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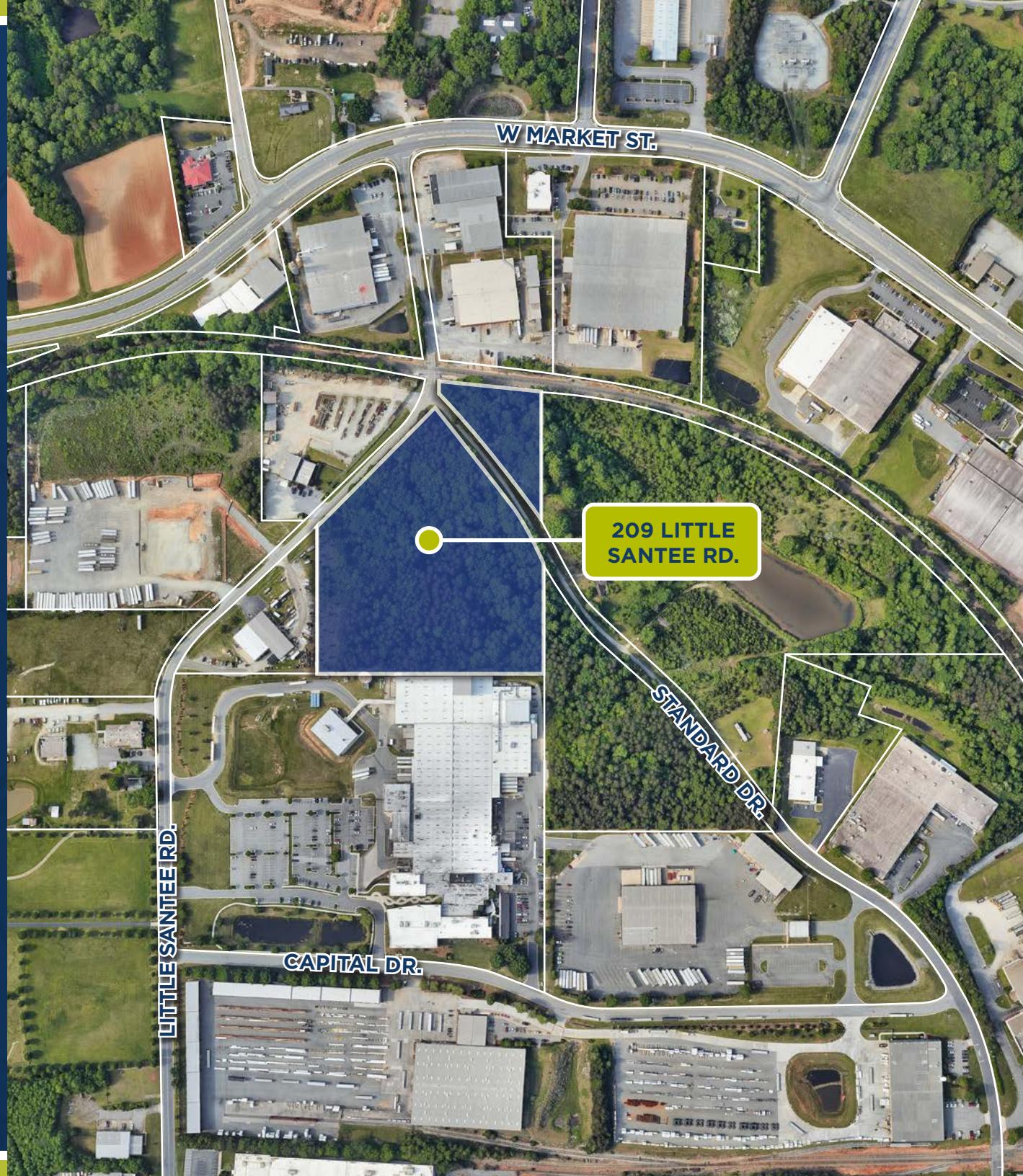
LITTLE
SANTEE RD.

COLFAX, NC 27235

FOR SALE
13.42 ACRES



cushmanwakefield.com



PROPERTY HIGHLIGHTS

For Sale \$110,000/Acre

Acreage 13.42 Acres

Zoning HI - Heavy Industrial
Guilford County

Development Opportunity Site has potential for varying uses including industrial development or industrial outdoor storage

Location Located in a high-growth area near Piedmont Triad Airport. The location provides easy access to Winston-Salem, Kernersville, Greensboro and High Point with quick access to I-40, I-85, I-73 and I-74.

