

Eagle Express Truck Stop



N HWY 220

For Sale  
5 to 10 Acres  
Or Ground Lease

2221 US Highway 220, Stokesdale, NC 27357



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



## Property Features

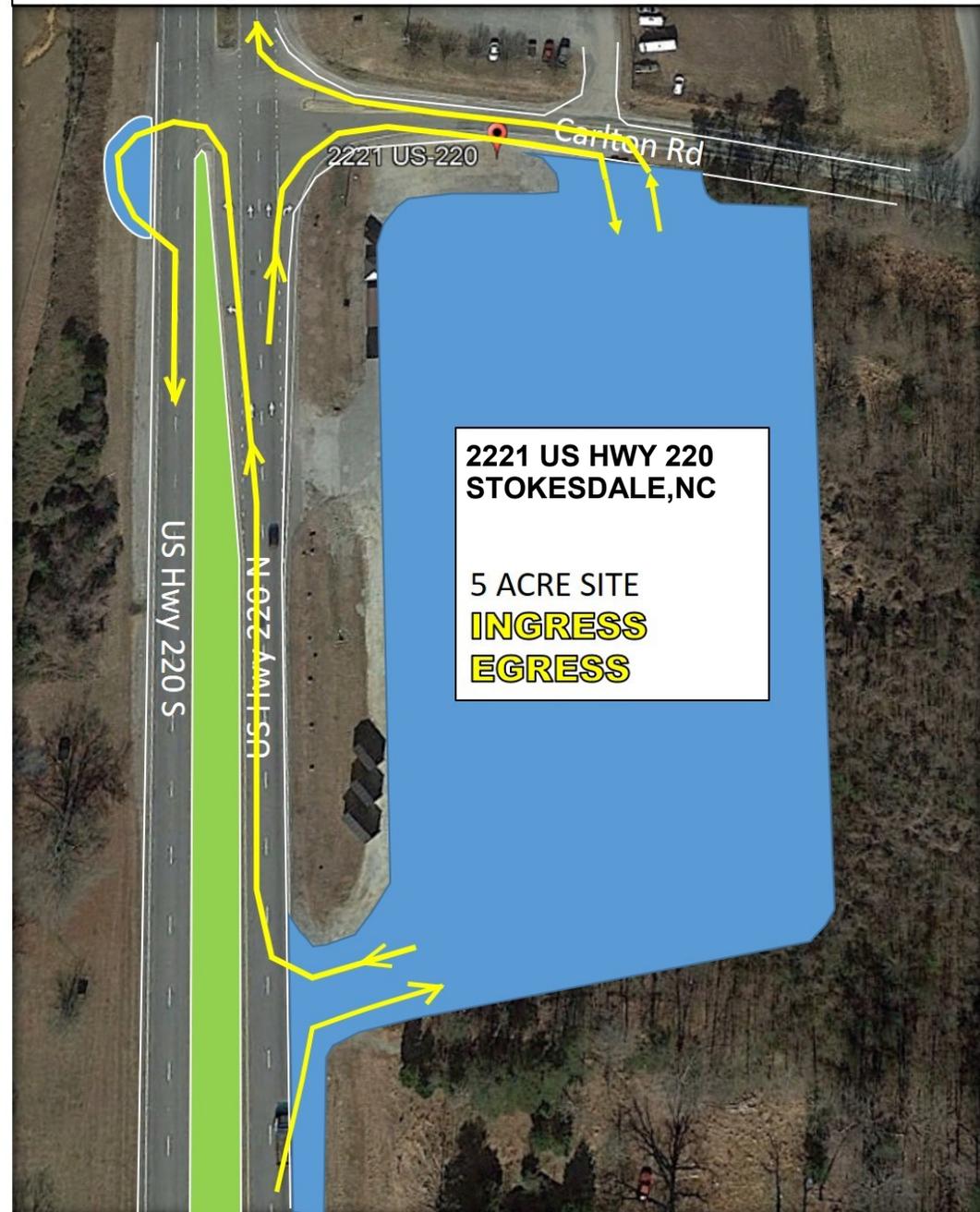
- US 220 and Carlton Rd intersection
- Zoning: HC & AG
- Water and Sewer available
- Flat topography, partially cleared
- Three current curb cuts
- Traffic count 20,000 VPD (2012)
- Full Movement Ingress Egress
- Rockingham County Taxes
- Current Tenant: There is a short term tenant renting space in the existing building

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.

