

1740 PECAN LANE

FOR SALE | KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land, Commercial
ACRES ±	2.09
SALE PRICE	\$888,250

DESCRIPTION

±2.09 acre development opportunity located just off Union Cross Road and I-40. Parcel is adjacent to 272-unit multi-family community in a well-trafficked retail thoroughfare with VPD of approximately 24,000.

KEY FACTS

68,425

Population

41.2

Median Age



2.40

Average Household Size

\$97,853

2022 Average Household Income

BUSINESS



2,410

Total Businesses



28,000

Total Employees

(based on a 5 mile radius)

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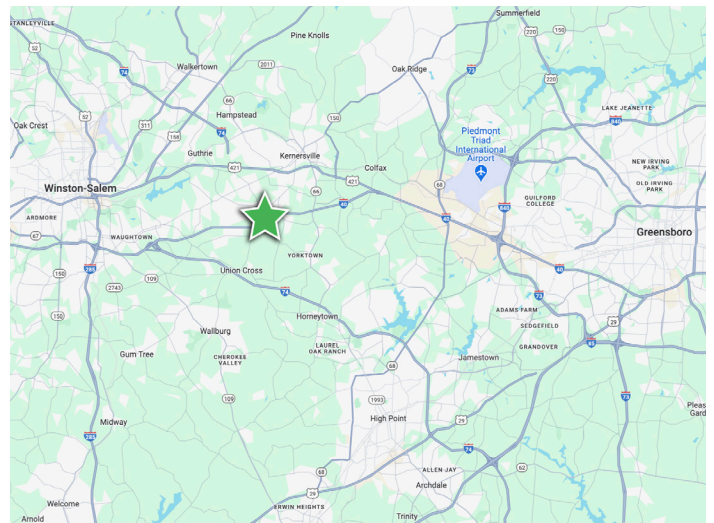
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KEY FEATURES

- Located directly off I-40
- Surrounded by thriving retail and multi-family
- Convenient access to Triad at large
- 10 miles from downtown Kernersville
- Within 20 minutes from Winston-Salem, High Point, and Greensboro



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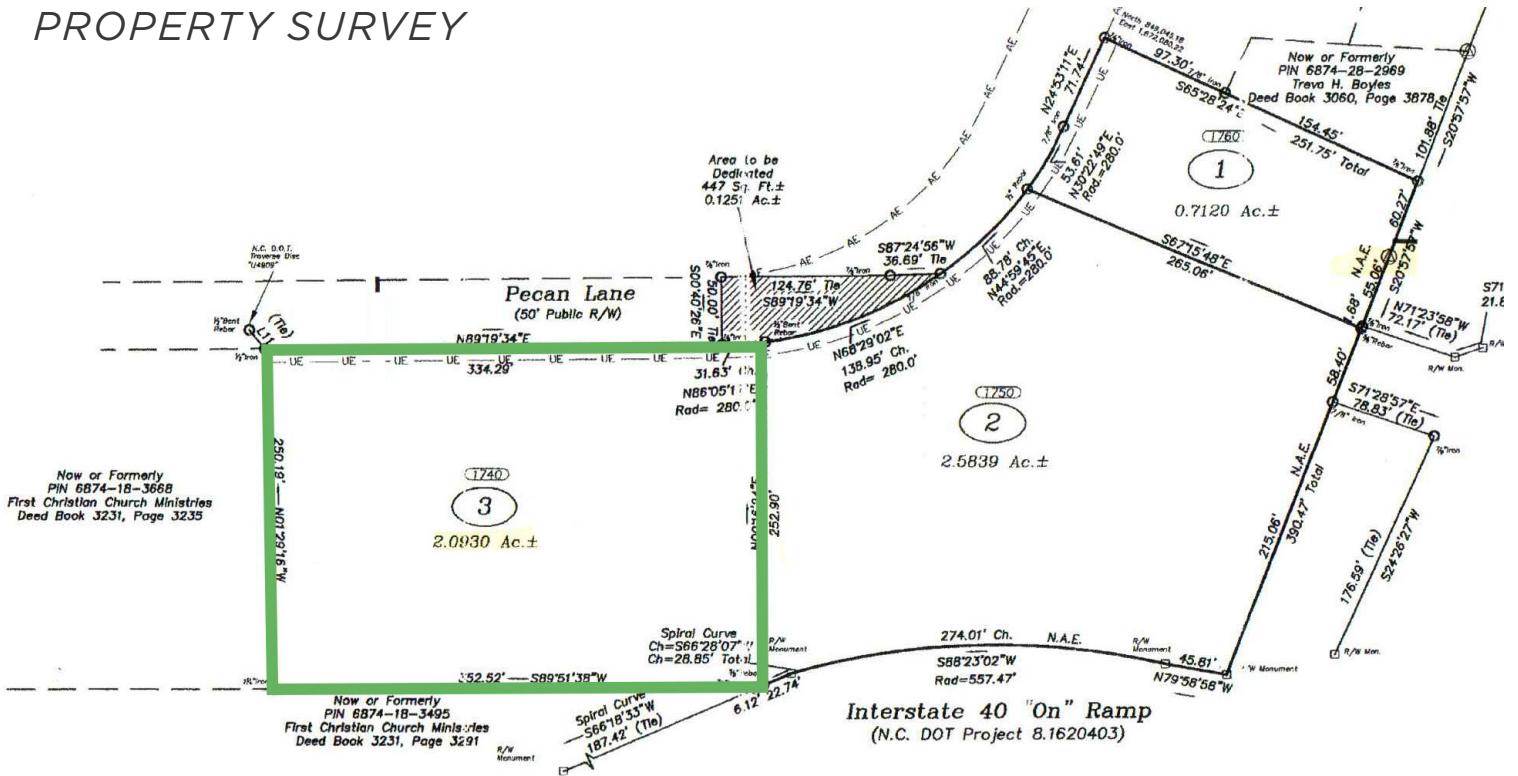
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PROPERTY SURVEY



PROPERTY INFORMATION

PROPERTY TYPE	Land, Commercial	ZONING	GB-S
ACRES ±	2.09	TAX PIN	6874-18-6730

PRICING & TERMS

SALE PRICE	\$888,250
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