8004 Houghton Road, Colfax, NC 27403
8030 Houghton Road, Colfax, NC 27403

For Sale
$1,382,400

BROWN INVESTMENT PROPERTIES
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Contact:
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Proposed Commercial Land
Being Sold As Separate Lots
Current Zoning: Agricultural
Lot 1 Price: $620,800 ($80,000/AC)
Lot 2 Price: $761,600 ($80,000/AC)
Total Acres: 17.28 +/-

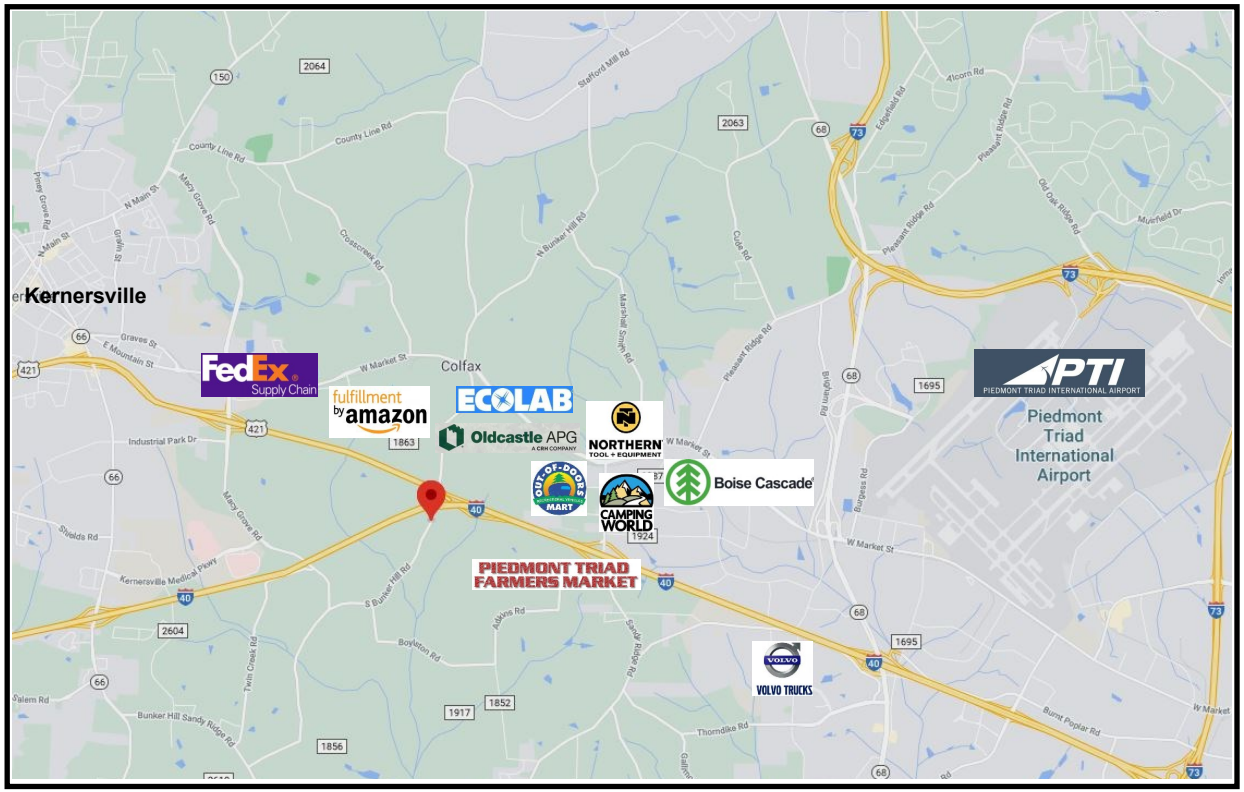
- Excellent visibility along the I-40 Corridor
- 8004 Houghton Road - 7.76+/- Acres.
- 8030 Houghton Road - 9.52 +/- Acres
- Additional land available (by others) with a potential for over 50 acres total.
- Sewer available on adjacent property for sale by others.

Location

- This property is in the "Heart of the Triad" near the split of I-40 and NC HWY 421 (old I-40) between Greensboro and Kernersville.
- The area is a prime location for Industrial/ Warehouse properties.
- 2 miles to the Piedmont Triad Airport and less than a mile from the FedEx Hub and the Amazon Fulfillment Center.
- Access to I-40 is currently via Macy Grove Rd & US HWY 421 interchange to Old Greensboro Rd and then onto Bunker Hill Rd. Note: A new interchange is planned by NCDOT at Macy Grove Rd & I-40 providing quicker access.
- Nearby industrial/manufacturing businesses include Volvo Trucks of North America, Boise Cascade, and Ecolab Kay Chemical
- Nearby wholesale/retail businesses include Camping World, Out of Doors Mart, Northern Tool & Equipment, Adams Products, and the Piedmont Triad Farmers Market.

