



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 include motor vehicle repair, outdoor storage and maintenance
- High Traffic Counts - SR 66 - 24,500 AADT and I-40 - 65,500 AADT
- Up to 65% impervious surface with offsite retention in place

LAND

FOR SALE | \$425,000

LAND WITH APPROVED OUTDOOR STORAGE

1425 Hampton Plaza Dr.

Kernersville, NC 27284

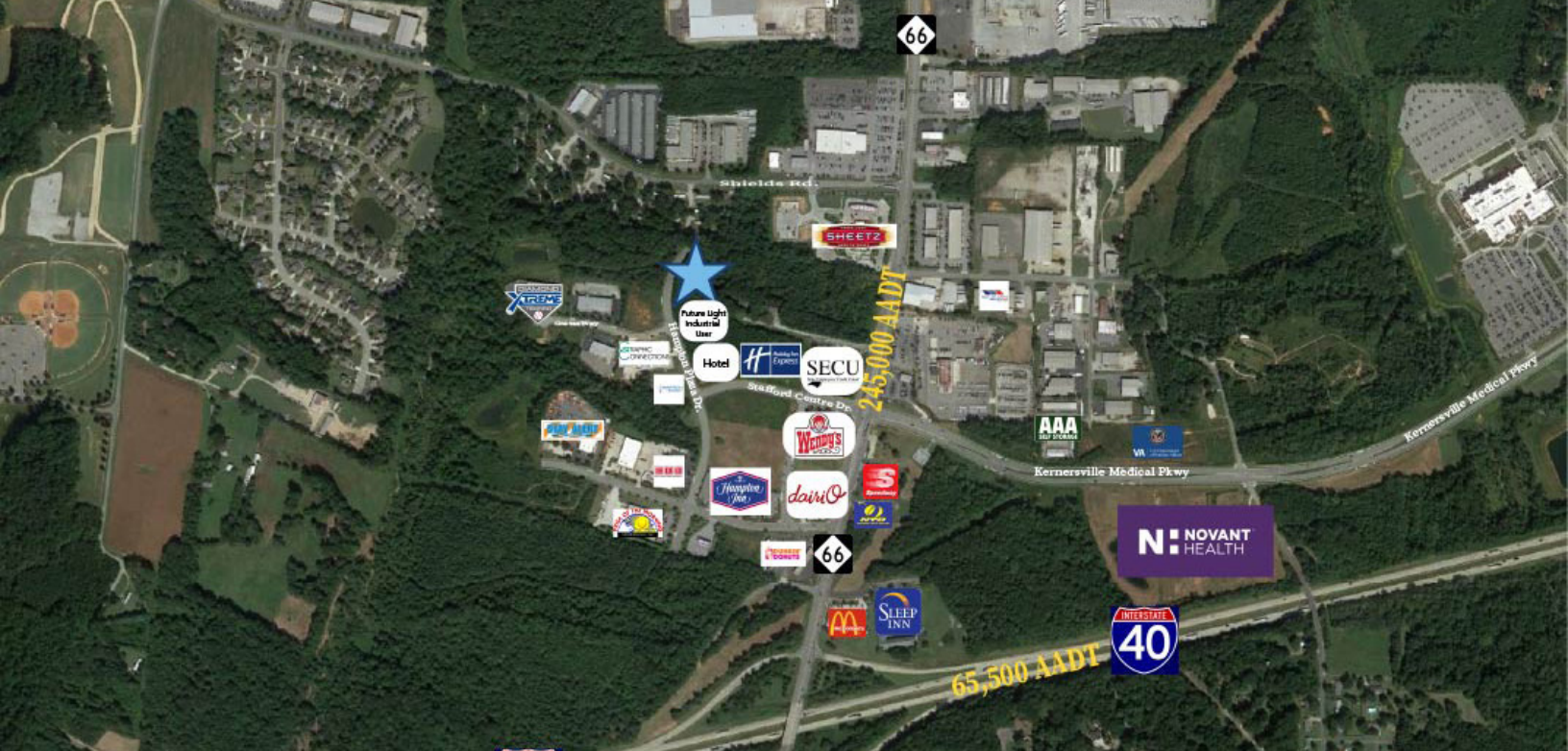
This property is located in Kernersville, NC a rapidly expanding hub for industrial manufacturing and distribution, healthcare, and housing. The property is only 0.6 miles from Interstate 40 (65,000 AADT) providing easy access to a wide customer base, work crews, and employees. The HB-C zoning has a flexible list of commercial and office uses that is ideal for many users. The Seller has 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, CCIM

