

## ±11 Acres in Pinnacle, NC

1389 PERCH ROAD, PINNACLE, NC 27043

LAND AVAILABLE FOR DEVELOPMENT

FOR SALE



Take advantage of this opportunity to own ±11.14 acres in close proximity to US-52. Over 600,000 yards of dirt have been surveyed, and are DOT-approved. This land has great potential to be developed into an easily-accessible industrial/manufacturing site or to serve as an excellent location for a grading or utilities-type contractor. It is located near several stretches of the Northern Beltway project and several other proposed DOT and municipal improvement projects.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Jeff Jordan

E [Jeff@LTPcommercial.com](mailto:Jeff@LTPcommercial.com)

M 336.689.4172

P 336.724.1715

L | T

## ±11 Acres in Pinnacle, NC

1389 PERCH ROAD, PINNACLE, NC 27043

LAND AVAILABLE FOR DEVELOPMENT

FOR SALE

### LOCATION

|                |                                     |               |        |
|----------------|-------------------------------------|---------------|--------|
| <b>Address</b> | 1389 Perch Road, Pinnacle, NC 27043 | <b>County</b> | Stokes |
|----------------|-------------------------------------|---------------|--------|

### PROPERTY DETAILS

|                      |      |                |       |
|----------------------|------|----------------|-------|
| <b>Property Type</b> | Land | <b>Acres ±</b> | 11.14 |
|----------------------|------|----------------|-------|

### UTILITIES

|              |     |                 |     |              |     |
|--------------|-----|-----------------|-----|--------------|-----|
| <b>Water</b> | Yes | <b>Electric</b> | Yes | <b>Sewer</b> | N/A |
|--------------|-----|-----------------|-----|--------------|-----|

### TAX INFORMATION

|               |     |                |           |                |        |
|---------------|-----|----------------|-----------|----------------|--------|
| <b>Zoning</b> | M-1 | <b>Tax PIN</b> | 597378260 | <b>Tax Map</b> | 63-55C |
|---------------|-----|----------------|-----------|----------------|--------|

### PRICING & TERMS

|              |           |                   |             |
|--------------|-----------|-------------------|-------------|
| <b>Price</b> | \$995,000 | <b>Price/Acre</b> | \$89,317.77 |
|--------------|-----------|-------------------|-------------|

**Comments** Take advantage of this opportunity to own ±11.14 acres in close proximity to US-52. Over 600,000 yards of dirt have been surveyed, and are DOT-approved. This land has great potential to be developed into an easily-accessible industrial/manufacturing site or to serve as an excellent location for a grading or utilities-type contractor. It is located near several stretches of the Northern Beltway project and several other proposed DOT and municipal improvement projects.

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.

- ±11.14 Acres available for development
- Conveniently located just off Highway 52
- ±600,000 yards of dirt surveyed and DOT approved on site
- Utilities are available to the site
- **Price: \$995,000**

