

PRIME LOCATION LAND FOR SALE

737 GALLIMORE DAIRY RD - 7856 A CLINARD FARMS RD



For Sale: Call For Pricing

Total Acreage: 79.5 +/- Acres

737 Gallimore Dairy Rd: 54.23 Acres.

7856 A Clinard Farms Rd: 25.2 Acres

Zoning: CZEC (conditional zoning employment center)

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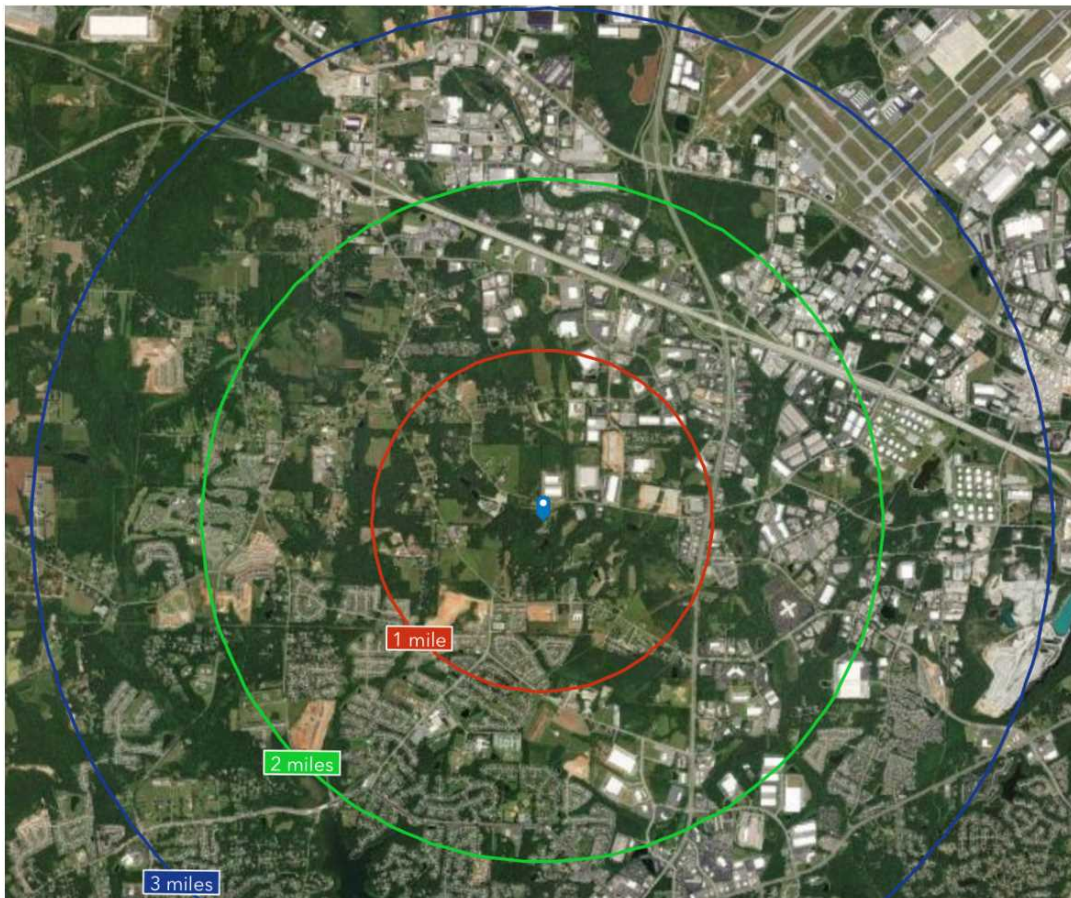
Location and Access

