



## KEY FEATURES

- Opportunity Zone property
- ±1.41 acre ground lease / build to suit opportunity
- Accessible development parcel with excellent frontage and visibility along North Broad Street
- North Broad Street ADT ±14,000
- ±1.5 blocks away from a 700+ parking space CCW deck
- ±0.4 miles from Truist Ballpark and ±0.5 miles Salem Parkway
- Pedestrian-friendly site within walking distance to Winston-Salem's favorite restaurants and hotels

## LAND

## GROUND LEASE / BUILD TO SUIT

# BROAD AND HOLLY

212 N. Broad Street

Winston Salem, NC 27101

Don't miss this outstanding Ground Lease / Build to Suit opportunity in the West End of Downtown Winston-Salem. Within walking distance to multiple multifamily developments, various retailers, parks and some of Winston-Salem's better restaurants and hotels. Convenient to all Winston-Salem's highways, this pedestrian-friendly site will be great for many types of office and/or retail uses. Strategically located in an Opportunity Zone. Contact brokers for proposed use/building restrictions and pricing information.

## LEARN MORE ABOUT THIS PROPERTY

### JOHN REECE

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### HOUSTON HOUGH

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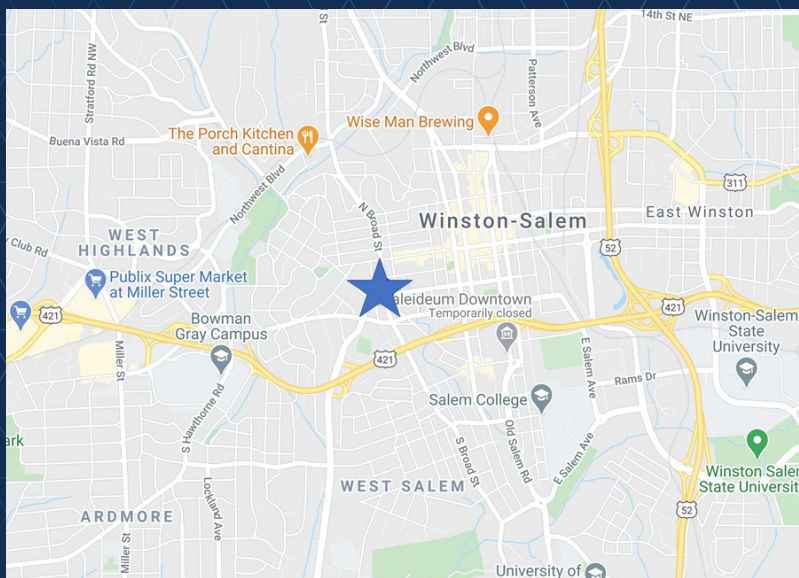




# BROAD AND HOLLY

LOCATION					
Address	212 North Broad Street	City	Winston-Salem	State	NC
Zip	27101	County	Forsyth		
PROPERTY DETAILS					
Property Type	Land	Acres ±	1.41		
UTILITIES					
Electrical	Duke Power	Sewer	Municipal	Water	Municipal
Gas	PNG				
TAX INFORMATION					
Zoning	HB	Tax Block	97	Tax Pin	6825-96-5159
Tax Map	624854	Tax Lots	356		
PRICING & TERMS					
Lease Rt/SF±	Contact Brokers				





## LOCATION FEATURES

- Opportunity Zone property
- Accessible development parcel, excellent frontage and visibility along N. Broad Street
- 1.5 blocks to 700+ parking space CCW deck
- Convenient to Salem Parkway and all major Winston-Salem highways
- Pedestrian-friendly / walkable to Truist Ballpark and a number of Winston-Salem's favorite parks, restaurants and hotels