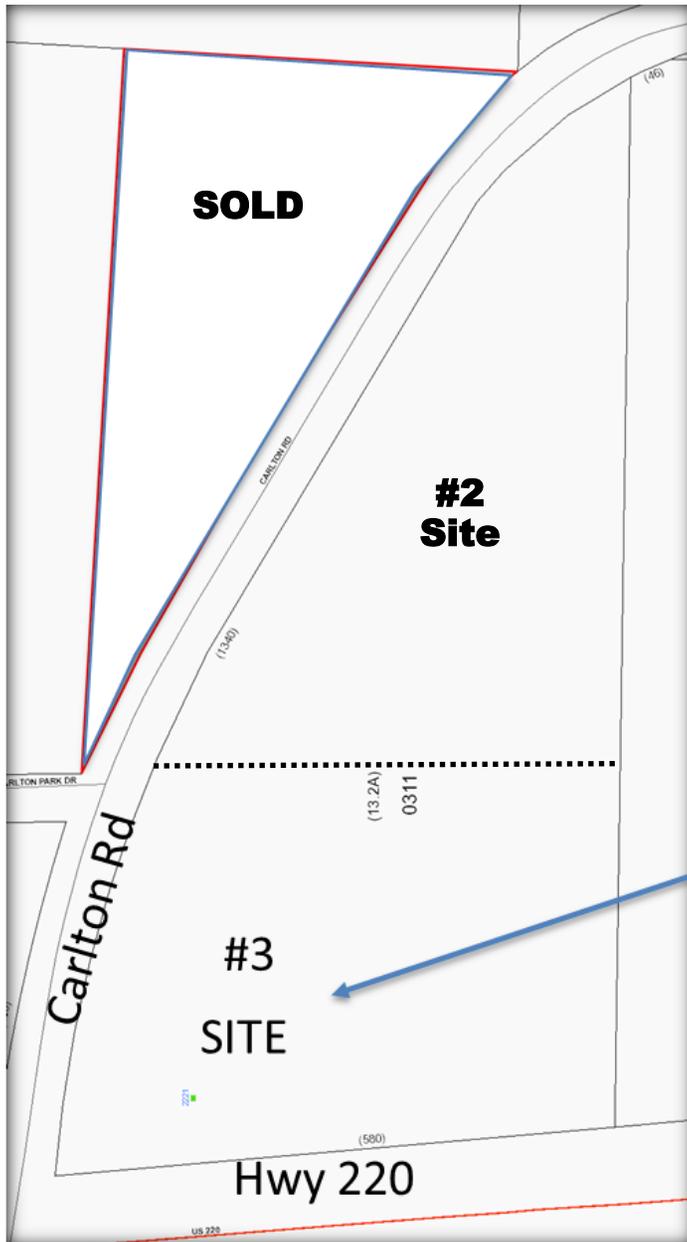


440 West Market Street, Greensboro, NC 27401  
336-379-8771 [www.bipinc.com](http://www.bipinc.com)

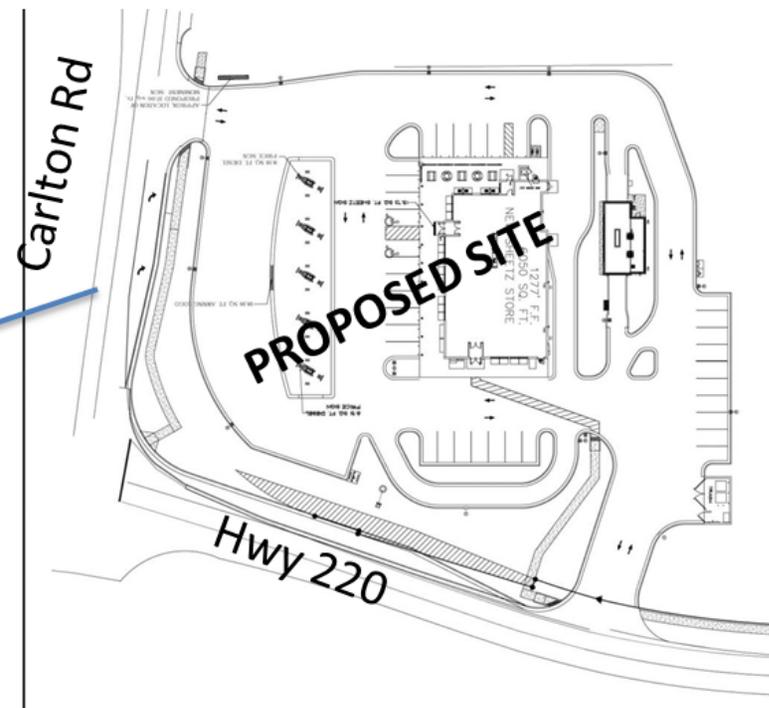
## 2221 US HWY 220 PROPOSED INGRESS EGRESS



