



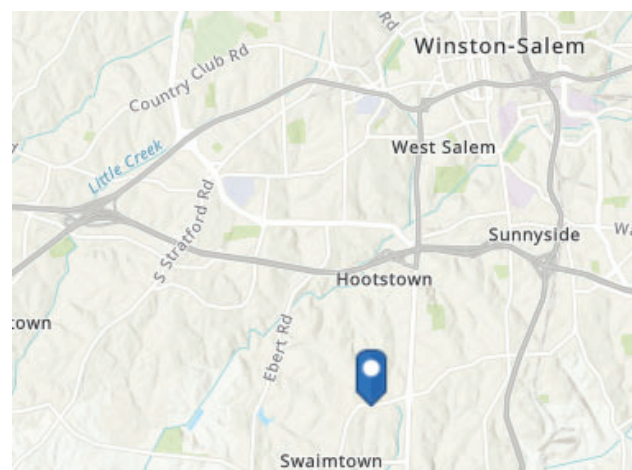
KEY FEATURES

- ±1.38 Acres
- Great access to Clemmons Rd.
- Conceptual design can accommodate up to 6 lots in a private subdivision
- Proximity to schools, shopping, parks, and institutions
- Water and Sewer infrastructure located along W. Clemmons Rd.
- List Price - \$125,000

±1.38 ACRES INVESTMENT OR DEVELOPMENT

FOR SALE

1482-1490 W. CLEMMONSVILLE RD.



LEARN MORE ABOUT THIS PROPERTY

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- Water Mains
- Sewer Mains
- Water Valves
- Sewer Manholes
- Hydrants

1 inch = 100 feet



1482-1490 W. CLEMMONSVILLE ROAD

LOCATION DETAILS

City	Winston Salem	State/Zip	NC / 27127	County	Forsyth
Zoning	RS - 9	Tax PINS	6823-55-1389.00 & 6823-55-0368.00		

PROPERTY DETAILS

Property Type	Investment/Development	Acres ±	1.38	Total Buildings SF±	N/A
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UTILITIES

Electrical	Duke Energy	Water/Sewer	Municipal	Gas	PNG
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PRICING & TERMS

Price	\$125,000	Price/Lot	\$20,833 / Lot	Tax Value	\$50,900
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COMMENTS

This 1.38 acre property located in a popular south Winston-Salem area is conceptually designed for a 6 lot private subdivision. Perfect for a developer/builder wanting to quickly turnaround and sell developed lots or homes. Similar parcels have sold in Winston-Salem for over \$110,000/acre! Asking \$90,579 / acre.