

# ±2.0 ACRES FOR SALE

TOWNCENTER DRIVE, CLEMMONS, NC 27012

Linville | Team Partners

COMMERCIAL REAL ESTATE

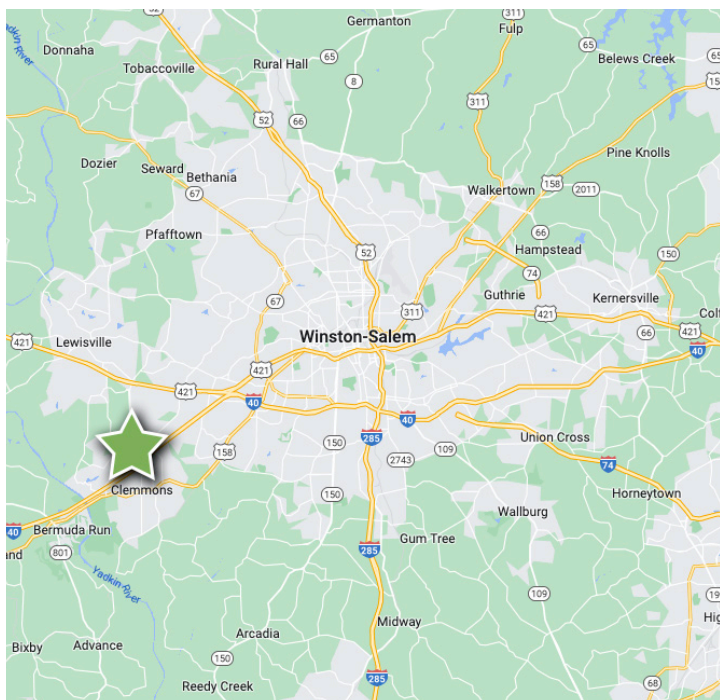


## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Commercial
ACRES ±	2.0
SALE PRICE PER ACRE	\$375,000

## DESCRIPTION

Located just off of heavily-trafficked Lewisville Clemmons Road and Interstate 40, these two parcels within Clemmons Village West offer approx. 2.0 acres of buildable land. The lots are adjacent to a newly built Holiday Inn Express & Suites and within a concentrated corridor of national retailers, medical offices, and professional services, including Publix-anchored Peace Haven Village and newly developed Clemmons Town Center shopping center. The properties are also 0.5 miles from the largest YMCA in the region, servicing approx. 14,000 people.



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## PROPERTY INFORMATION

PROPERTY TYPE	Land	LOT A ACRES ±	2.52 (±1.20 Buildable)
PROPERTY SUBTYPE	Commercial	LOT A ADDRESS	0 Towncenter Drive
TOTAL ACRES ±	2.0	LOT A PIN	5883-95-4797
PARCELS	2	LOT B ACRES ±	0.81
ZONING	PB-S	LOT B ADDRESS	6258 Towncenter Drive
UTILITIES	Water, Sewer, Electrical, Gas	LOT B PIN	5883-95-7564

## PRICING & TERMS

SALE PRICE PER ACRE	\$375,000
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