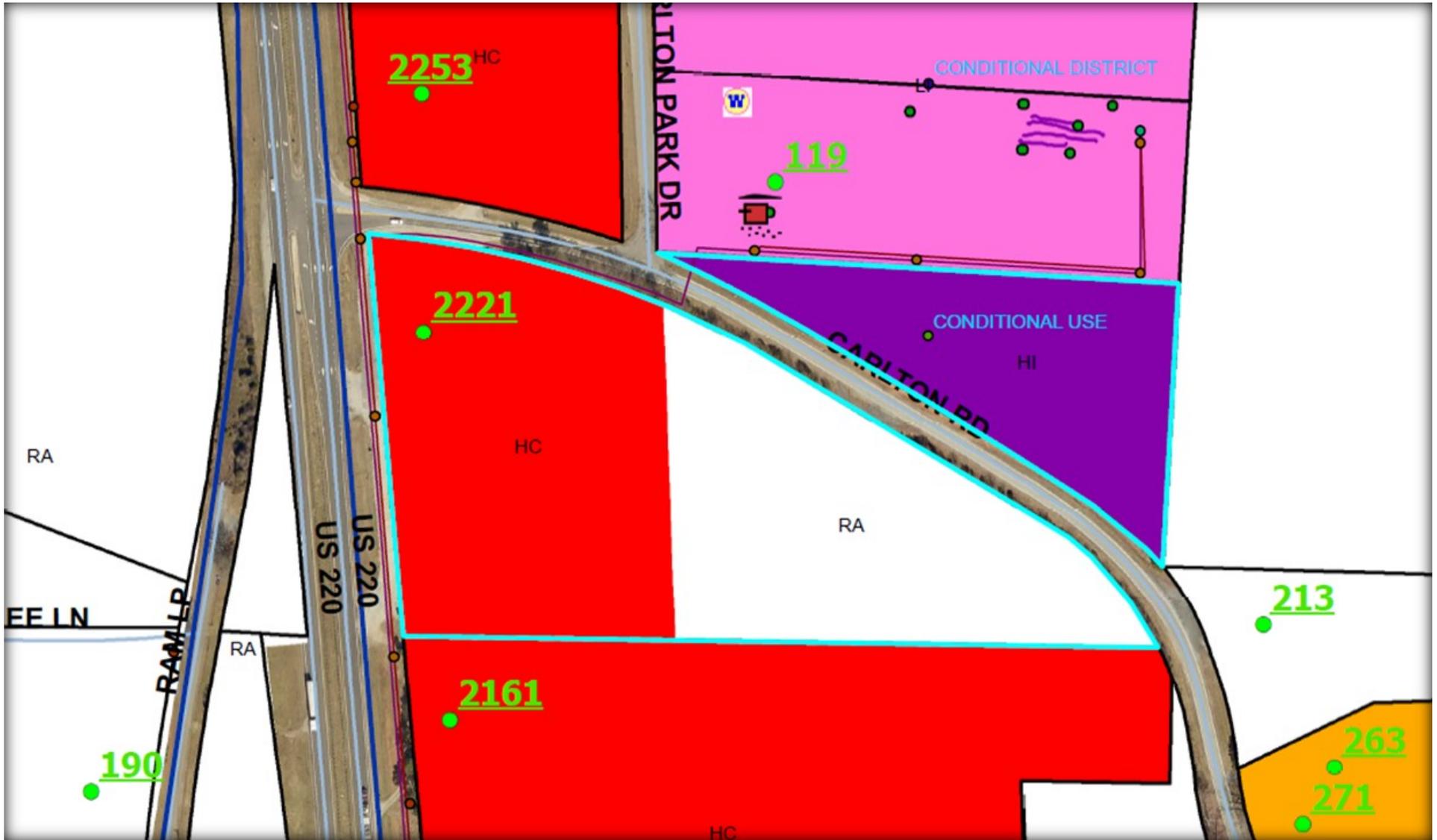
# Estimated Acreage Based On GIS Measurements



- |    |           |                                    |
|----|-----------|------------------------------------|
| #1 | 3.2 acres | SOLD                               |
| #2 | 5.0 acres | Zoned RA (Residential Agriculture) |
| #3 | 5.0 acres | Zoned HC (Highway Commercial)      |



