

KERNERSVILLE PRIME VACANT LAND 42.07+/- ACRES | TRIAD MARKET, NC

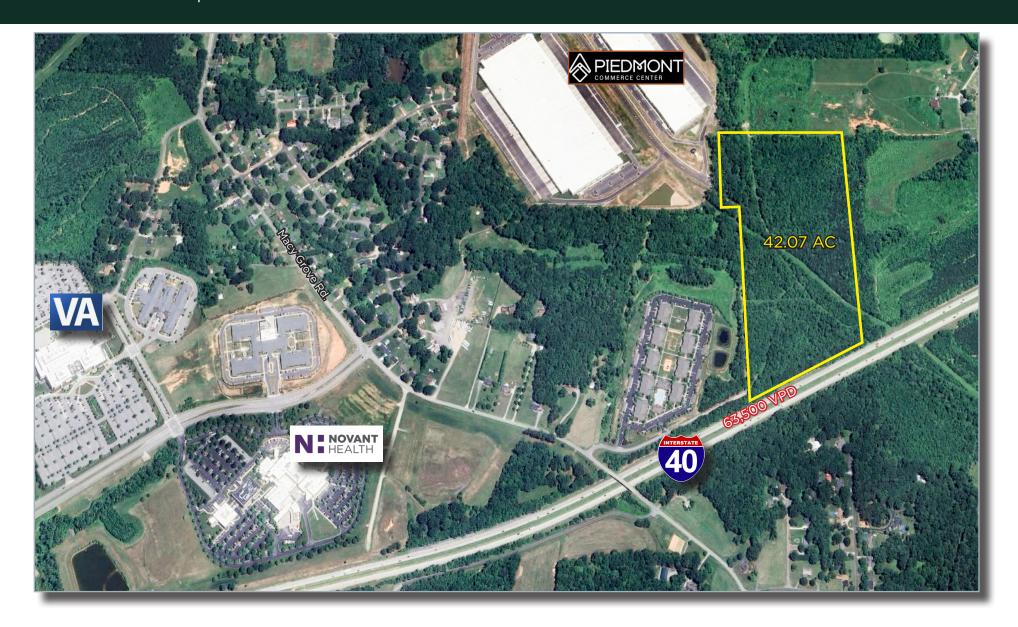
FREEMAN | COMMERCIAL REAL ESTATE

LEE CHEWNING

O: 336-768-4410

M: 336-655-8063

lee@freemancommercial.com



- 42.07+/- acres, water and sewer on site
- Annexed into Town of Kernersville

- Growing market with influx of new business
- Sales Price: \$55,000/acre

Kernersville Demographic Overview

Kernersville is in the "Heart of the Triad"; with strong growth in business, retail and industry including Amazon, FedEx, John Deer Hitachi, Novant Health, Cone Health, and the VA Clinic. The 42.07 acres is surrounded by new residential growth; 900 acre Caleb's Creek residential development and Weldon Village, a 500 acre residential mixed use community including plans for grocery, retail and medical.







7-Miles



3.04% Avg. Annual Growth Rate

2024	3 miles	5 miles	7 miles
Total Population	31,029	66,256	109,720
Avg. HH Income	\$100,286	\$106,265	\$106,783
Total Businesses	1,781	2,326	3,592
Total Employees	20,748	27,248	52,068



Regional Economic Development

Guilford/Randolph Counties - MegaSite, Toyota Battery Man a \$1.29 million investment creating 2,100 jobs

Wake County - Apple, \$1 billion investment creating 3,000 jobs

Asheboro - Technimark, \$62 million investment creating 220 full-time jobs

Archdale - Hafele America, \$13 million expansion creating 150 jobs

Guilford County - Publix Distribution Center, \$44 million investment creating 1,000 new jobs

Guilford County - Amada America Inc., \$87 million investment creating 200 new jobs

Guilford County - FedEx, opening a second distribution center adding 400 employees

Major Highways/Airports



I-85: 15 MILES



I-74: 8 MILES



I-40: 2 MILES



PTI AIRPORT: 10 MILES



RDU AIRPORT: 80 MILES



CLT AIRPORT: 93 MILES