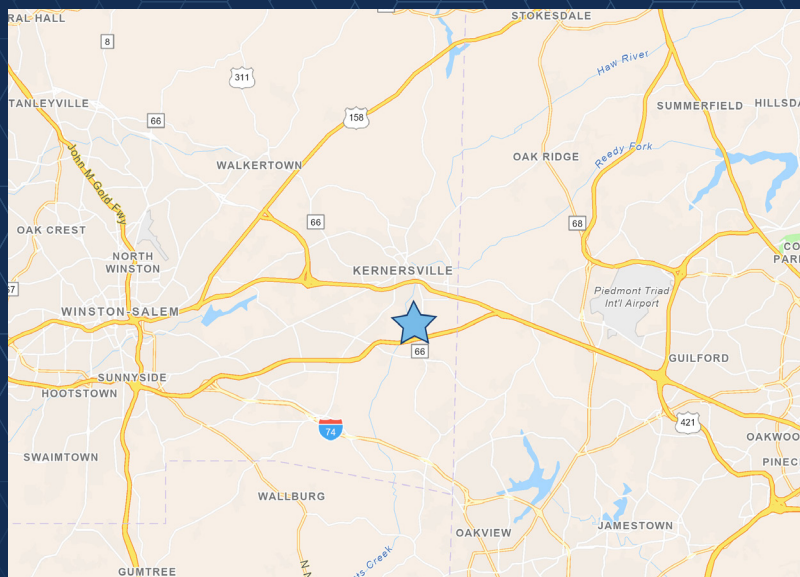
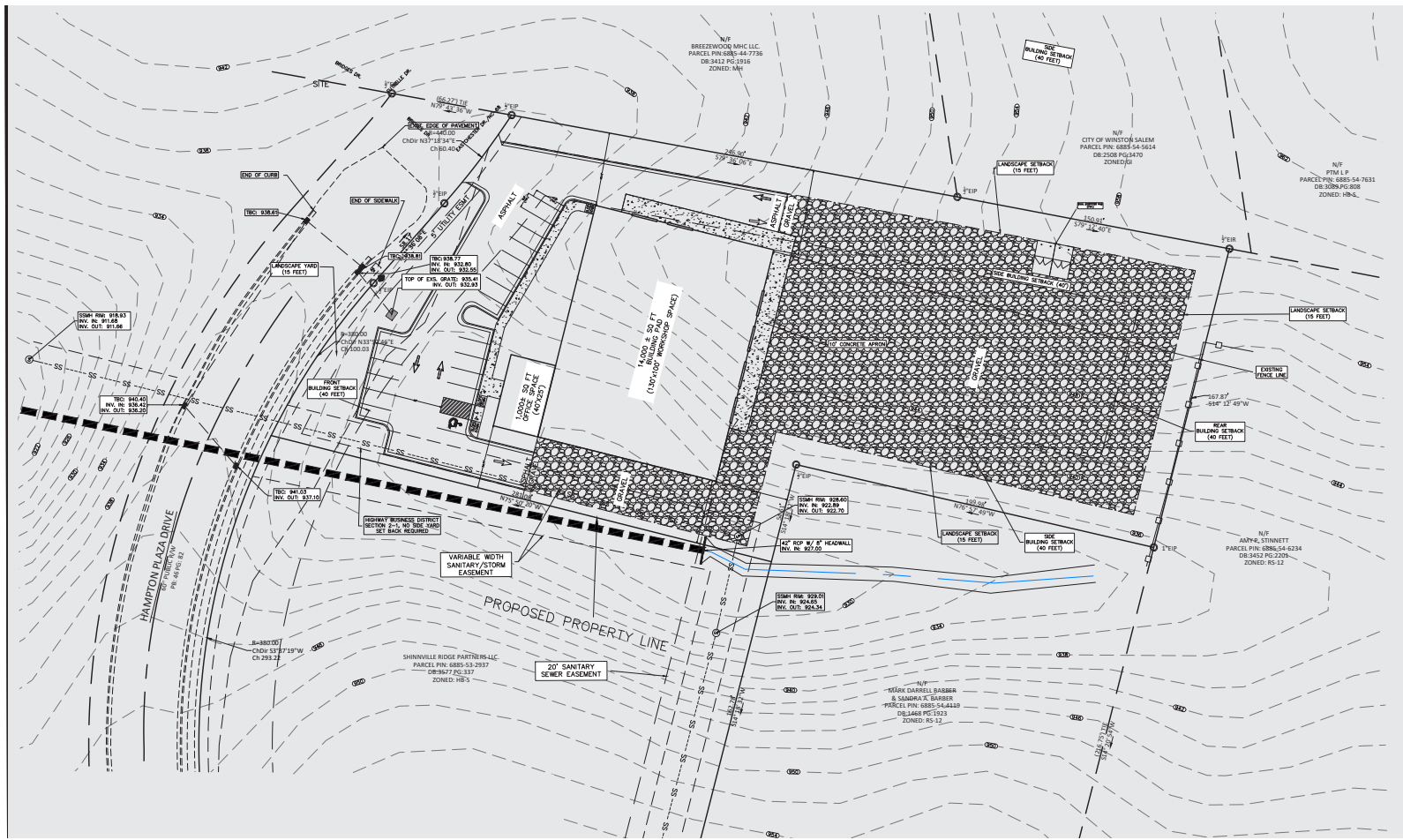
bradk@commercialrealtync.com

336.793.0890, ext 106



LAND WITH APPROVED OUTDOOR STORAGE USE

LOCATION					
Address	1425 Hampton Plaza Dr				
City	Kernersville	Zip	27284	County	Forsyth
PROPERTY DETAILS					
Property Type	Raw Land			Acres ±	1.9
Avail SF ±	82,873				
UTILITIES					
Electrical	Duke Power	Sewer	Municipal	Water	Municipal
PRICING & TERMS					
Price	\$425,000	Tax Value	\$341,400	Price/SF	\$5.13



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