

# 843 OLD WINSTON ROAD

FOR SALE | KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE

## DEVELOPMENT OPPORTUNITY



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES ±	1.24
SALE PRICE	\$475,000

## DESCRIPTION

GB-S zoned developable land centrally located in Kernersville. Directly behind J. Pepper's Southern Grille and Kernersville Pharmacy, this ±1.24 acre parcel would be suitable for any range of office, medical, retail, and light industrial uses. Potential for desirable signage visibility on US-421/Salem Parkway.



NICK GONZALEZ

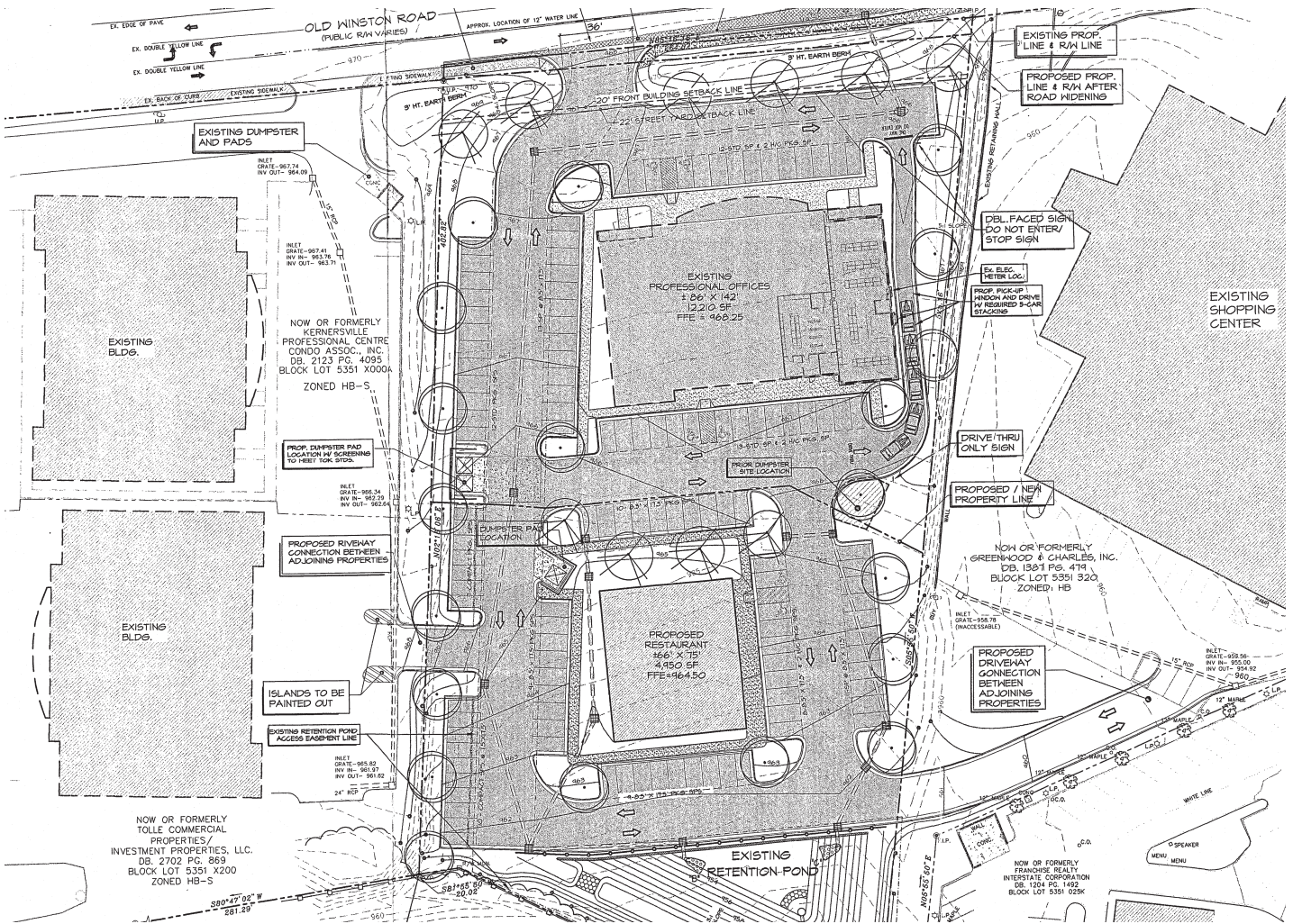
E Nick@LTPcommercial.com

P 336.724.1715

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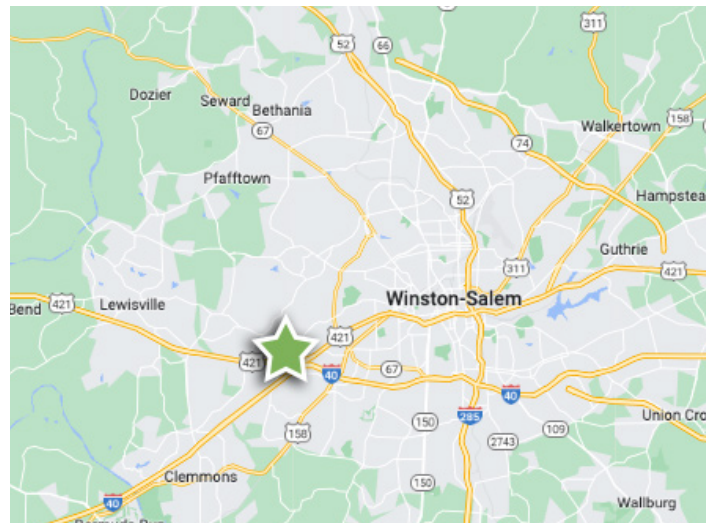


