



(336) 379-8771 | www.bipinc.com

2221 US Hwy 220
Stokesdale, NC 27357

Virginia 17.6 Miles

Greensboro 15.9 Miles

Lot #3
5 Acres

Lot #2
5 Acres

220 Trucking

Kalo Foods

Carlton Park Dr

Carlton Rd

Carlton Rd

Carlton Rd

Carlton Rd

Carlton Rd

Carlton Rd

Carlton Rd

Contact: Brian Burnham, Broker
bburnham@bipinc.com
P: 336-541-5522
C: 336-362-5612



FOR SALE - Land
5 to 10 Acres
Lot #2 - \$550,000
Lot #3 - \$1,500,000

2221 US Hwy 220 Stokesdale, NC 27357

Land available on Hwy 220 near Stokesdale, NC. Located at the intersection of Hwy 220 and Carlton Road

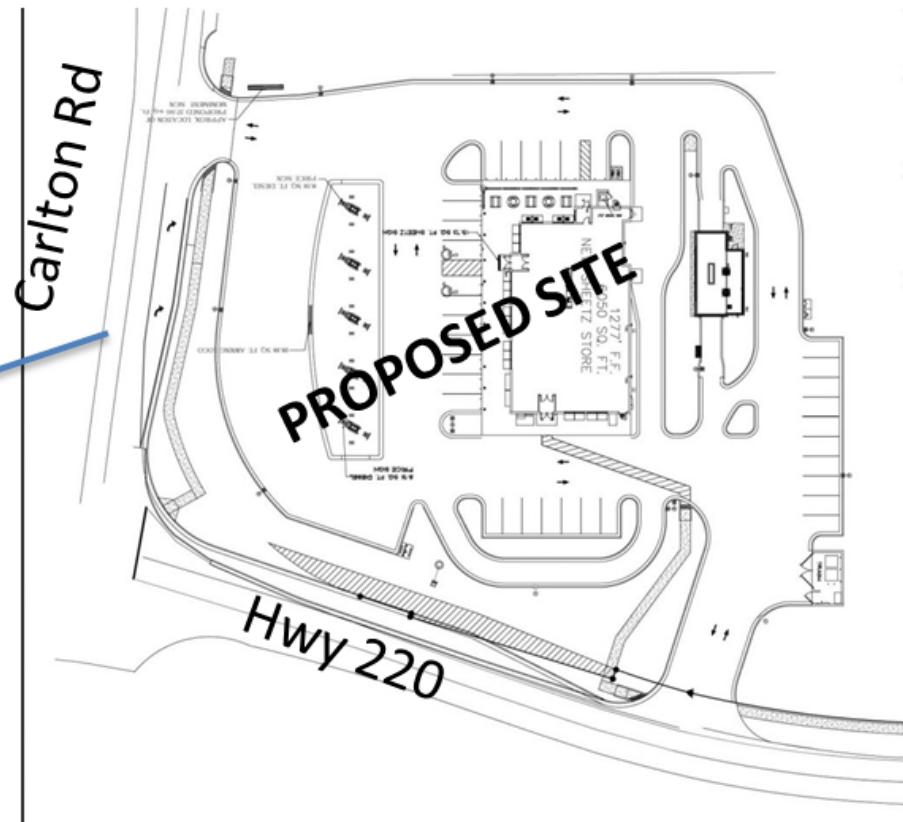
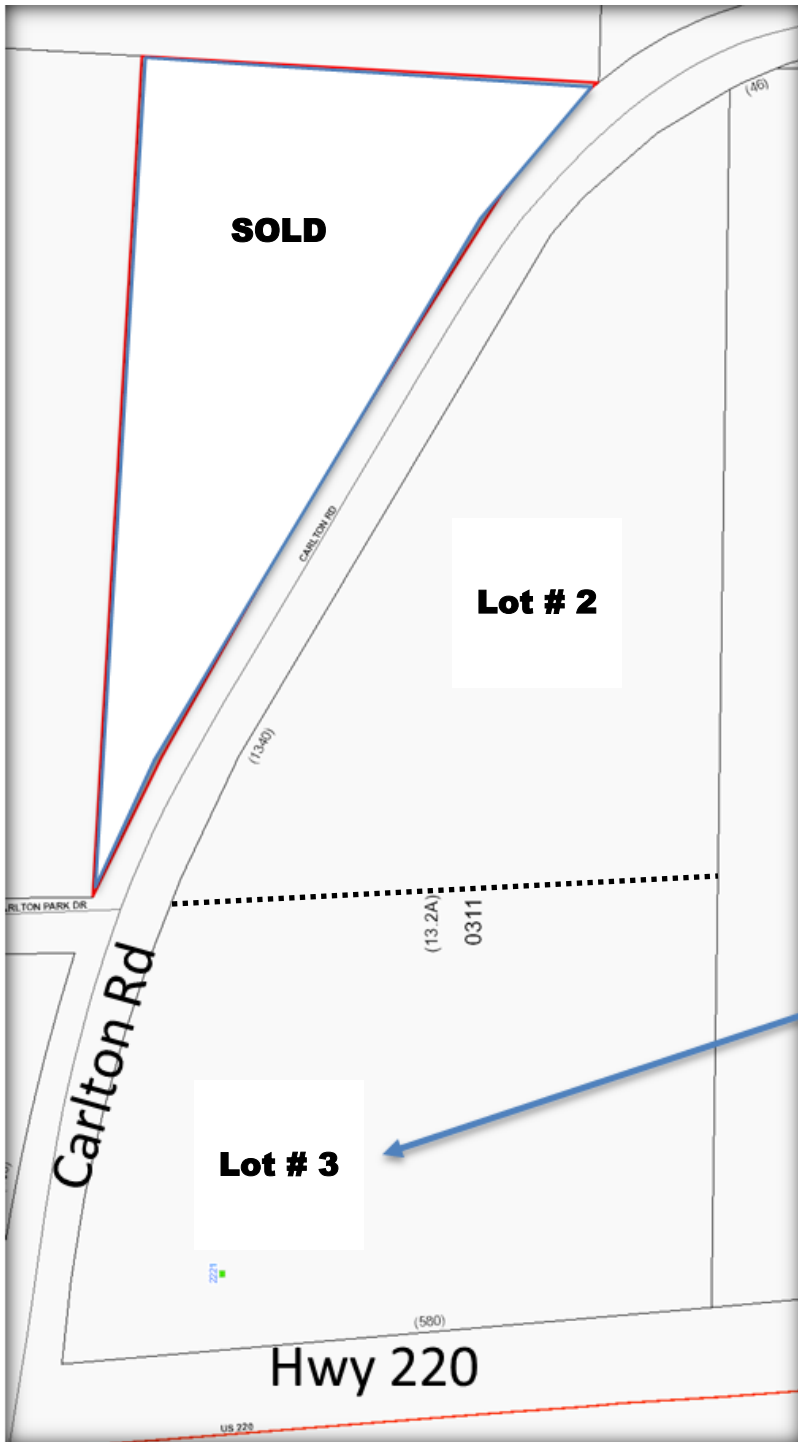
- Zoning: HC and AG
- Water & Sewer available
- Flat topography, partially cleared
- Three current curb cuts
- Traffic count (2024) - 26,775 VPD
- Full Movement Ingress and Egress
- Rockingham County Taxes