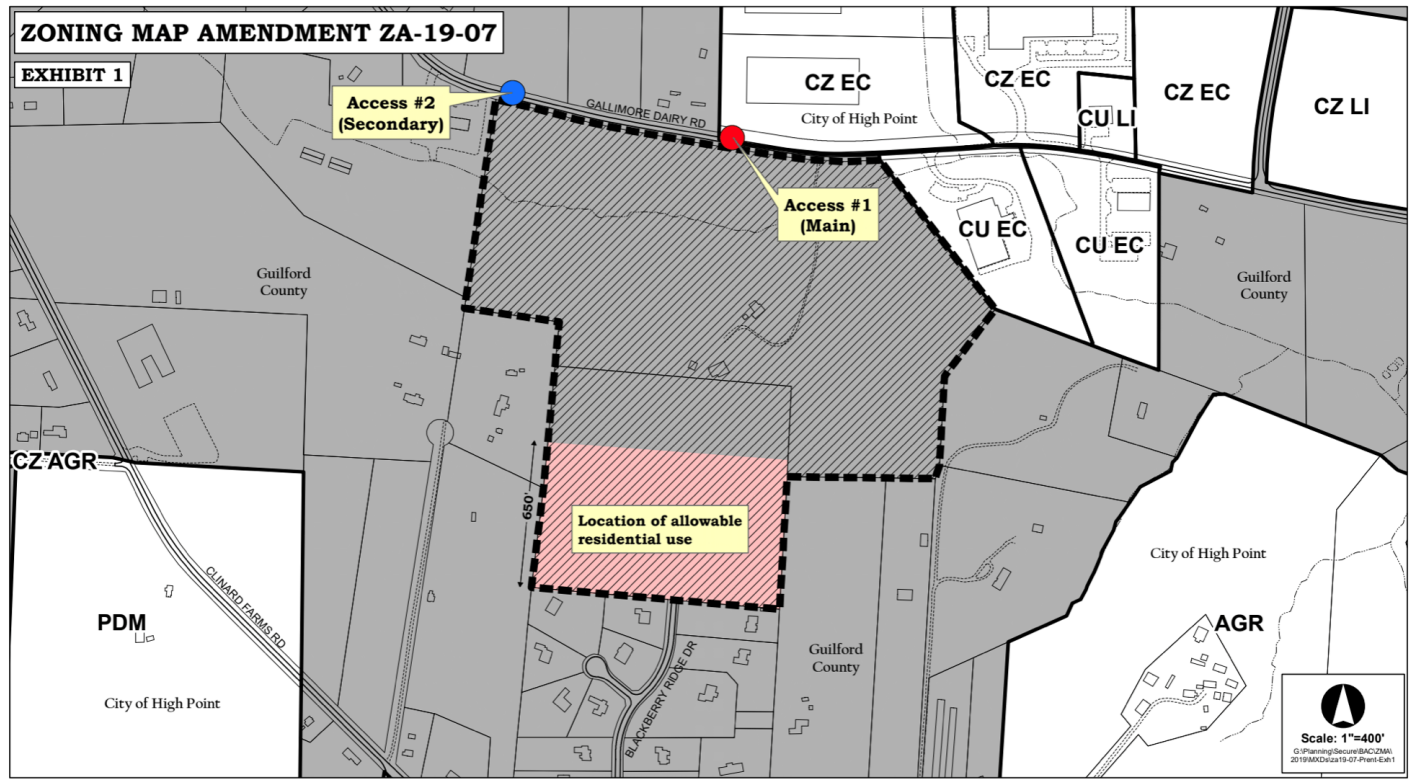
The site is easily accessible from Interstate 40 by exiting onto NC Highway 68 South and traveling less than five (5) miles on a three-lane highway then turning onto Gallimore Dairy Road. The site location is less than one mile from the intersection with Highway 68. Highway 68 is the pathway north to the Piedmont Triad Airport (GSO), the affluent towns of Oak Ridge & Stokesdale, and to the south the City of High Point.

The defined area, Gallimore Road to the west of Highway 68, is one of the fastest developing corridors in the Triad.

High Point is associated with nearby Winston-Salem and Greensboro to form one metro area. The three cities are sometimes referred to as the Piedmont Triad is ranked the 32 MSA. In comparison to the state's better-known triad of Raleigh–Durham–Chapel Hill, the economy and lifestyle is more industrial and working-class, although there is a strong university presence and a high level of educational attainment. The economy has an interesting mix of declining and emerging industries, but employment overall has been stable. High Point is a world trade center for furniture and is still center of the state's largest furniture-manufacturing industry. Downtown High Point is a fascinating collection of commercial, warehouse and showroom facilities centered on this industry and is an industry town shifting emphasis from manufacturing to becoming a trade and design center.

The site is in the Northern portion of High Point and Southeast of the Piedmont Triad International (PTI) Airport at **737 Gallimore Dairy Road**. The site location is less than five (5) miles from PTI and just over two (2) miles from the access to Interstate 40. From the site, you will drive less than ten (10) miles to reach downtown High Point, less than 14 miles to arrive in downtown Greensboro, and less than 20 miles to Winston-Salem.