## SITE PLAN



## KEY FEATURES

- GB-S zoned developable land
- Centrally located in Kernersville
- ±1.24 acre parcel would be suitable for any range of office, medical, retail, and light industrial uses.
- Potential for desirable signage visibility on US-421/Salem Parkway
- 32,000 VPD





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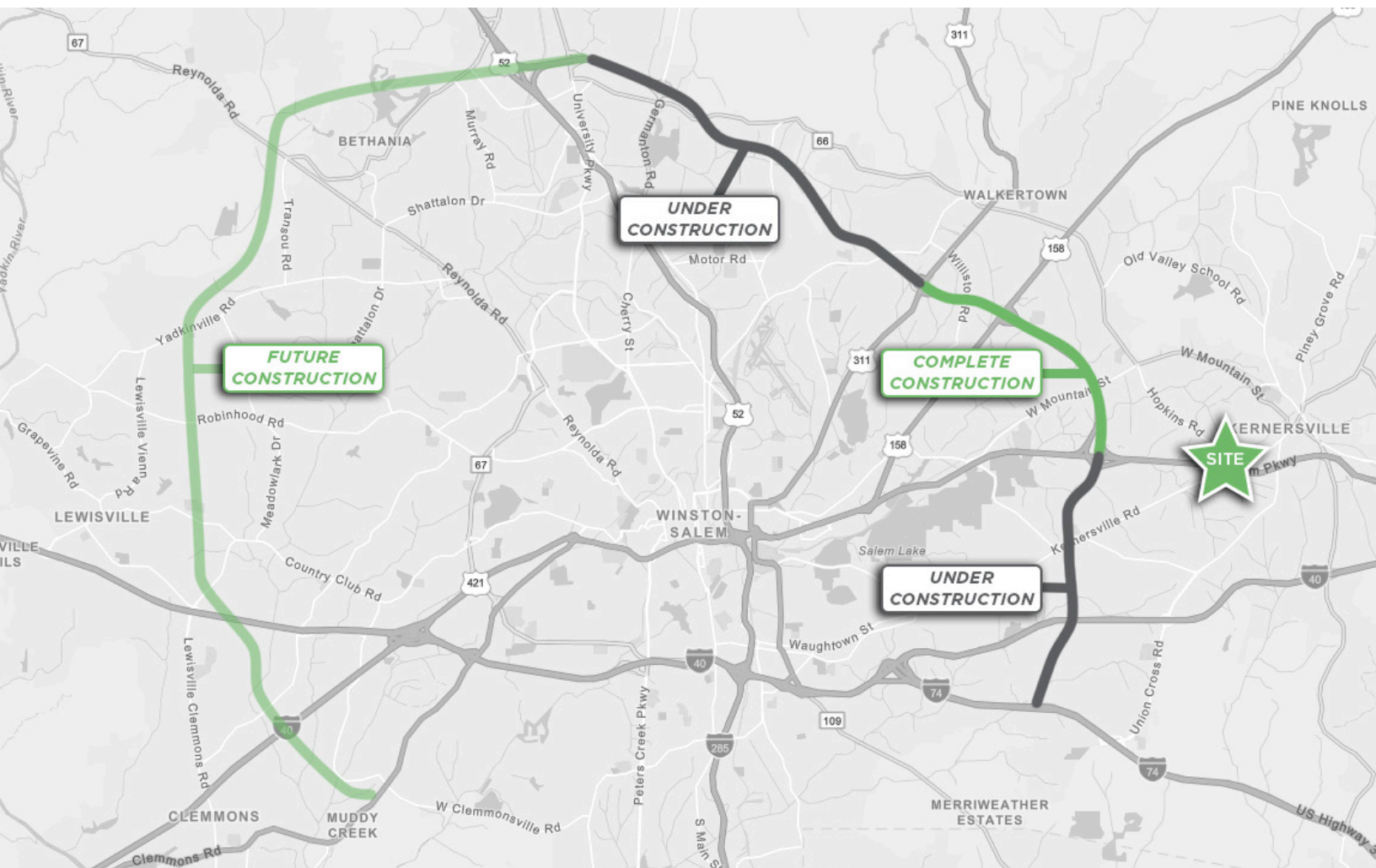
## WINSTON-SALEM NORTHERN BELTWAY

The N.C. Department of Transportation is building a multi-lane freeway that loops around the northern part of Winston-Salem. The 34.5-mile Winston-Salem Northern Beltway will begin at U.S. 158 southwest of Winston-Salem and end at I-74 southeast of the city.

Over 100,000 vehicles and trucks travel through the area every day, which is more traffic than the roadways in the area are designed to handle. The Winston-Salem Northern Beltway will help alleviate traffic congestion and improve safety along heavily traveled routes in Forsyth County, including U.S. 421/Salem Parkway and U.S. 52.

## INTERSTATE ACCESSIBILITY

NORTHERN INTERCHANGE	5.2 miles	SALEM PARKWAY EAST	14.2 miles
INTERSTATE 40	16.5 miles	SALEM PARKWAY WEST	17.7 miles



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

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## PROPERTY INFORMATION

PROPERTY TYPE	Land	ZONING	GB-S
ACRES ±	1.24	PIN	6876-71-8370

## PRICING & TERMS

SALE PRICE	\$475,000
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