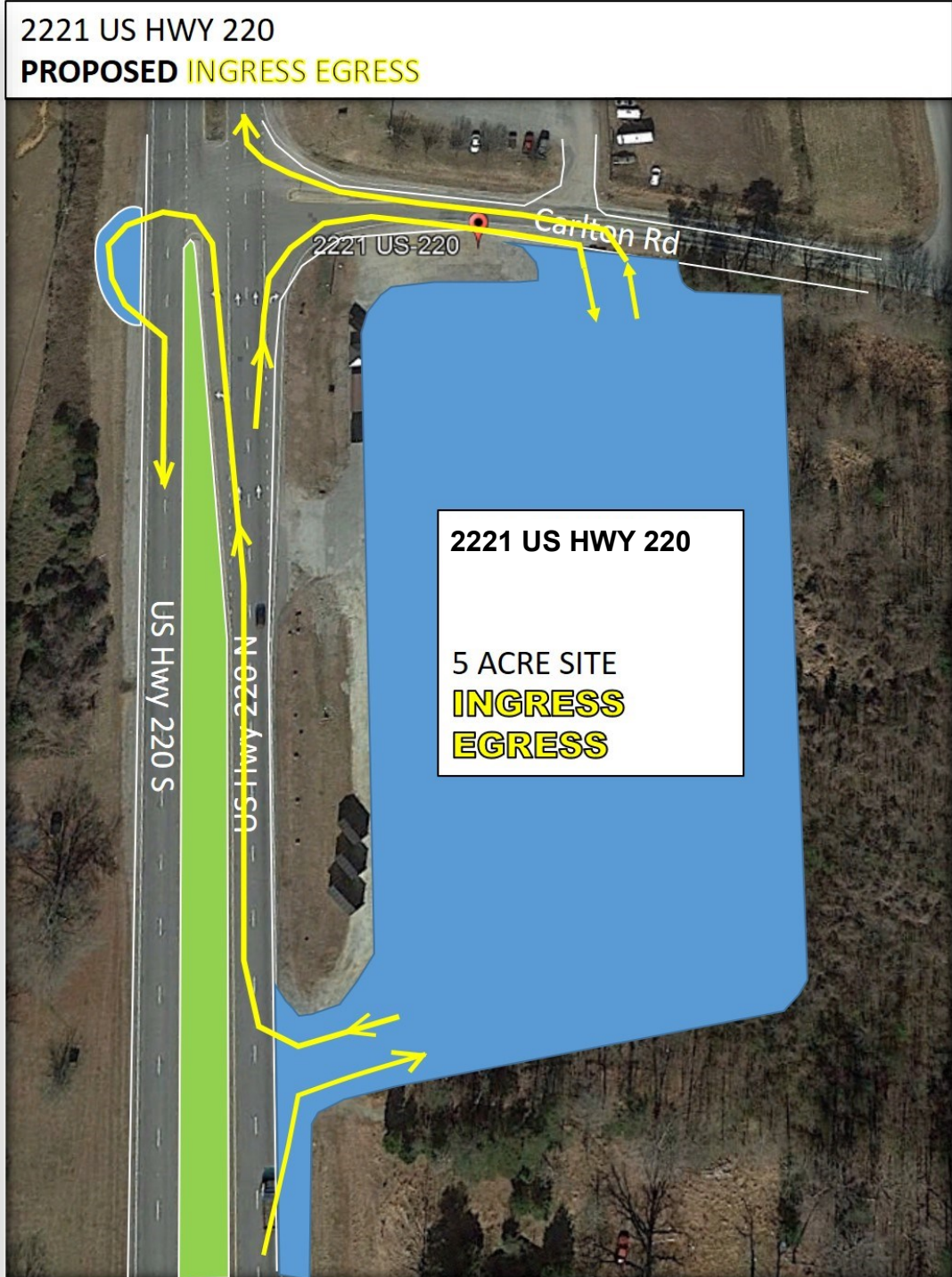
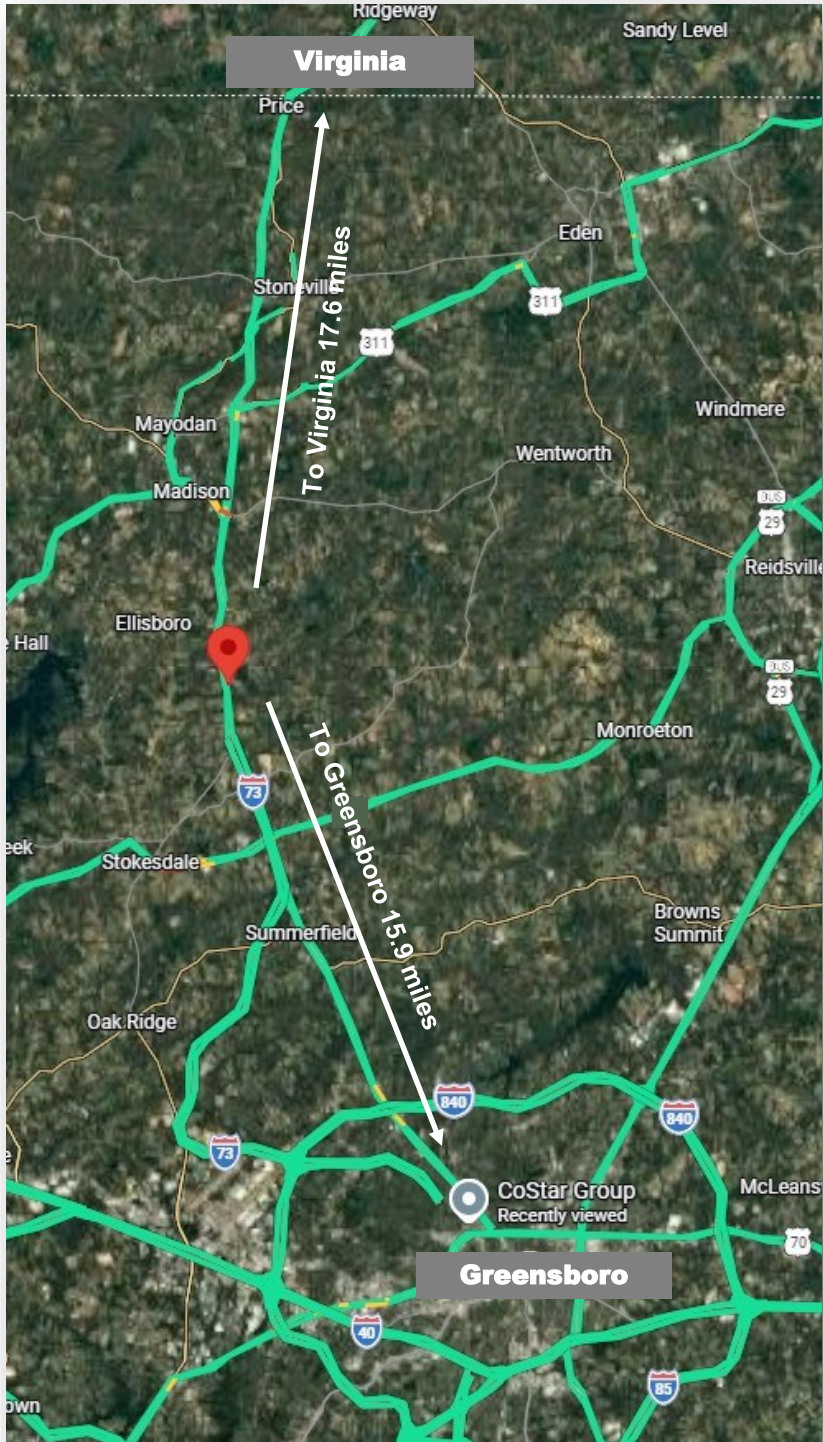
Currently, a short term tenant is renting space in the existing building.
Driving distance to Virginia is 17.6 miles, to Greensboro 15.9 miles.

