

## ±2.87 Acres for Redevelopment

705 S. HIGHWAY 66, KERNERSVILLE, NC 27284

±2.87 ACRES ON HIGHWAY 66

FOR SALE



Located on Highway 66 in Kernersville, NC this ±2.87 acre site offers tremendous visibility from Business 40. The property is situated in close proximity to the signalized off ramp and has great highway access. The property also boasts three income streams: the Lamar Billboard lease along with month-to-month leases for a small parking lot and rental house. A prime redevelopment opportunity for a variety of users.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Tommy Adams

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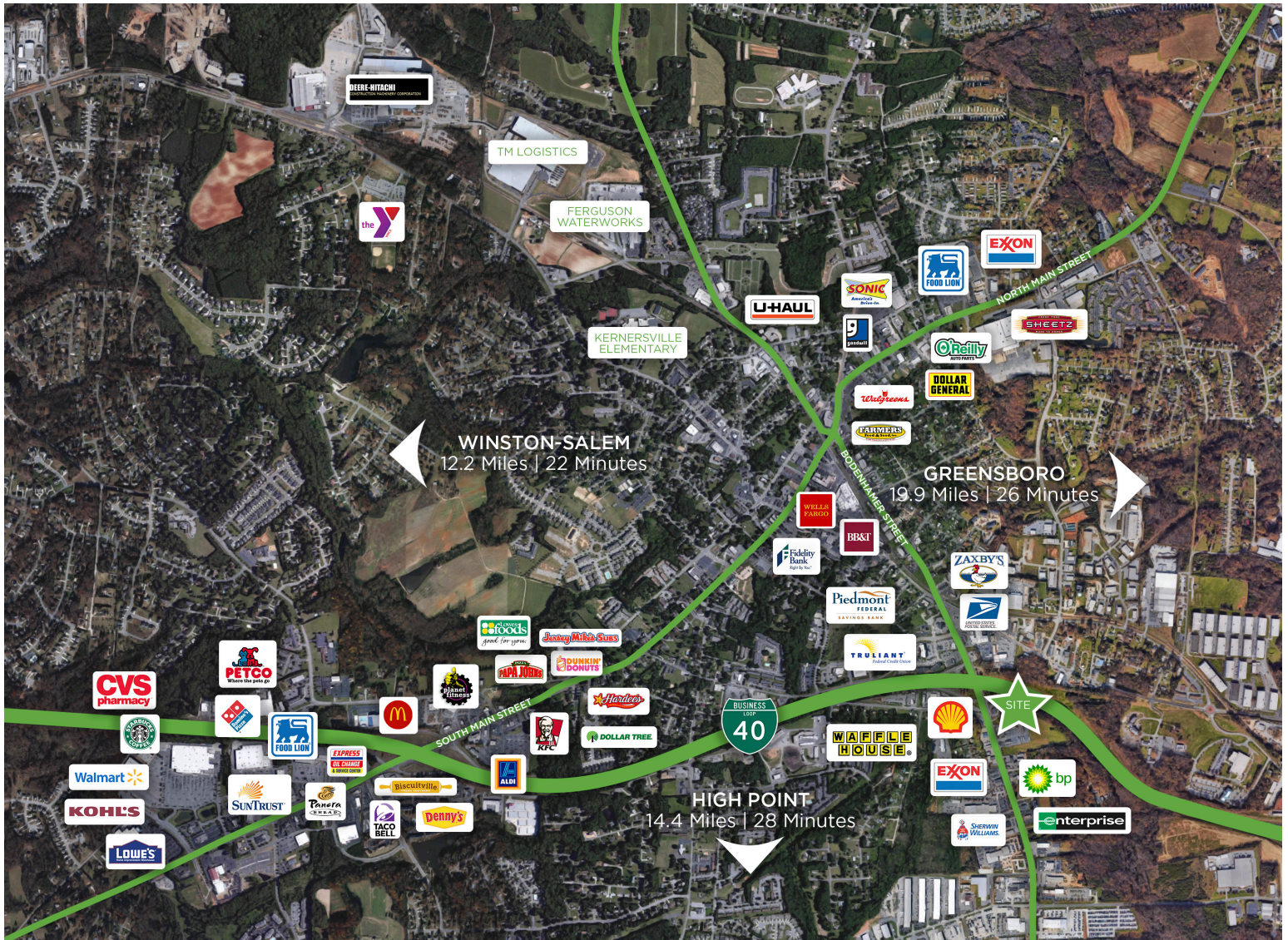
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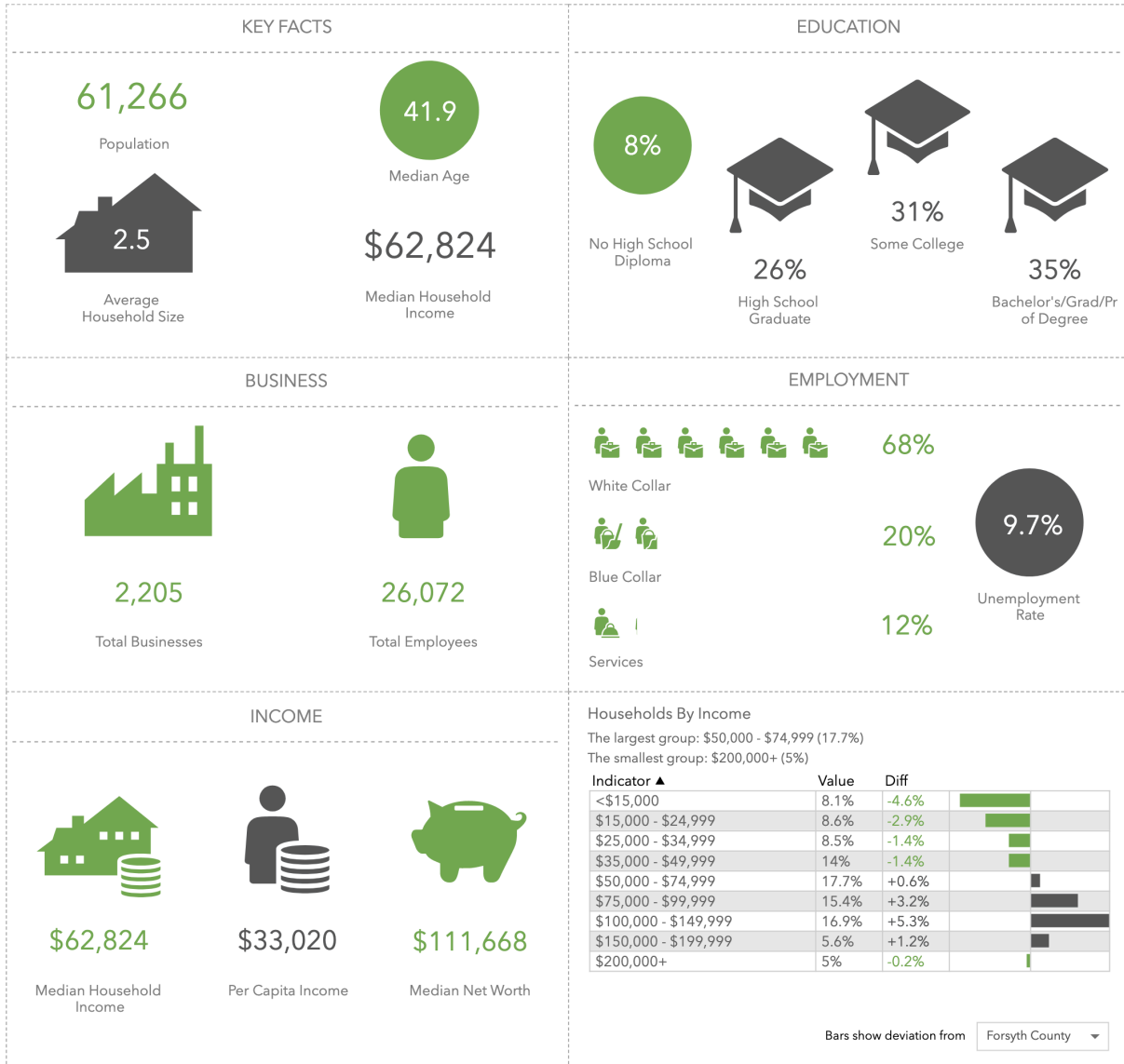
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## 5 MILE DEMOGRAPHICS