# Zoning Map Outlined In Blue



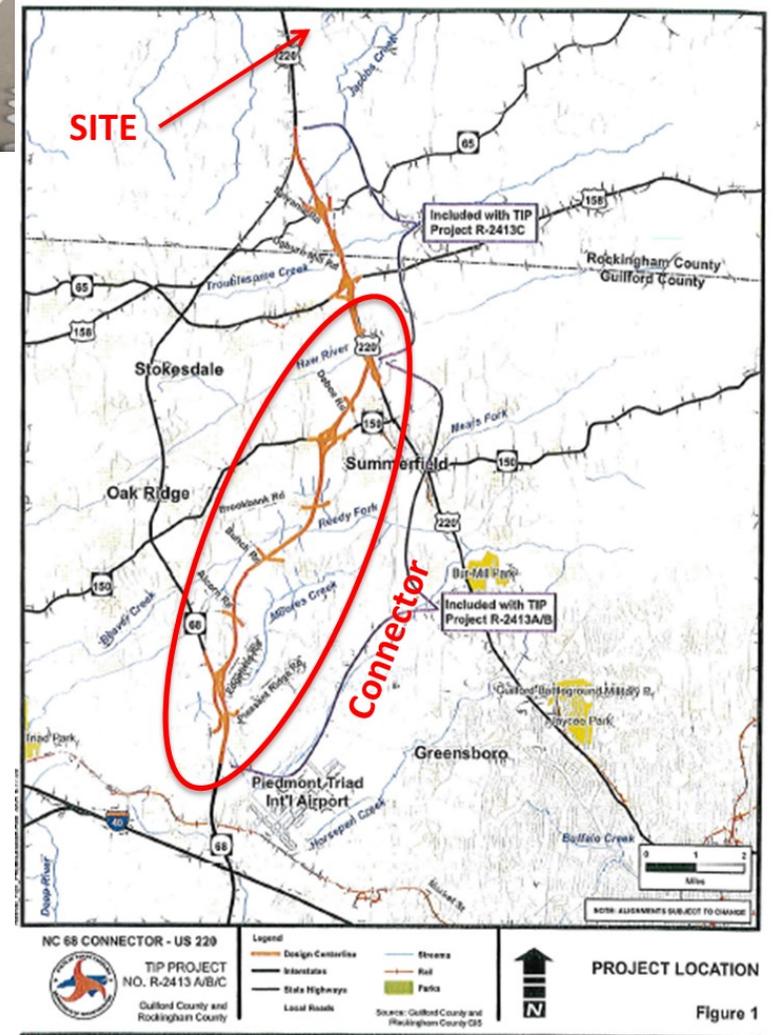
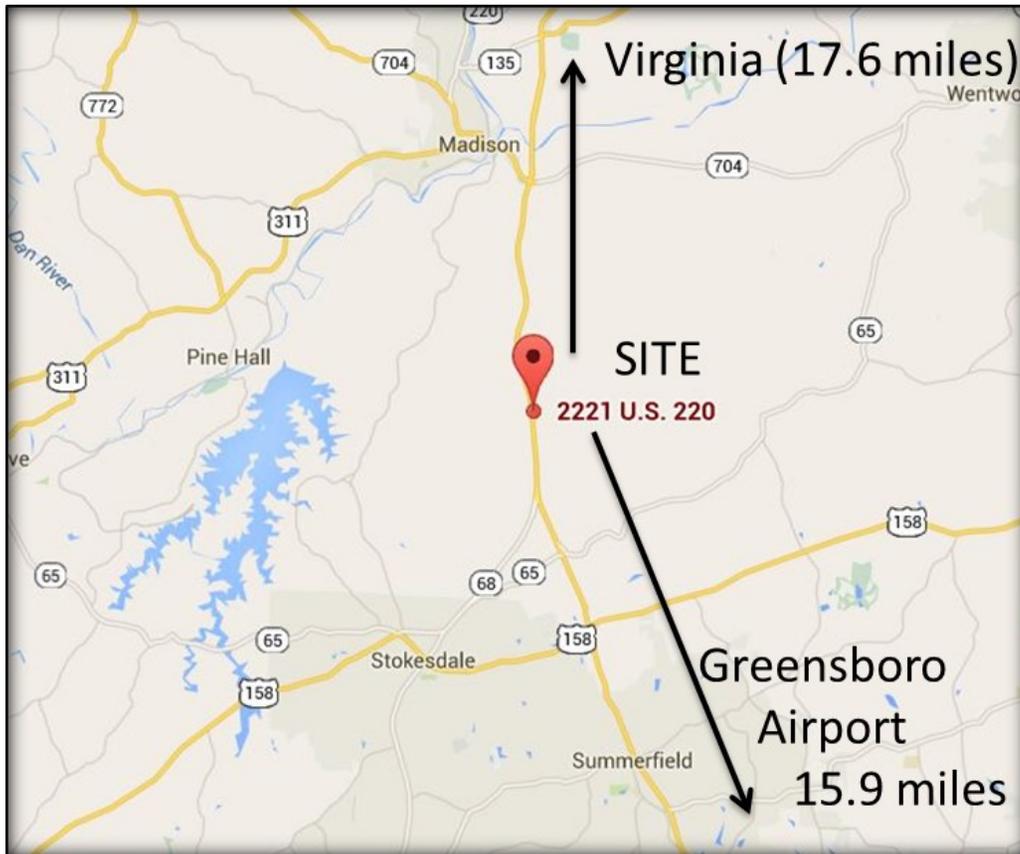


Figure 1