



**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

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.

**LEARN MORE ABOUT THIS PROPERTY**

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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

### LOCATION

<b>Address</b>	Village Point Drive & Village Point Lake Drive				
<b>City</b>	Clemmons	<b>Zip Code</b>	27012	<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Land	<b>Acres ±</b>	28.19 Total	<b>Zoning</b>	PB-S
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### UTILITIES

<b>Electrical</b>	Duke Energy	<b>Sewer</b>	Town of Clemmons	<b>Water</b>	Town of Clemmons
<b>Natural Gas</b>	Piedmont Natural Gas				