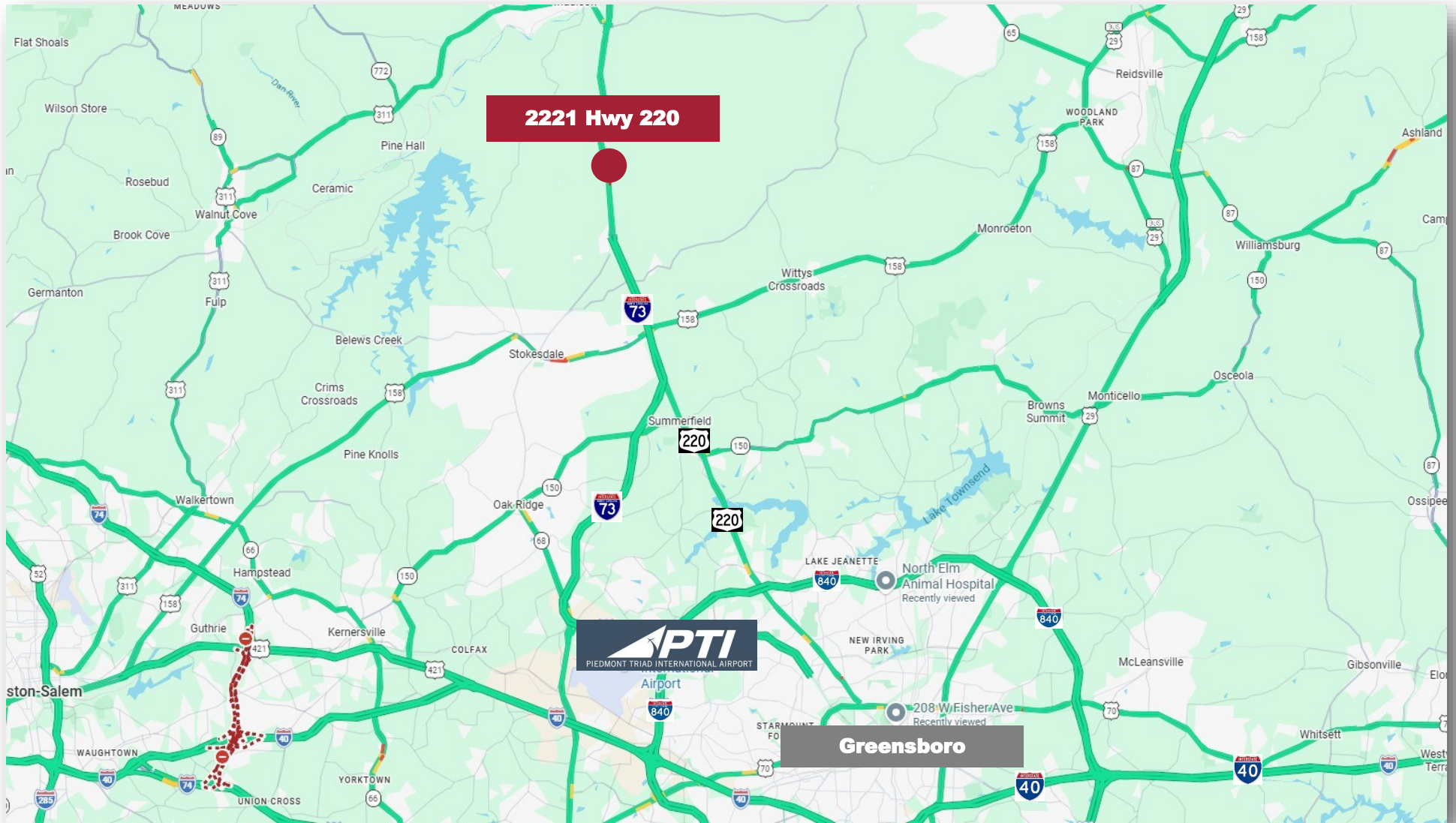


Estimated Acreage Based on GIS Measurements

- Lot #1 SOLD
- Lot #2 5.0 Acres \$550,000 zoned RA (Residential Agricultural)
- Lot #3 5.0 Acres \$1,500,000 zoned HC (Highway Commercial)







1007 Battleground Avenue, Suite 401, Greensboro NC 27408

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.