



**Project Site**  
**±25.00 AC**

## KEY FEATURES

- 25 AC in highly desirable Pfafftown, NC area
- Adjacent to retail/office development
- Portion of eastern property boundary includes an easement for the greenway expansion
- 1.9 miles from designated beltway interchange
- Strong demographics with median HHI of \$84,000+
- Frontage on Yadkinville and Grandview Club Roads
- 5 miles to Wake Forest University, 9 miles to downtown Winston-Salem
- Average single-family home price in 2019 was over \$282,000
- \$850,000 asking price

LAND / DEVELOPMENT OPPORTUNITY

FOR SALE

# 25 ACRES IN PFAFFTOWN AREA

4505 Yadkinville Road  
Winston Salem, NC 27101

Great development opportunity! The area plan for this ±25 acres in the popular and growing Pfafftown, NC, area includes up to 8 dwelling units/acre. The location is just minutes away from retail, restaurants and office developments, five miles from Wake Forest University and ten miles to vibrant downtown Winston-Salem. The close proximity to the designated beltway interchange and planned Winston-Salem greenway expansion will enhance the attractiveness and marketability of this area in the future. Don't miss this opportunity to create a stand-out new community.

## LEARN MORE ABOUT THIS PROPERTY

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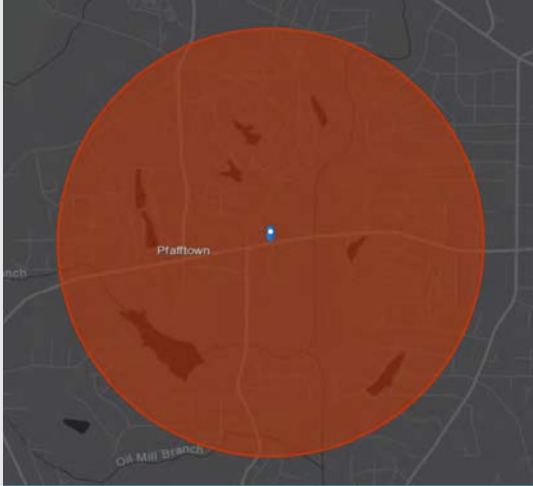
336.793.0890, ext 105

# 4505 Yadkinville Road - Demographic Profile Summaries

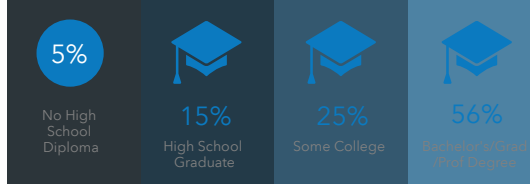
## 1 Mile Radius

### DEMOGRAPHIC PROFILE

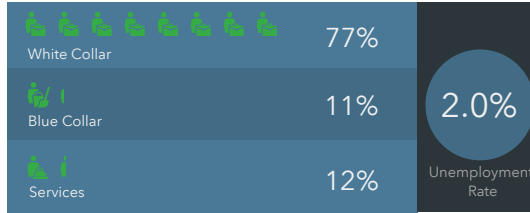
4505 Yadkinville Rd, Winston Salem, North Carolina, 27106