EC EMPLOYMENT CENTER DISTRICT

The EC district is established to accommodate office, warehouse, research and development, light industrial, and supporting activities in a well-planned, high quality business park setting. In addition to typical business park uses, the district also allows real and service uses intended to serve employees working in the immediate vicinity. In addition to an expectation for high quality design, the district includes standards to help ensure compatibility between development and nearby residential uses. Region-serving commercial and intensive forms of industrial development are prohibited as well as outdoor manufacturing, processing and storage activities.

DEMOGRAPHICS

The Piedmont Triad (or simply the Triad) is a north-central region of the U.S. state of North Carolina that consists of the area within and surrounding the three major cities of Greensboro, Winston-Salem, and High Point.

This close group or "triad" of cities lies in the Piedmont geographical region of the United States and forms the basis of the Greensboro–Winston-Salem–High Point Combined Statistical Area.

As of 2012, the Piedmont Triad has an estimated population of 1,611,243 making it the 33rd largest combined statistical area in the United States. The area of the triad is approximately 5,954 square miles.

The metropolitan area is connected by Interstates 40, 85, 73, and 74 and is served by the Piedmont Triad International Airport.

Long known as one of the primary manufacturing and transportation hubs of the southeastern United States, the Triad is also an important educational and cultural region and occupies a prominent place in the history of the American Civil Rights Movement.

The Piedmont is the area lying between the Atlantic Ocean and the Appalachian Mountains. The Triad is named for the three largest cities in the region: Greensboro, Winston-Salem, and High Point. The region boasts excellent transportation and educational facilities, making the region a hub for commerce along the Mid-Atlantic region. There are approximately 900,000 jobs in the Piedmont Triad. Among the 12,000 miles of roadways in the region are Interstates 40 and 85 which bisect the region east to west and Interstate 77 running north/south.

Two new interstates, I-73 and I-74 are already completed in most areas and under construction in others. Piedmont Triad International Airport is in the center of the region and 8 additional airports handle both commuter and corporate aircraft. There are 13 colleges and universities in the region with a total enrollment exceeding 60,000. In addition, 9 technical and community colleges serve an additional 50,000 students. The region's economy has historically been tied to textiles, furniture, and tobacco, but new growth industries are emerging rapidly, including distribution, logistics, biotechnology, and aviation & aerospace

COMPANY DESCRIPTION

V/STOL stands for Vertical or Short Take-Off and Landing. The ability to maneuver efficiently and effectively has driven our company since our founder's early days as a fighter pilot in the RJAF and now in the commercial real estate industry.

Carrying forward those principles, V/STOL commercial real estate works to make dispositions and acquisitions quick, streamlined and smooth for our clients. We specialize in different types of class assets with an unmatched understanding of the dynamic North Carolina market.

The V/STOL team provides comprehensive solutions for our clients, offering vertically integrated services to buyers, sellers, landowners and investors in commercial properties. With ethics as our founding principle, we believe in building our connections through trust, client satisfaction and seeking solutions that best serve our clients and their goals.

We are experts in understanding current market data and historical trends. We can identify additional long-term value, working with clients to maximize the potential of their properties.

V/STOL founder Rani Hussami completed over \$180,000,000 in transactions in the last year and a half in south Florida and has his sights set on even greater success for his clients in North Carolina.



Rani Hussami, CCIM

Principal, Broker

License: NC 234092

Rani Hussami, a Certified Commercial Investment Member (CCIM) Designee, provides investment services to commercial real estate investors by advising on acquisitions, dispositions, and portfolio management tailored to each client. With over 20 years of experience in commercial real estate, Rani brings his depth of knowledge to all commercial real estate brokerage areas with a focus on investments; retail, and multi-family. Rani was a fighter pilot in the RJAF, so he knows the importance of precision, efficiency, and effectiveness. He brings these qualities to the table for every project. With his wealth of connections in the area, Rani understands the Triad market and how to provide success for each client and their goals.

Prior to V/STOL Commercial Real Estate, Rani was a commercial broker at Marcus & Millichap in south Florida. He also worked at NAI Piedmont Triad, a commercial brokerage firm in Greensboro, North Carolina, for 10 years.



Chelsea Reynolds, MBA

Broker

License: NC 288593

Chelsea Reynolds brings to V/STOL a diverse background in commercial real estate, including management and litigation. As a graduate of Duke University and UNC-Chapel Hill and with an MBA from Quantic School of Business and Technology, Chelsea is locally connected and focused on providing exceptional service. Licensed with the North Carolina Real Estate Commission, Chelsea plays an integral role in the firm's dispositions and acquisitions. She is a member of the National Association of Realtors and a Greensboro Landlord Association board member.