

# 843 OLD WINSTON ROAD

LAND FOR SALE



## PROPERTY DESCRIPTION

GB-S zoned developable land centrally located in Kernersville. Directly behind J. Pepper's Southern Grille and Kernersville Pharmacy, this  $\pm 1.24$  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. Owner is open to a sale, joint venture, or owner-financing with acceptable terms and price.

## PROPERTY HIGHLIGHTS

- GB-S zoned developable land
- Centrally located in Kernersville
- $\pm 1.24$  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

## OFFERING SUMMARY

Sale Price:	\$430,000
Lot Size:	1.24 Acres

Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

Linville | Team Partners  
COMMERCIAL REAL ESTATE

# 843 OLD WINSTON ROAD

LAND FOR SALE



<b>Building Name</b>	843 Old Winston Road
<b>Property Type</b>	Land
<b>Lot Size</b>	1.24 Acres

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. Owner is open to a sale, joint venture, or owner-financing with acceptable terms and price.

- 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

Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

**Linville | Team Partners**  
COMMERCIAL REAL ESTATE



# 843 OLD WINSTON ROAD

LAND FOR SALE



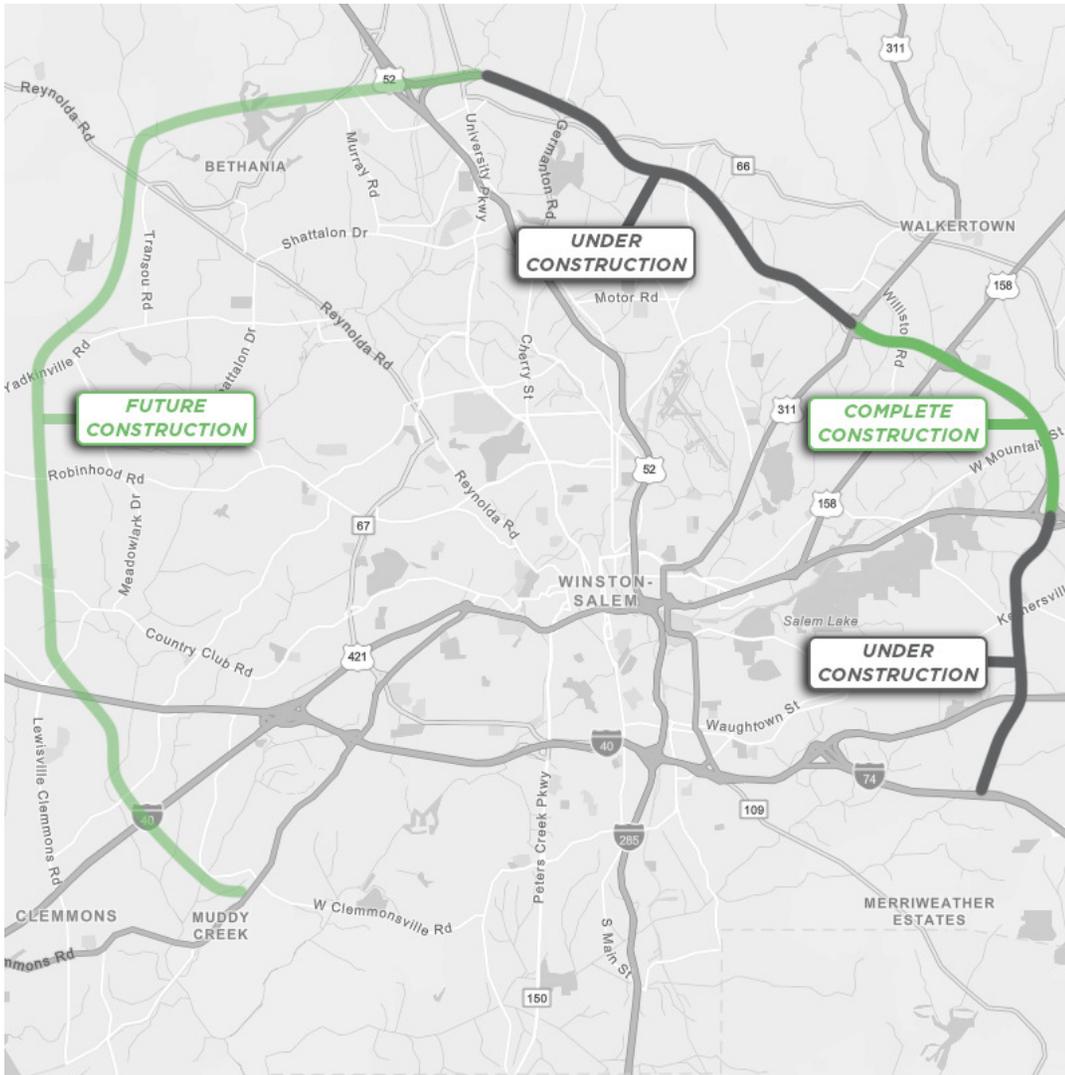
Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

Linville | Team Partners  
COMMERCIAL REAL ESTATE

# 843 OLD WINSTON ROAD

LAND FOR SALE



## 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.

Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

Linville | Team Partners

COMMERCIAL REAL ESTATE

# 843 OLD WINSTON ROAD

LAND FOR SALE

## LOCATION INFORMATION

Street Address	843 Old Winston Road
City, State, Zip	Kernersville, NC 27284

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office
Property Use	Development
Zoning	GB-S
Lot Size	1.24 Acres



**SALE PRICE:** \$430,000

Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

Linville | Team Partners  
COMMERCIAL REAL ESTATE