



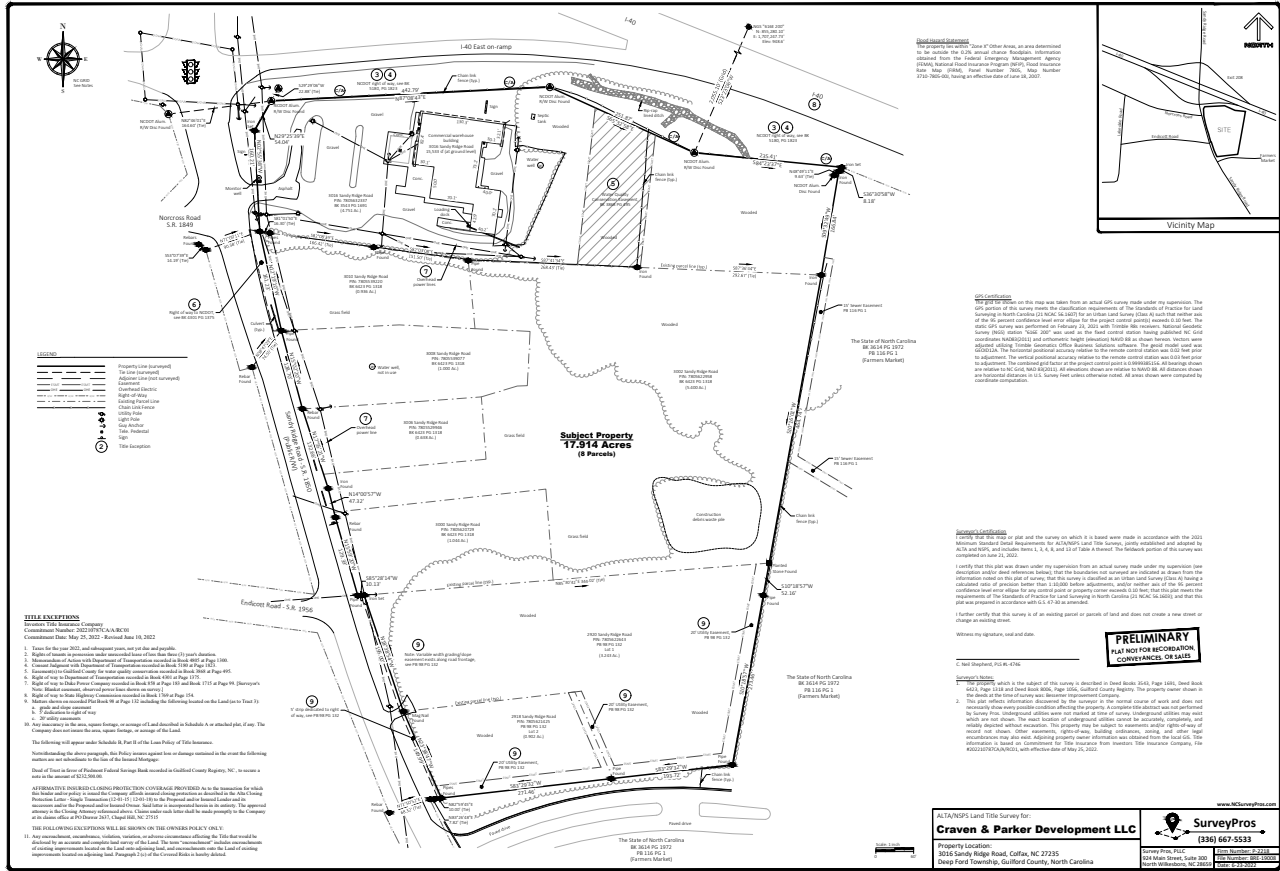
6 ACRES OF LAND FOR SALE

3000 Sandy Ridge Rd, Colfax, NC 27235

6 acres of gently sloping, most cleared land with 500 feet of frontage on Sandy Ridge Road and located between the I-40 interchange and the Triad Farmers Market entrance. Excellent visibility from Sandy Ridge and accessibility/visibility from I-40. Land recently rezoned through Guilford County to CZ-LI (Conditional Zoning - Light Industrial). NCDOT has plans to widen Sandy Ridge Road in the next 5 years based on STIP U-4758 (see attached schematics). High Point city water access at the southern corner next to Farmers Market entrance and sewer access is across Sandy Ridge Road. Annexation into High Point required to access water/sewer. Call for pricing.



