

# LAND FOR SALE

0 Towncenter Drive, Clemmons, NC 27012



## 2.52 ac +/- PARCEL AVAILABLE

### PROPERTY HIGHLIGHTS



- Sale Price: \$850,000
- 2.52 acres +/-
- Buildable: 1.20 acres +/-
- Zoned PB-S
- Shadowed by Publix
- Great demographics
- Approximately .5 miles to I-40
- Lewisville-Clemmons Rd: 36,500 cars per day

### LOCATION OVERVIEW



Am approximately 2.52 acre Public shadowed parcel for sale in Clemmons, North Carolina. Great location, demographics & traffic count.

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	5,410	31,905	80,044
HH Income	\$102,490	\$103,817	\$101,703
Households	2,219	12,892	34,124



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