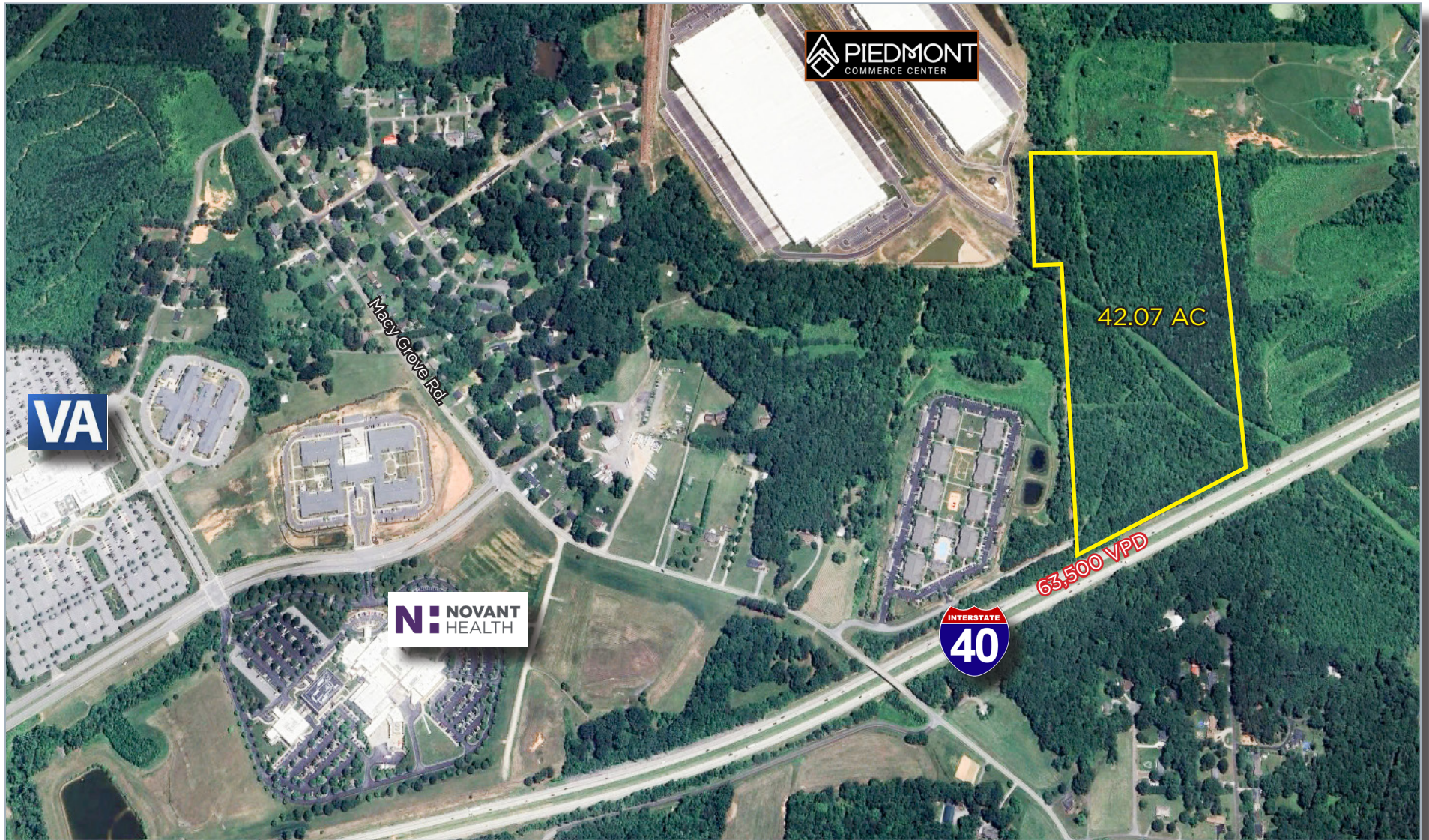


KERNERSVILLE PRIME VACANT LAND  
42.07+/- ACRES | TRIAD MARKET, NC

**FREEMAN** | COMMERCIAL REAL ESTATE

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- 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 Deere 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.



**109,720**  
2024 Population  
7-Miles



**\$106,783**  
2024 HH Income  
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

