COMMERCIAL LAND

FOR SALE

# POINDEXTER ROAD PROPERTY

4505-4515 Poindexter Road
Walkertown, NC 27051

Build your business minutes to the center of the Piedmont International Airport without paying a premium. This 2-acre property is just a 15 minute drive north of Winston-Salem. Walkertown is a rapidly growing, welcoming rural community with a cost of living 17.4% lower than the US average. Here's a unique opportunity to enjoy the benefits of a small town and its low taxes but with easy access to major transportation networks.

## KEY FEATURES

- Public sewer easement on Northwest property corner
- Flat property with mild slope toward sewerline for ease of site engineering
- Harvestable hardwoods for immediate income source
- LO-S zoning allows for a variety of commercial and office uses
- Newly constructed beltway provides convenient access to Piedmont International Airport and major highways
- $150,000

LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN, AICP, LEED AP ND

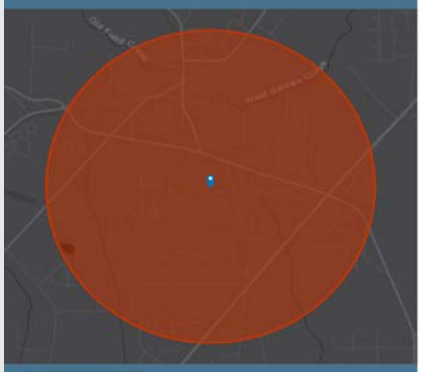
Bradk@commercialrealtync.com

336.793.0890, ext 106

## 1 MILE RADIUS

# DEMOGRAPHIC PROFILE

4515 Poindexter St, Walkertown, North Carolina, 27051



COMMERCIAL REALTY ADVISORS

EDUCATION

| No High School Diploma | High School Graduate | Some College | Bachelor's/Grad /Prof Degree |
|---|---|---|---|
| 15% | 32% | 32% | 22% |

EMPLOYMENT

| | |
|---|---|
| White Collar | 60% |
| Blue Collar | 27% |
| Services | 13% |

Unemployment Rate: 10.6%

KEY FACTS

| | |
|---|---|
| 2,474 Population | 42.9 Median Age |
| 1,030 Households | $44,995 Median Disposable Income |

INCOME

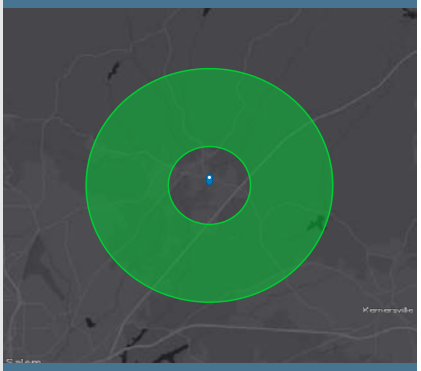
| | |
|---|---|
| $55,553 | Median Household Income |
| $26,002 | Per Capita Income |
| $113,054 | Median Net Worth |

HOUSEHOLD INCOME ($)

## 3 MILE RADIUS

# DEMOGRAPHIC PROFILE

4515 Poindexter St, Walkertown, North Carolina, 27051



COMMERCIAL REALTY ADVISORS

EDUCATION

| No High School Diploma | High School Graduate | Some College | Bachelor's/Grad /Prof Degree |
|---|---|---|---|
| 13% | 31% | 31% | 24% |

EMPLOYMENT

| | |
|---|---|
| White Collar | 60% |
| Blue Collar | 26% |
| Services | 14% |

Unemployment Rate: 11.3%

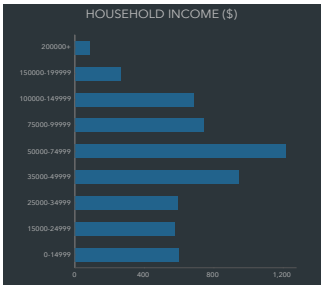
KEY FACTS

| | |
|---|---|
| 15,041 Population | 42.7 Median Age |
| 5,725 Households | $41,961 Median Disposable Income |

INCOME

| | |
|---|---|
| $51,831 | Median Household Income |
| $25,137 | Per Capita Income |
| $89,923 | Median Net Worth |

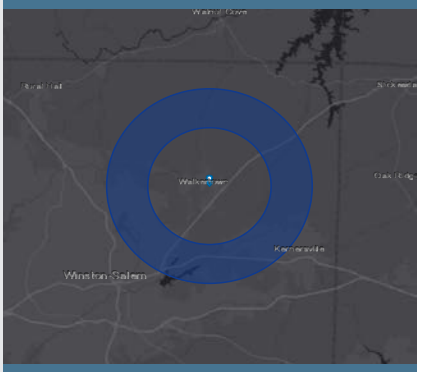
HOUSEHOLD INCOME ($)




## 5 MILE RADIUS

# DEMOGRAPHIC PROFILE

4515 Poindexter St, Walkertown, North Carolina, 27051




COMMERCIAL REALTY ADVISORS

EDUCATION

| No High School Diploma | High School Graduate | Some College | Bachelor's/Grad /Prof Degree |
|---|---|---|---|
| 12% | 28% | 32% | 29% |