Potential Uses (all proposed uses will require rezoning & annexation to High Point, NC)

- Multi-Family
- Manufacturing
- Industrial Warehousing
- Wholesale Trade/Sales Center & Yard



2020 Demographics	2 Miles	5 Miles	10 Miles
Population	17,141	90,062	322,244
Average HH Income	$97,687	$89,007	$79,931
Traffic Volume Along I-40 - 72,000 VPD			

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1007 Battleground Avenue, Suite 401, Greensboro, NC 27408
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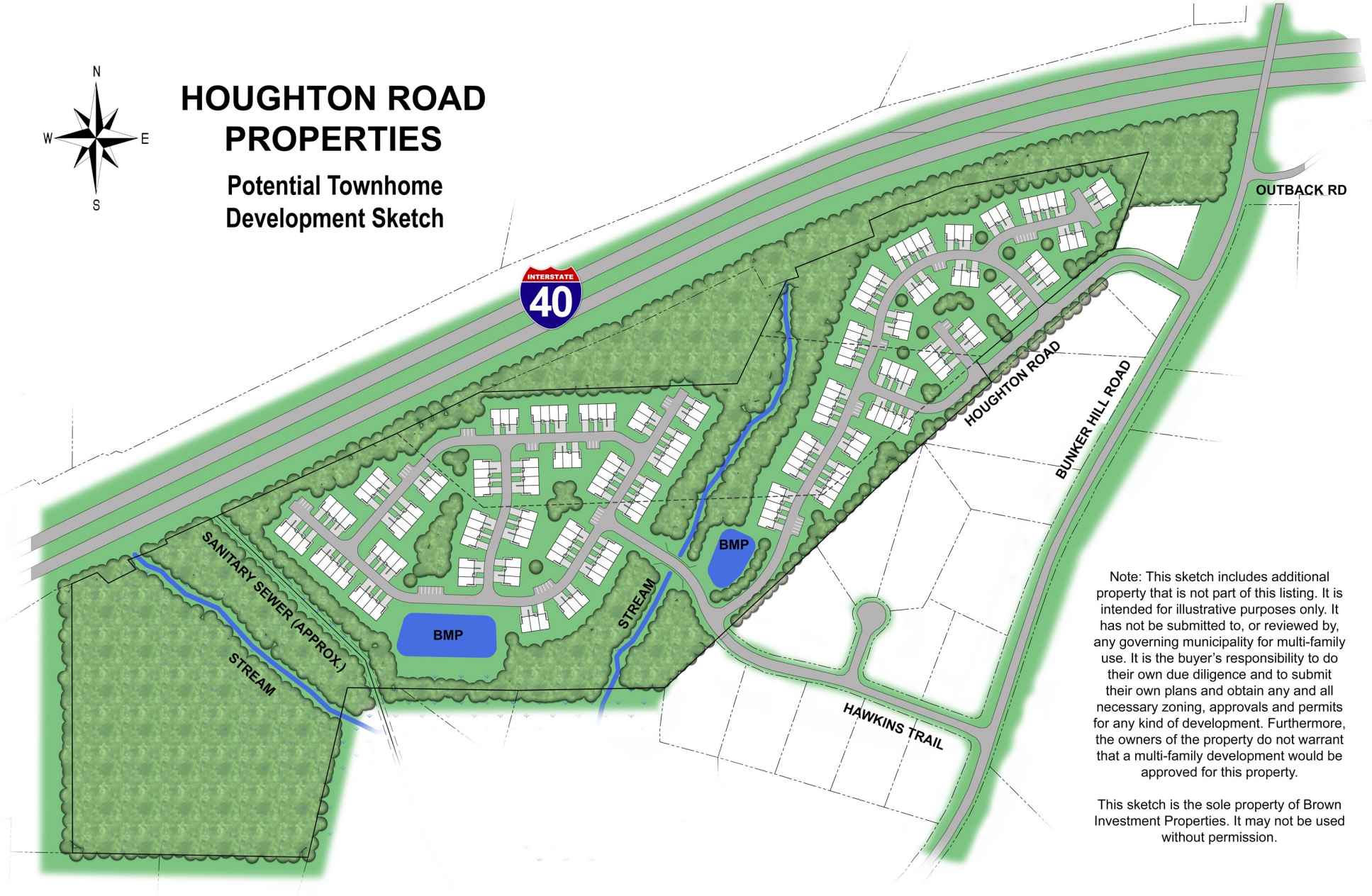
The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information. Note: All proposed uses are only a recommendation. All uses are subject to planning and zoning approval with annexation. Demographics taken from CoStar and NCDOT.

