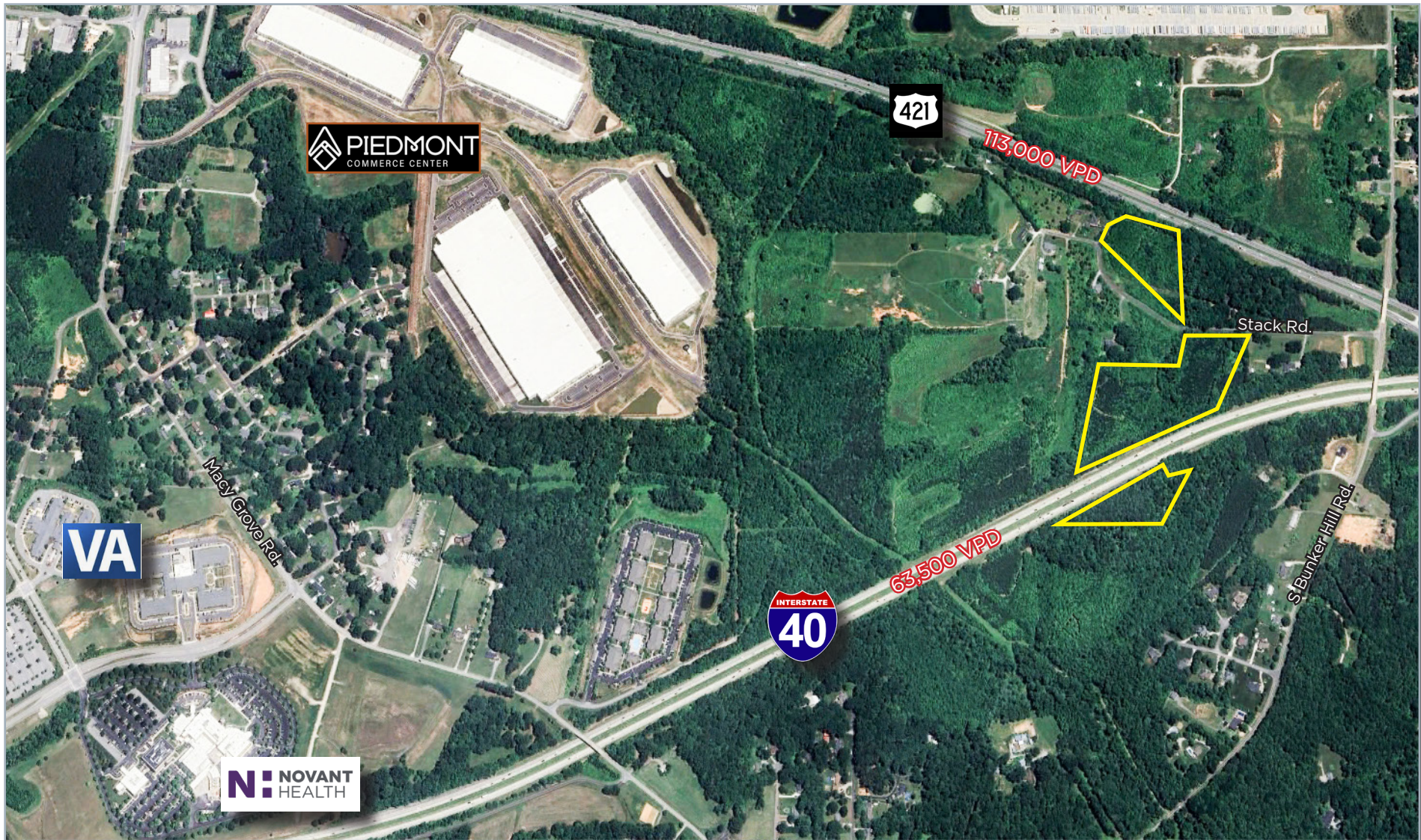


KERNERSVILLE VACANT LAND FOR DEVELOPMENT

20.66 +/- ACRES | TRIAD MARKET, NC

FREEMAN | COMMERCIAL REAL ESTATE

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- Combined 20.66+/- acres with utilities nearby
- Annexed into Town of Kernersville

- Growing market with influx of new business
- Sale Price: \$65,000 per acre

Kernersville Demographic Overview

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



109,720
2024 Population
7-Miles



\$106,783
2024 HH Income
7-Miles



3.04%
Avg. Annual
Growth Rate

2024	3 miles	5 miles	7 miles
Total Population	31,029	66,256	109,720
Avg. HH Income	\$100,286	\$106,265	\$106,783
Total Businesses	1,781	2,326	3,592
Total Employees	20,748	27,248	52,068







Location/Market Overview



Regional Economic Development

- Guilford/Randolph Counties - MegaSite, Toyota Battery Man a \$1.29 million investment creating 2,100 jobs
- Wake County - Apple, \$1 billion investment creating 3,000 jobs
- Asheboro - Technimark, \$62 million investment creating 220 full-time jobs
- Archdale - Hafele America, \$13 million expansion creating 150 jobs
- Guilford County - Publix Distribution Center, \$44 million investment creating 1,000 new jobs
- Guilford County - Amada America Inc., \$87 million investment creating 200 new jobs
- Guilford County - FedEx, opening a second distribution center adding 400 employees

Major Highways/Airports

-  I-85: 15 MILES
-  I-74: 8 MILES
-  I-40: 2 MILES
-  PTI AIRPORT: 10 MILES
-  RDU AIRPORT: 80 MILES
-  CLT AIRPORT: 93 MILES