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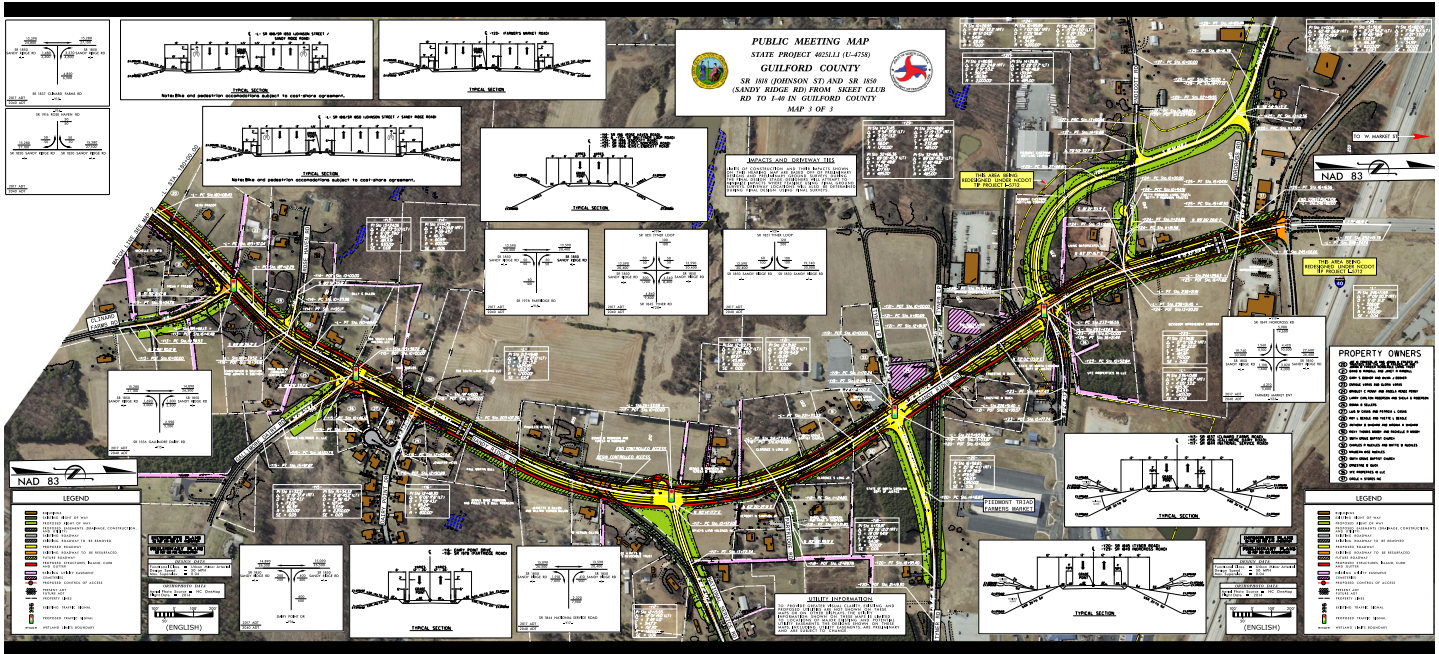
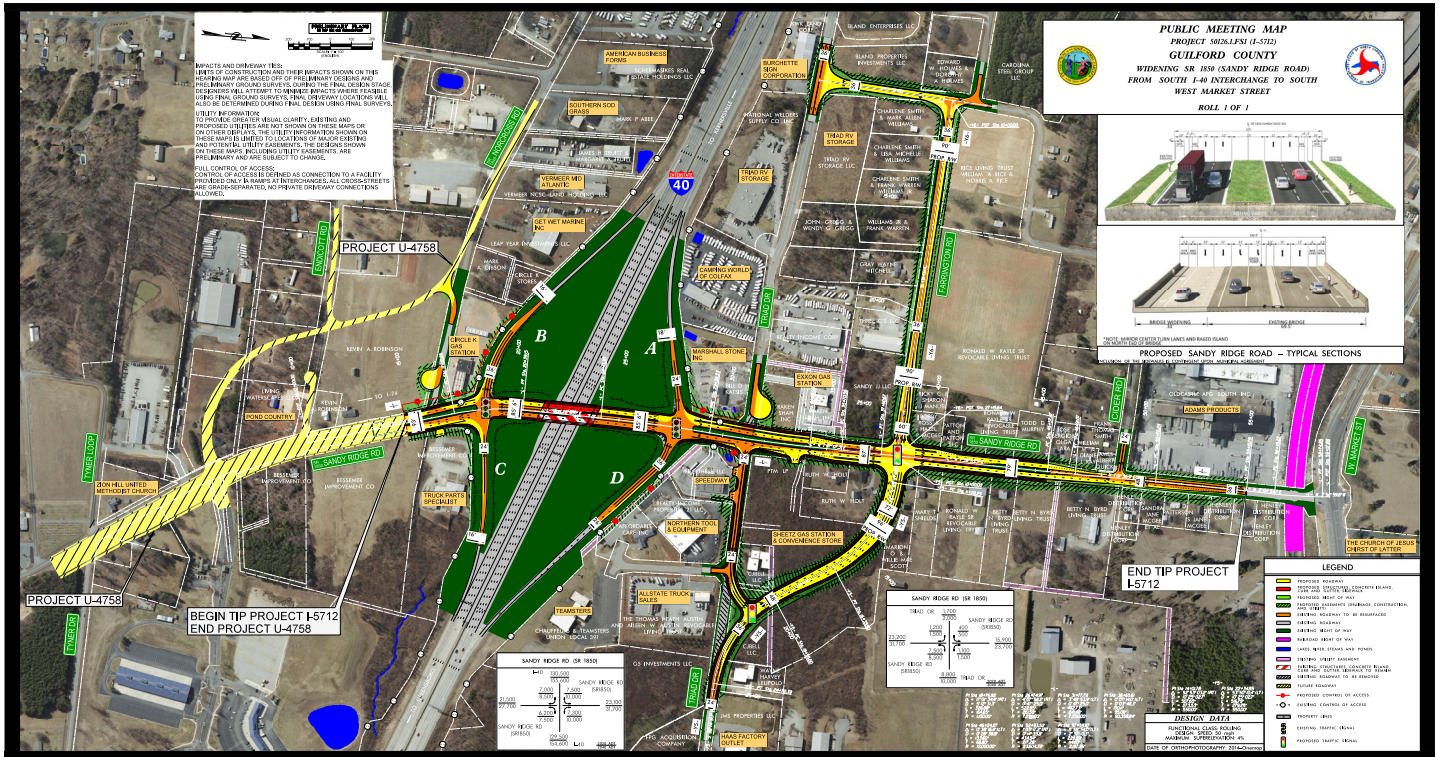
Sandy Ridge Parcel - Water/Sewer



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Information and data contained herein has been compiled from a variety of sources, including owner's statements, tax records, and the survey of others. This information is deemed reliable but is subject to errors, omissions and change without notice. No warranty or representation is made as to the accuracy thereof. References to square footage and age are approximate only. All information contained herein is subject to independent verification.



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