



55.75 ACRES FOR SALE AT UNION CROSS ROAD
KERNERSVILLE, NC | FORSYTH COUNTY

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55.75
ACRES

272 Apartments
Under
Construction

The Reserve
366 Apartments

The Shoppes
at
Glenn Crossing

1255 CREEKSHIRE WAY SUITE 200 WINSTON-SALEM NC 27103 | WWW.FREEMANCOMMERCIAL.COM

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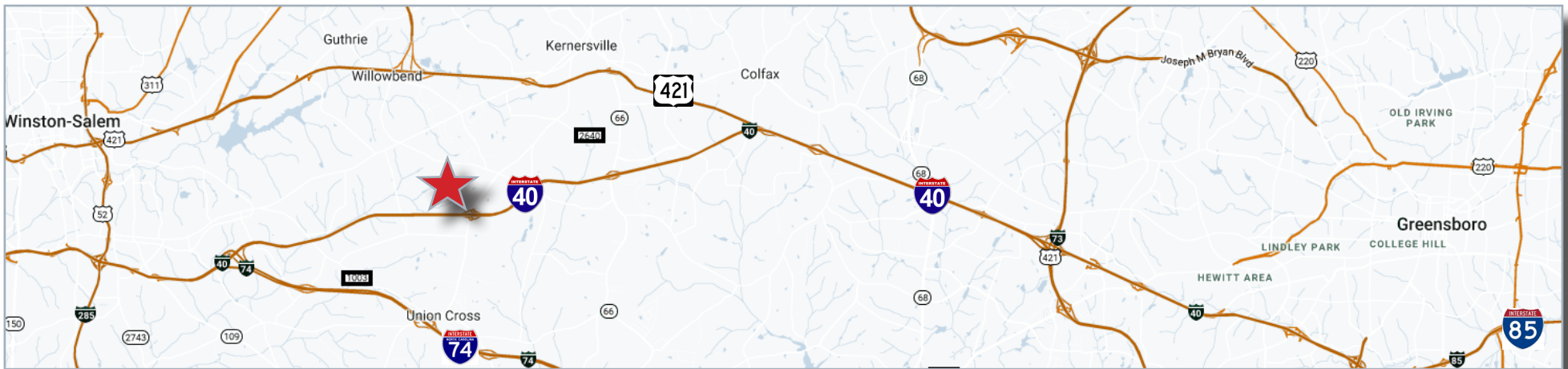
Property Highlights

Kernersville is in the “Heart of the Triad”; with strong growth in business and industry including Amazon, FedEx, John Deere Hitachi, Novant Health and the VA Clinic. The 55.75 acre site 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.

- Location..... 1630 Pecan Ln., Kernersville NC 27284
- Property Size..... 55.75 acres (sellers will subdivide)
- Current Zoning... Residential (RS-9)
- Utilities..... Water & Sewer Available
- Hwy Access..... Union Cross Rd Interchange, I-40
- Offered at..... \$123,500/per acre

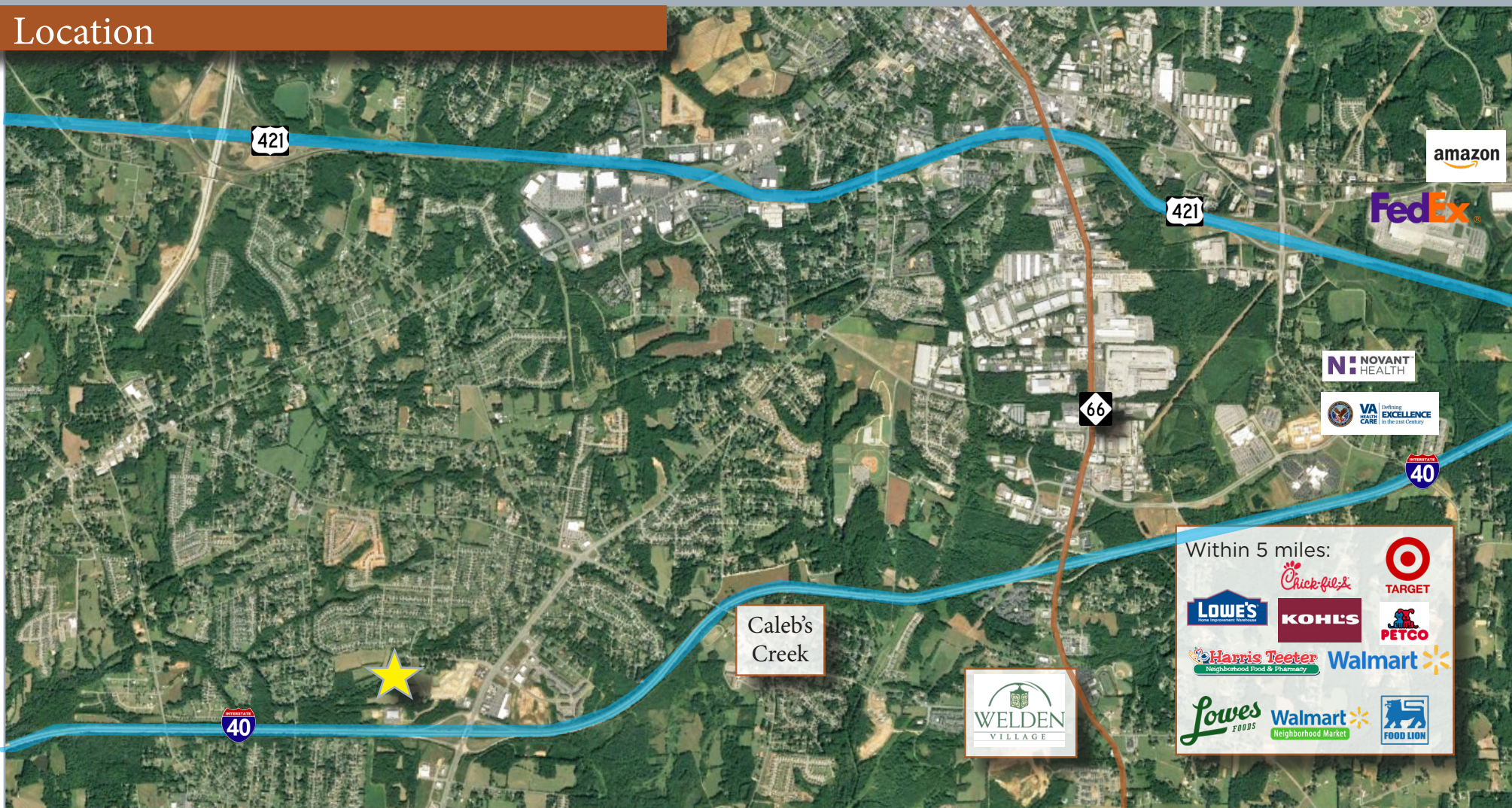
| Demographics | | | |
|-----------------|-----------|----------|----------|
| | 3 Mile | 5 Miles | 7 Miles |
| 2022 Population | 29,904 | 68,995 | 146,931 |
| 2022 HH Income | \$100,178 | \$90,496 | \$85,619 |

| Mileage to Major Roadways/Airports | |
|------------------------------------|-----------|
| Interstate 40..... | <1 miles |
| Highway 421..... | <5 miles |
| Interstate 74..... | 10 miles |
| Interstate 85..... | 17 miles |
| PTI Airport, Greensboro..... | 12 miles |
| Winston Salem..... | 10 miles |
| Greensboro..... | <15 miles |



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Location



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