



### KEY FEATURES

- Zoning and approved plans allow for outdoor storage yard
- Price included approved site plans for up to a 15,000 SF facility
- Permitted uses now include motor vehicle repair and maintenance
- High Traffic Counts - SR 66 - 24,500 AADT and I-40 - 65,500 AADT
- Up to 65% impervious surface with offsite retention

RAW LAND WITH APPROVED PLANS

FOR SALE | \$450,000

## RAW LAND WITH APPROVED OUTDOOR STORAGE

1425 Hampton Plaza Dr.  
Kenersville, NC 27284

This property is located in Kenersville, NC a rapidly expanding hub for industrial manufacturing and distribution, healthcare, and housing. The property is only 0.6 miles from Interstate 40 (65,000 AADT) providing easy access to a wide customer base, work crews, and employees. The HB-C zoning has a flexible list of commercial and office uses that is ideal for many users. The Seller has approved engineering plans to build up to 15,000 SF with an outdoor storage yard that are included in the sale.

### LEARN MORE ABOUT THIS PROPERTY

#### BRAD KLOSTERMAN

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## RAW LAND WITH APPROVED OUTDOOR STORAGE

### LOCATION

<b>Address</b>	1425 Hampton Plaza Dr				
<b>City</b>	Kernersville	<b>Zip</b>	27284	<b>County</b>	Forsyth

### PROPERTY DETAILS

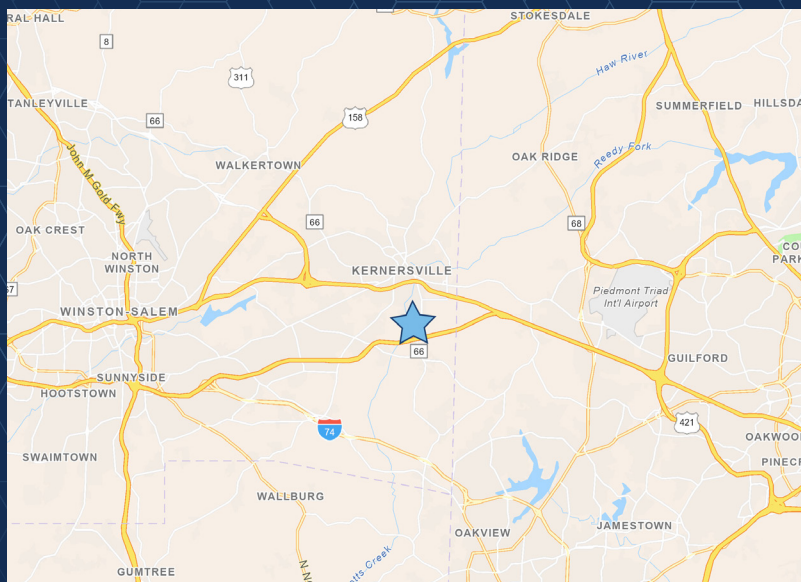
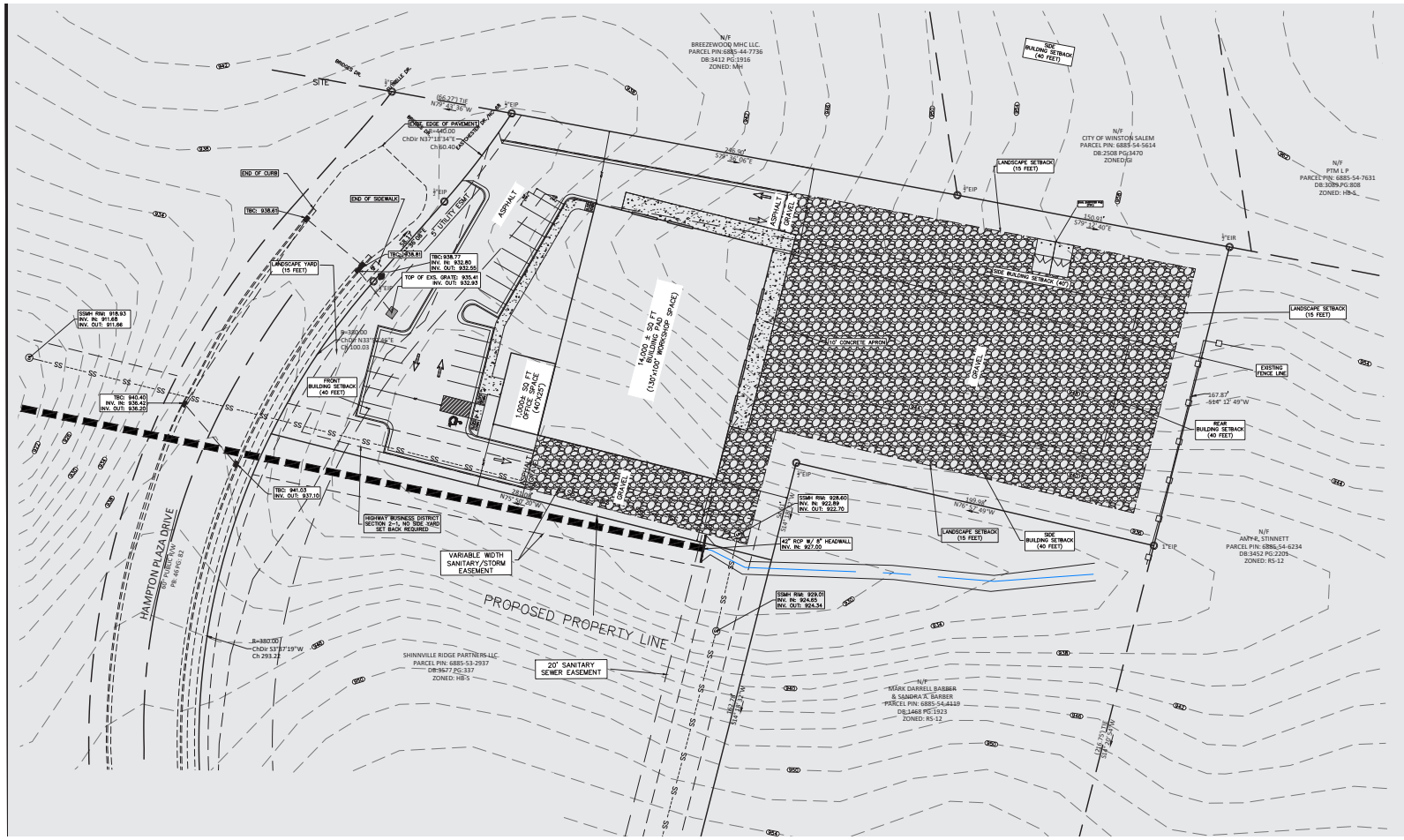
<b>Property Type</b>	Raw Land	<b>Acres ±</b>	1.9
<b>Avail SF ±</b>	82,764		

### UTILITIES

<b>Electrical</b>	Duke Power	<b>Sewer</b>	Municipal	<b>Water</b>	Municipal
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### PRICING & TERMS

<b>Price</b>	\$450,000	<b>Tax Value</b>	\$263,600	<b>Price/SF</b>	\$5.44
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**LOCATION FEATURES**

- Approximately 220 ft. frontage on Hampton Plaza Dr.
- 0.6 mile from Interstate 40
- Close proximity to Veterans Administration and Novant Hospitals
- Area rapidly developing with employment and hospitality uses