Rail Potential Rail Access

Utilities Access to utilities including

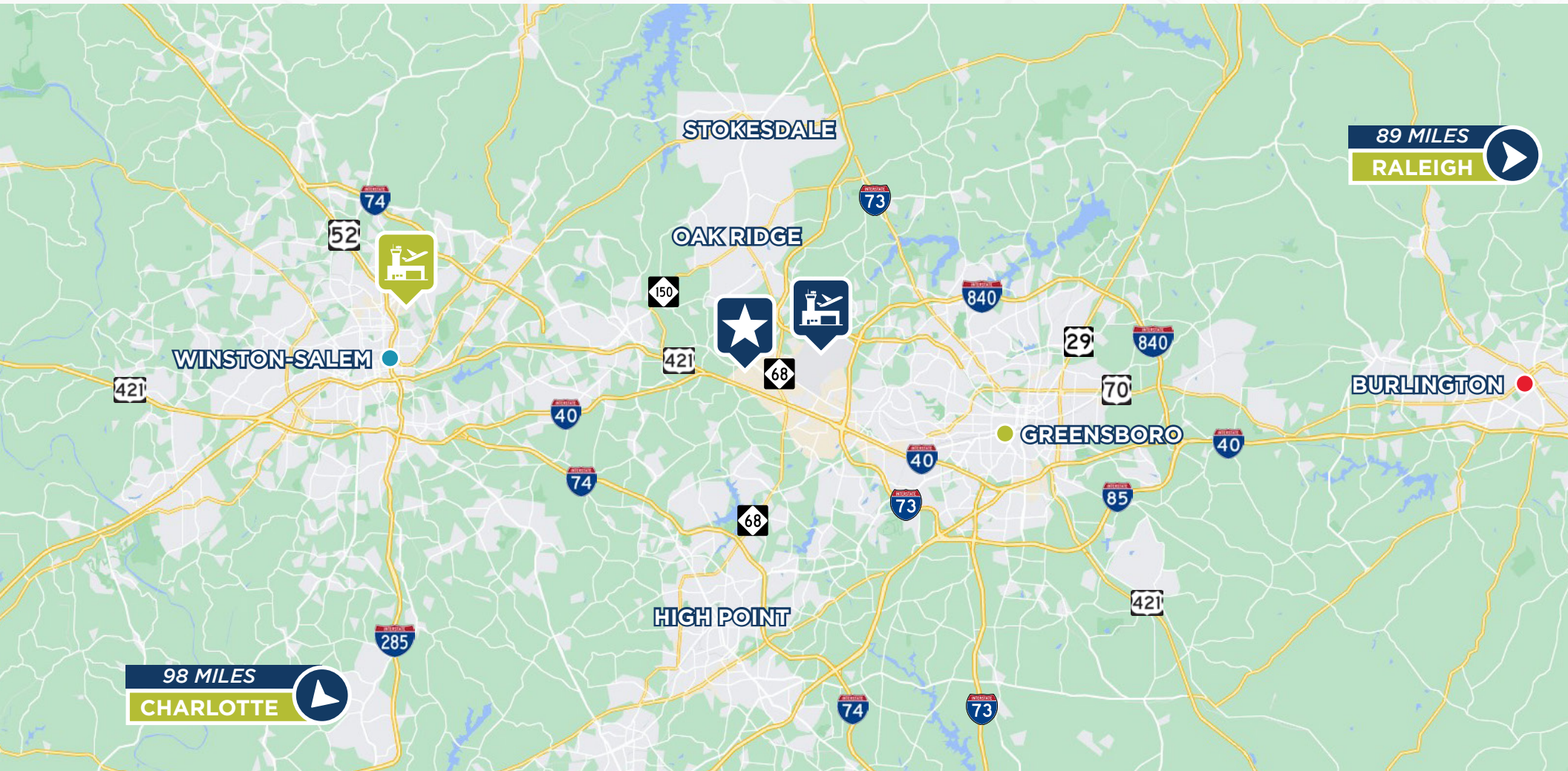
- *Water & Sanitary Sewer (Lift station may be required)*
- *Electric*
- *Gas*

Taxes \$6,212.48 (2023)

AERIAL PHOTO



SUBJECT PROPERTY MAP



DISTANCE & DRIVE TIME



209 LITTLE SANTEE RD.



PIEDMONT TRIAD INTERNATIONAL AIRPORT

8 MINS
6.6 MILES VIA W MARKET ST



SMITH REYNOLDS AIRPORT

23 MINS
18.2 MILES VIA US-421



WINSTON-SALEM

20 MINS
16.1 MILES VIA US-421 S



GREENSBORO

18 MINS
14.8 MILES VIA I-40



BURLINGTON

36 MINS
35.0 MILES VIA I-40/I-85S

LOCATION MAP



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CONTACT DETAILS

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