COMMERCIAL REAL ESTATE

±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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LT

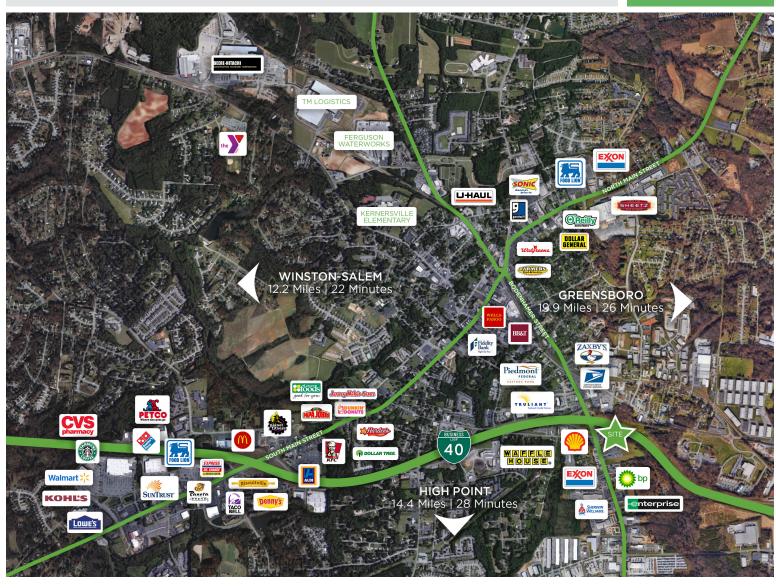
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The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject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

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±2.87 ACRES ON HIGHWAY 66 FOR SALE **KEY FACTS** EDUCATION 61,266 41.9 Population 8% Median Age 31% 2.5 \$62,824 No High School Some College Diploma 26% 35% Median Household Income High School Average Household Size Bachelor's/Grad/Pr of Degree Graduate **EMPLOYMENT** BUSINESS 68% White Collar 9.7% **6**/ **6** 20% Blue Collar 2,205 26,072 Unemployment Rate 12% Total Businesses Total Employees Services Households By Income INCOME The largest group: \$50,000 - \$74,999 (17.7%) The smallest group: \$200,000+ (5%) Indicator \blacktriangle Value Diff <\$15,000 8.1% -4.6% \$15,000 - \$24,999 8.6% -2.9% \$25,000 - \$34,999 8.5% -1.4% \$35,000 - \$49,999 14% -1.4% \$50,000 - \$74,999 17.7% +0.6% \$75,000 - \$99,999 15.4% +3.2% \$100,000 - \$149,999 16.9% +5.3% \$33,020 \$62,824 \$111,668 \$150,000 - \$199,999 5.6% +1.2% \$200,000+ 5% -0.2% Median Household Per Capita Income Median Net Worth Income Bars show deviation from Forsyth County

5 MILE DEMOGRAPHICS

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±2.87 ACRES ON HIGHWAY 66			FOR SALE
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				
INCOME							
Lamar Income	\$1,200 Annually	Parking Lease (MTM)	\$6,600 Annually	Rent House (MTM)	\$5,400		
PRICING & TERMS							
Sales Price	\$950,000						
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