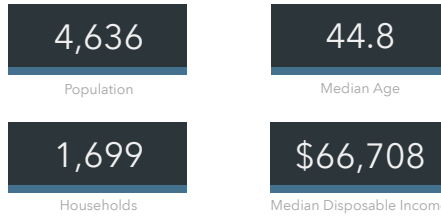
#### EDUCATION



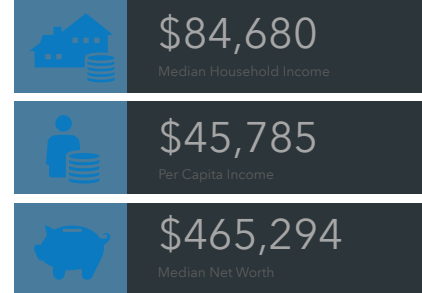
#### EMPLOYMENT



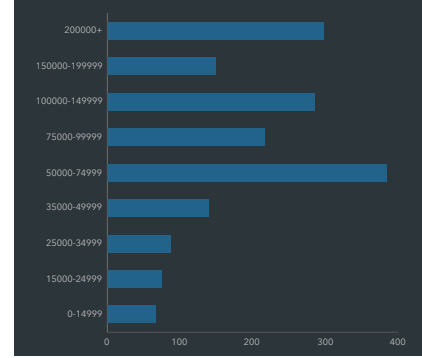
#### KEY FACTS



#### INCOME



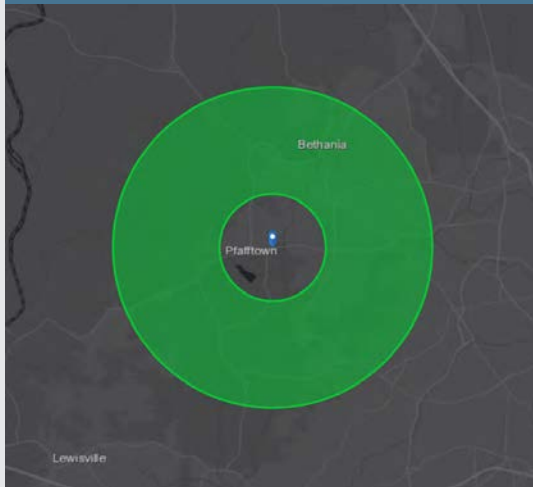
#### HOUSEHOLD INCOME (\$)



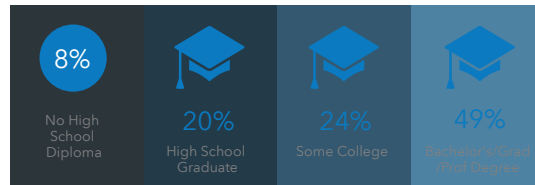
## 3 Mile Radius

### DEMOGRAPHIC PROFILE

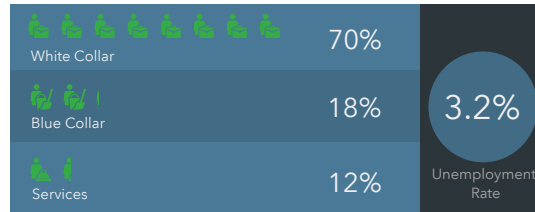
4505 Yadkinville Rd, Winston Salem, North Carolina, 27106



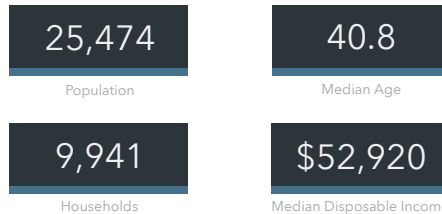
#### EDUCATION



#### EMPLOYMENT



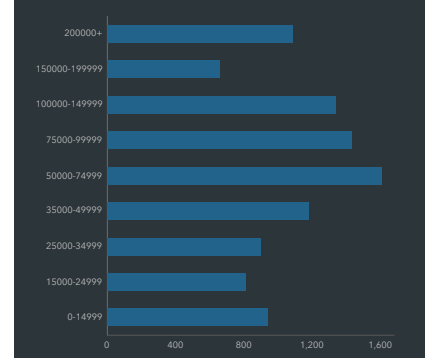
#### KEY FACTS



#### INCOME



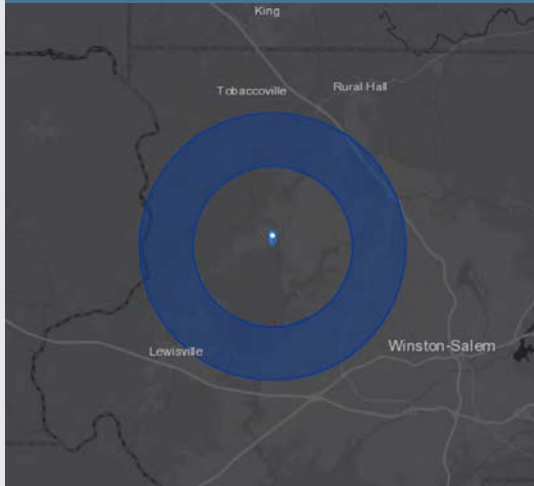
#### HOUSEHOLD INCOME (\$)



