
HIGHLIGHTS

2.53 acres located off Jimmie Kerr Road and Interstate 40 in the town of Haw River, NC. Three new large distribution facilities have been built for Walmart, Lidl, and Amazon within the last few years. A brand new 600,000 sf industrial building is under construction across Jimmie Kerr Road. The nodes along I-40 between Durham and Greensboro continue to expand causing growth pressure within this trade area.

OVERVIEW

Utilities in surrounding jurisdictions are getting tapped out and pushing growth to this corridor. Local jurisdictions have submitted requests to widen Jimmie Kerr Road with traffic congestion. Alamance Community College is located directly across Interstate 40 that has 5,500+ students and faculty. A brand new K through 6 charter school opened across Kronberg Court, with plans being made to expand to 8th grade.

MARKET

219 townhomes have been approved behind to the site, and another 300+ unit apartment complex is in the works for a 2024 construction commencement. Three additional phases for multifamily are scheduled upon lease up for the apartment complex. Affordability, convenient access to the Triangle and Triad Markets, and lifestyle creates an attractive place to be in Haw River.



NEARBY AMENITIES

Wendy's, Dunkin Donuts, Dairy Queen, Denny's, Days Inn, Pilot Travel Center, Flying J Travel Center, and PJ Fresh Marketplace.

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	975	22,490	73,232
Median Income	\$49,265	\$41,549	\$43,323

TRAFFIC COUNTS

I-40/I-85	125,000
Jimmie Kerr Rd	20,000



OUTPARCEL | Jimmie Kerr Rd, Haw River, NC | **Aerial**