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2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,327	28,812	61,266
TOTAL HOUSEHOLDS	2,549	12,410	24,612
AVERAGE HOUSEHOLD INCOME	\$46,796	\$74,655	\$82,121

### PROPERTY DETAILS

Address	705 S Highway 66, Kernersville, NC 27284				
Property Type	Land	Acres	2.87	Telecommunications	Yes
Electrical	Yes	Water	Yes	Sewer	Yes

### TAX INFORMATION

Zoning	HB & RS12	Tax PIN	6886-61-2310		
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### INCOME

Lamar Income	\$1,200 Annually	Parking Lease (MTM)	\$6,600 Annually	Rent House (MTM)	\$5,400
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### PRICING & TERMS

Sales Price	\$950,000
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**Comments** Located on Highway 66 in Kernersville, NC this 2.87 acre site offers tremendous visibility from Business 40. The property is situated in close proximity to the signalized off ramp and has great highway access. The property also boasts three income streams: the Lamar billboard lease along with month-to-month leases for a small parking lot and rental house. A prime redevelopment opportunity for a variety of users.

- ±2.87 acre site offers tremendous visibility from Business 40
- Situated in close proximity to the signalized ramp and has great highway access
- Property boasts 3 separate income streams: the Lamar billboard lease, month-to-month leases on the parking lot and the rental house
- **Sales Price: \$950,000**