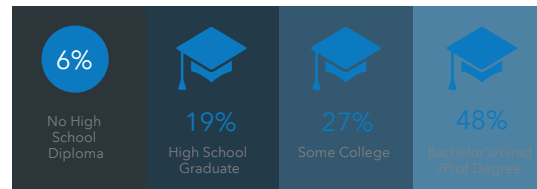
## 5 Mile Radius

# DEMOGRAPHIC PROFILE

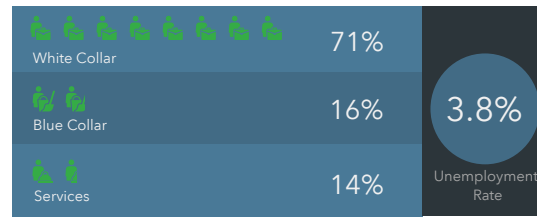
4505 Yadkinville Rd, Winston Salem, North Carolina, 27106



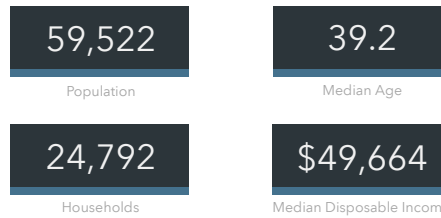
### EDUCATION



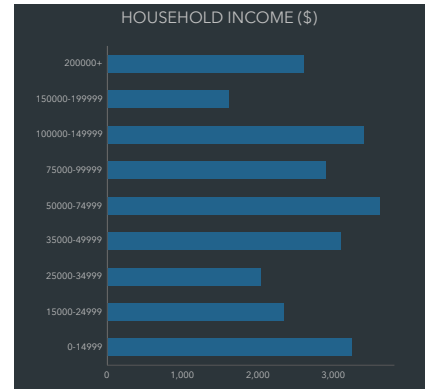
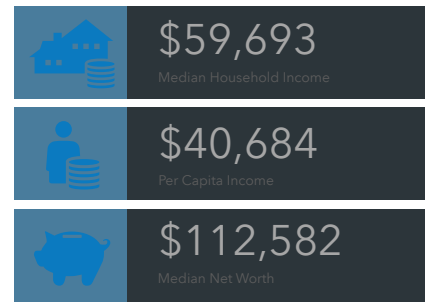
### EMPLOYMENT



### KEY FACTS



### INCOME



## 25 ACRE DEVELOPMENT OPPORTUNITY IN PFAFFTOWN, NC AREA

### LOCATION

Address	4505 Yadkinville Rd.	City	Winston-Salem	State	NC
Zip	27106	County	Forsyth		

