#### COMMERCIAL REAL ESTATE SERVICES AND INVESTMENTS





## **KEY FEATURES**

- 5 Parcels | ± 28.19 Acres Total
- Zoned Pedestrian Business- Special District
- Located in close proximity to Novant's Clemmons Medical Center, Morgan Elementary School, Clemmons Village, Town Center, and Peace Haven Village shopping centers
- Excellent frontage along Village Point Drive and Village Point Lake Drive

#### LEARN MORE ABOUT THIS PROPERTY

#### JEFF ANDREWS, SIOR

Jeff@CommercialRealtyNC.com 336.793.0890, ext 103

## **HOUSTON HOUGH**

Houston@CommercialRealtyNC.com 336.793.0890, ext 206 LAND - DEVELOPMENT SITE

FOR SALE

# **VILLAGE POINT LAND PARCELS** Village Point Drive & Village Point Lake Drive Clemmons, NC 27012

With great visibility from Interstate 40 and Harper Road, Village Point Land Parcels consists of 5 lots that total ±28.19 acres. The parcels are zoned Pedestrian Business- Special District- ideal for development of office, retail, residential, hospitality, and public uses. The lots have easy access to I-40, Lewisville-Clemmons & Peace Haven Roads, and are in close proximity to Clemmons Village, Town Center, and Peace Haven Village shopping centers.

PARCEL	PIN	PRICE	PRICE/ACRE	ACREAGE
Phase 2 Tract 5	5883-82-0915	\$3,180,000	\$327,160.49	±9.72
Phase 2 Tract 6	5883-83-6041	\$2,980,000	\$392,105.26	±7.6
Phase 2 Tract 7	5883-83-2765	\$900,000	\$348,837.21	±2.58
Phase 2 Tract 8	5883-84-6232	\$990,000	\$347,368.42	±2.85
Phase 2 Tract 9	5883-84-4575	\$1,300,000	\$238,970.59	±5.44



## **VILLAGE POINT LAND PARCELS**

Address	Village Point Drive & Village Point Lake Drive						
City	Clemmons	Zip Code	27012	County	Forsyth		
PERTY DETAILS	S						
Property Type	Land	Acres ±	28.19 Total	Zoning	PB-S		
TIES							
Electrical	Duke Energy	Sewer	Town of Clemmons	Water	Town of Clemmon		
Natural Gas	Piedmont Natural Gas						
	Besty Creek		ton' Salem High Point Ton Ton Ton Ton Ton Ton Ton Ton	Burlington			

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