EMPLOYMENT

| | |
|---|---|
| White Collar | 62% |
| Blue Collar | 25% |
| Services | 14% |

Unemployment Rate: 11.0%

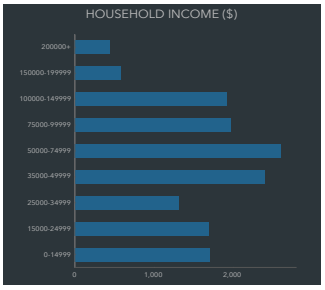
KEY FACTS

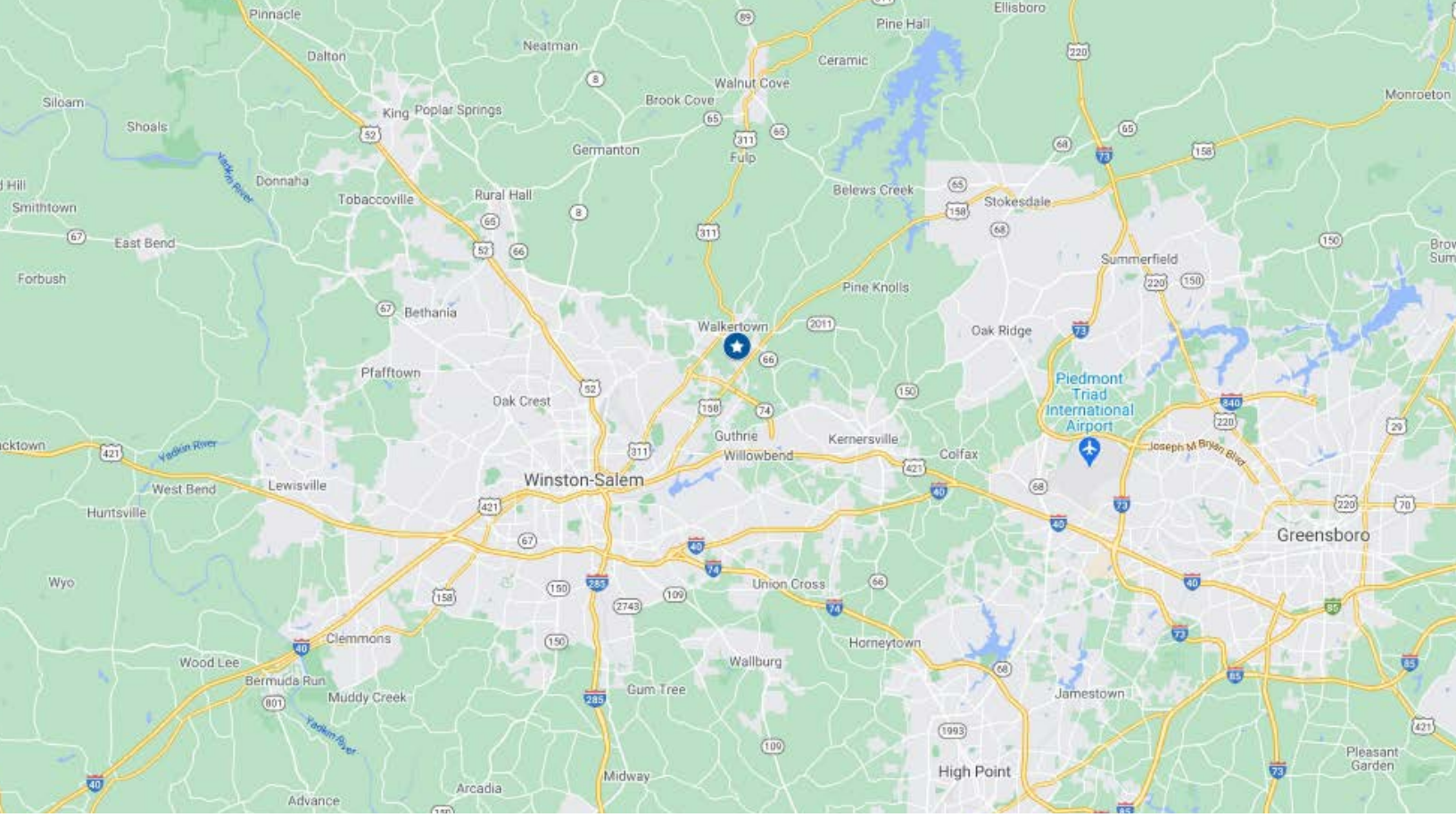
| | |
|---|---|
| 37,731 Population | 41.1 Median Age |
| 14,619 Households | $42,083 Median Disposable Income |

INCOME

| | |
|---|---|
| $51,348 | Median Household Income |
| $26,689 | Per Capita Income |
| $87,211 | Median Net Worth |

HOUSEHOLD INCOME ($)






# POINDEXTER ROAD PROPERTY

## LOCATION

| | | | | | |
|---|---|---|---|---|---|
| **Address** | 4505-4515 Poindexter Rd. | **City** | Walkertown | **State** | NC |
| **Zip** | 27051 | **County** | Forsyth | | |

## PROPERTY DETAILS

| | | | |
|---|---|---|---|
| **Property Type** | Commercial Land | **Acres ±** | 2 |

## UTILITIES

| | | | | | |
|---|---|---|---|---|---|
| **Electrical** | Duke | **Sewer** | Municipal | **Water** | Municipal |

## TAX INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| **Zoning** | LO-S | **Tax Block** | 3242B | **Tax Pin #1** | 6868-01-3231 |
| **Tax Pin #2** | 6868-01-5230 | **Tax Lots** | 87 & 88 | | |

## PRICING & TERMS

| | | | |
|---|---|---|---|
| **Price** | $150,000 | **Tax Value** | $162,000 |