HOUGHTON ROAD PROPERTIES

Potential Townhome Development Sketch



Note: This sketch includes additional property that is not part of this listing. It is intended for illustrative purposes only. It has not be submitted to, or reviewed by, any governing municipality for multi-family use. It is the buyer's responsibility to do their own due diligence and to submit their own plans and obtain any and all necessary zoning, approvals and permits for any kind of development. Furthermore, the owners of the property do not warrant that a multi-family development would be approved for this property.

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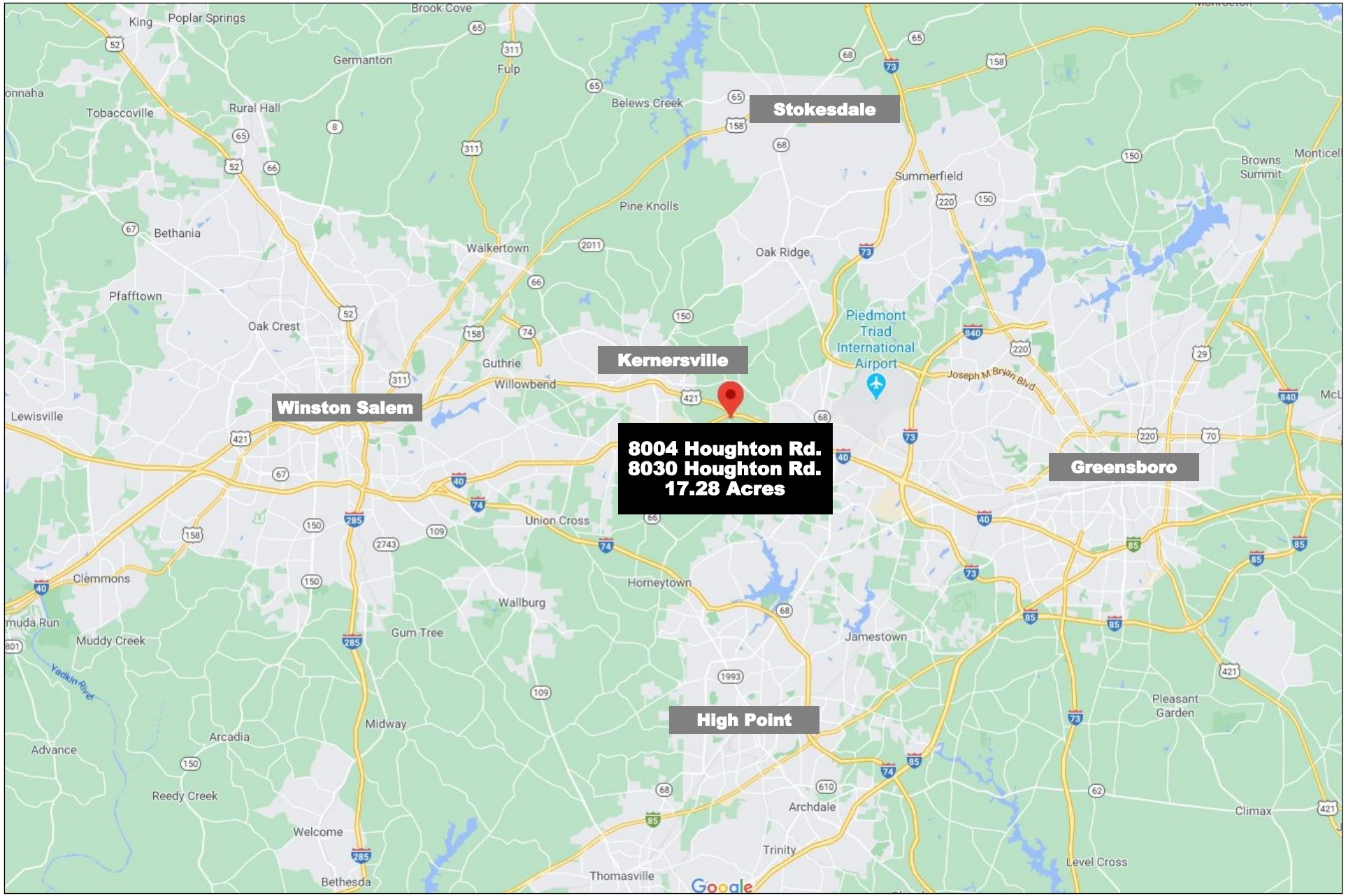
Piedmont Triad Regional Map