### PROPERTY DETAILS

Property Type	Land	Acres ±	25		
Subheading	Body	Subheading	Body	Subheading	Body

### UTILITIES

Electrical	Municipal	Sewer	Municipal	Water	Municipal
Gas	Piedmont Natural Gas				

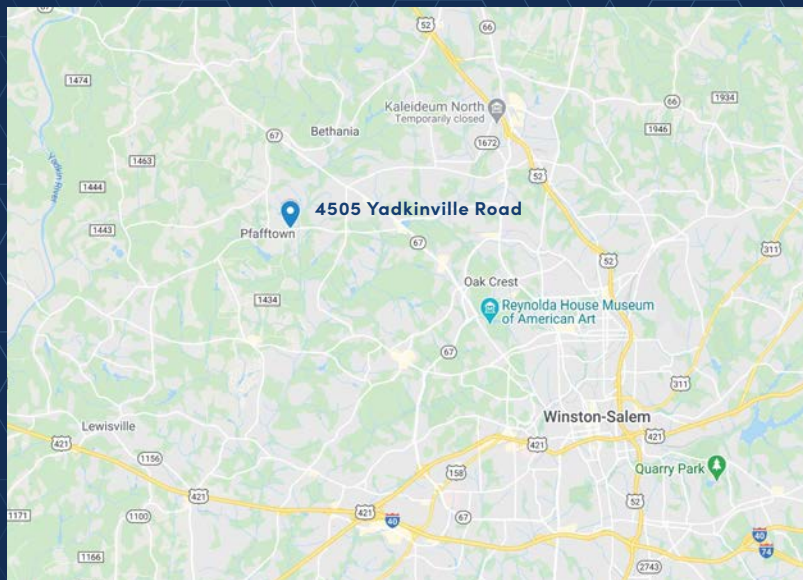
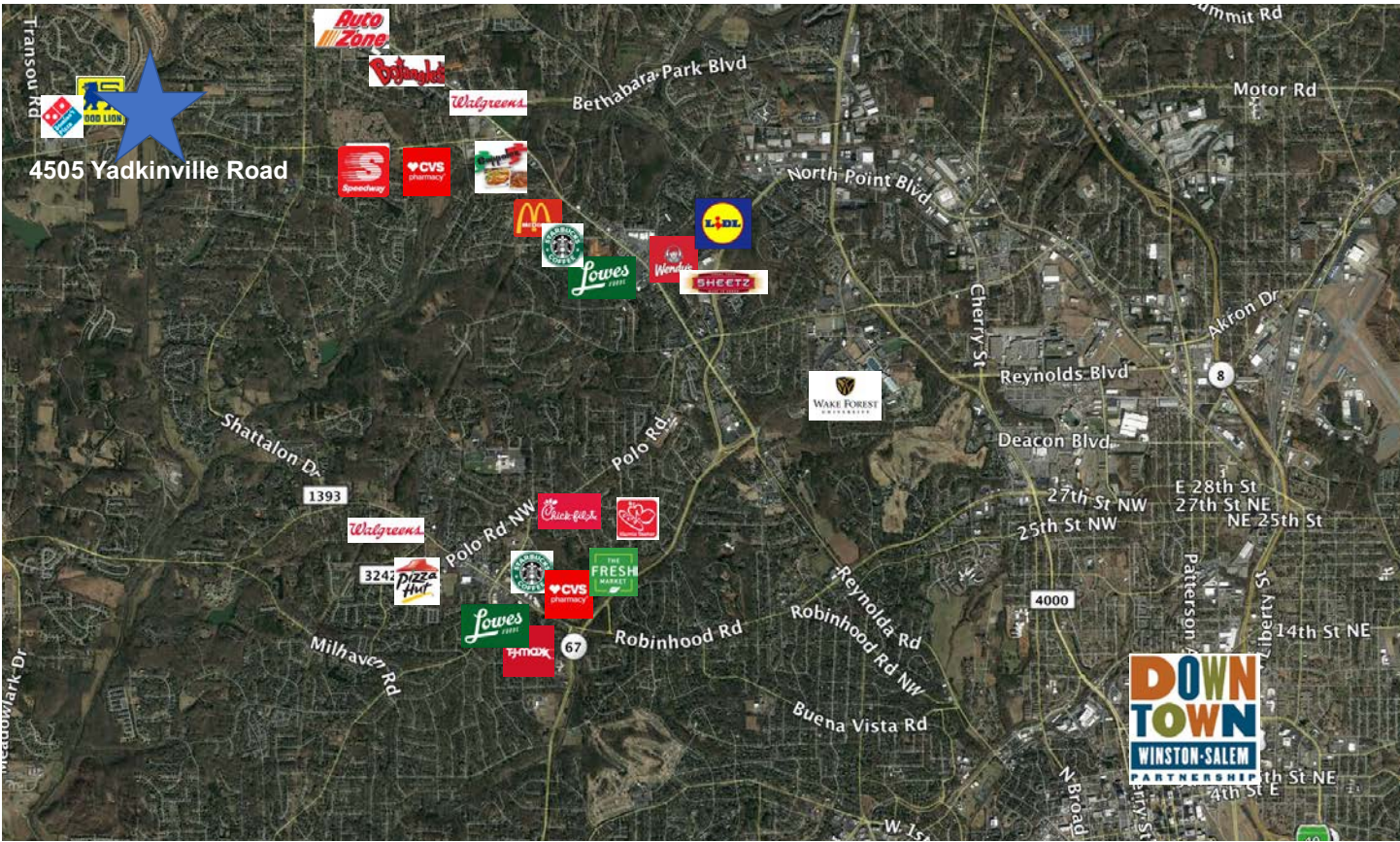
### TAX INFORMATION

Zoning	RS-9	Tax Block	4631	Tax Pin	6807-07-3994
Tax Lots	220				

### PRICING & TERMS

Price	\$850,000	Tax Value	\$383,200	Price/SF ±	\$0.78
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### LOCATION FEATURES

- Highly desirable and rapidly growing Pfafftown area
- Adjacent to retail and office development
- 1.9 miles from designated beltway interchange
- Roadway frontage on Yadkinville Rd. and Grandview Club Rd.
- 5 miles from WFU campus, 9 miles from downtown Winston-Salem

NOTE: The property contains areas of FEMA floodplain and easements that will impact development on portions of the property.