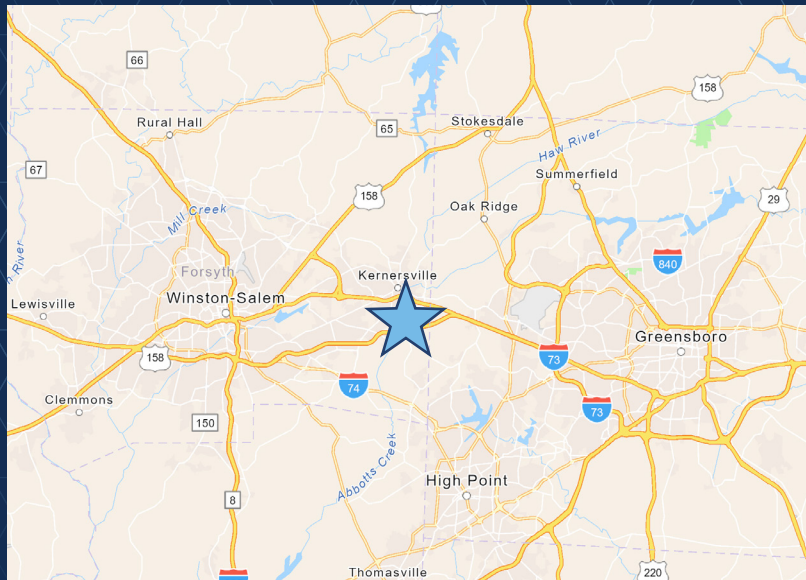
### PRICING & TERMS

<b>Price</b>	\$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