



Site
2.0 Acres

Poindexter Rd

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
- \$119,000

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.

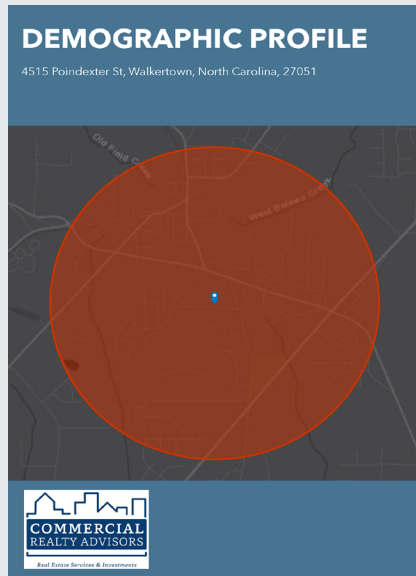
LEARN MORE ABOUT THIS PROPERTY

**BRAD KLOSTERMAN, AICP,
LEED AP ND**

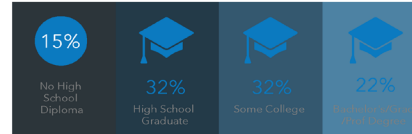
Bradk@commercialrealtync.com

336.793.0890, ext 106

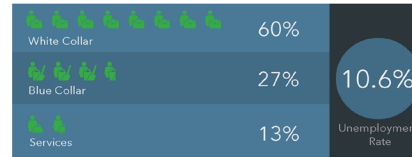
1 MILE RADIUS



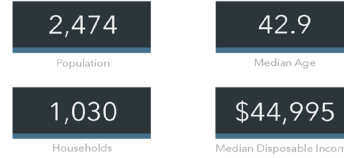
EDUCATION



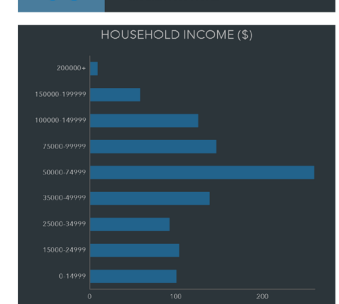
EMPLOYMENT



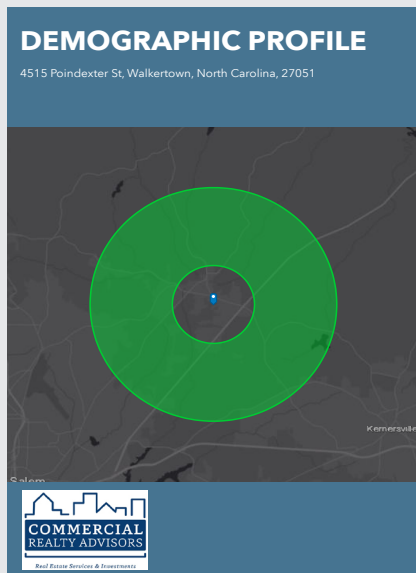
KEY FACTS



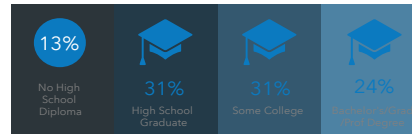
INCOME



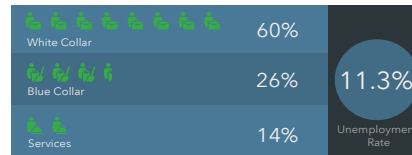
3 MILE RADIUS



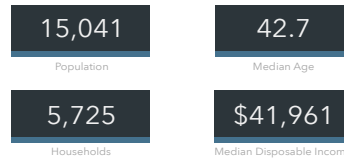
EDUCATION



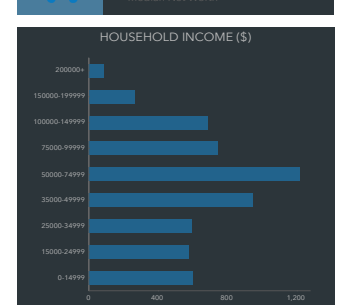
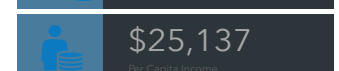
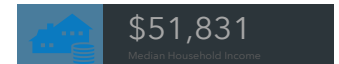
EMPLOYMENT



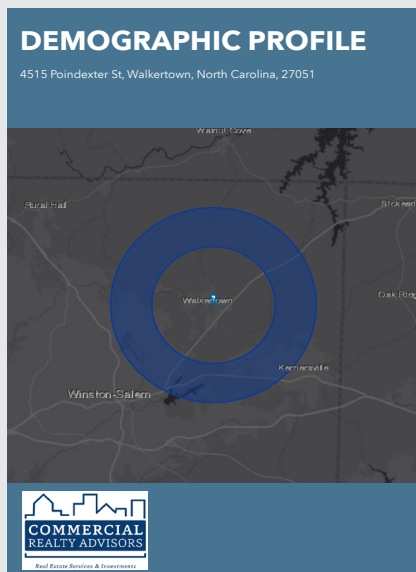
KEY FACTS



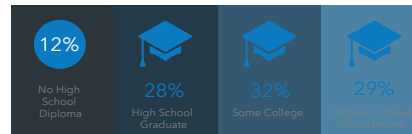
INCOME



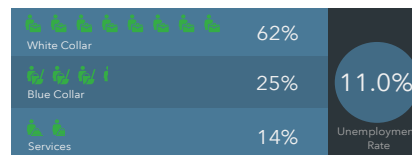
5 MILE RADIUS



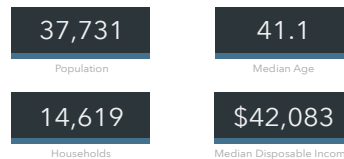
EDUCATION



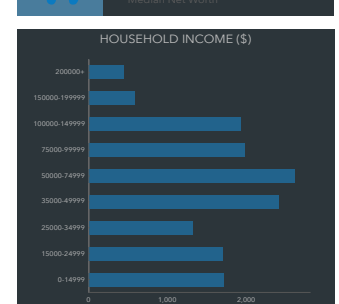
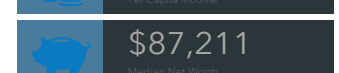
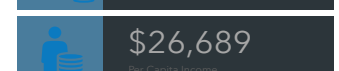
EMPLOYMENT

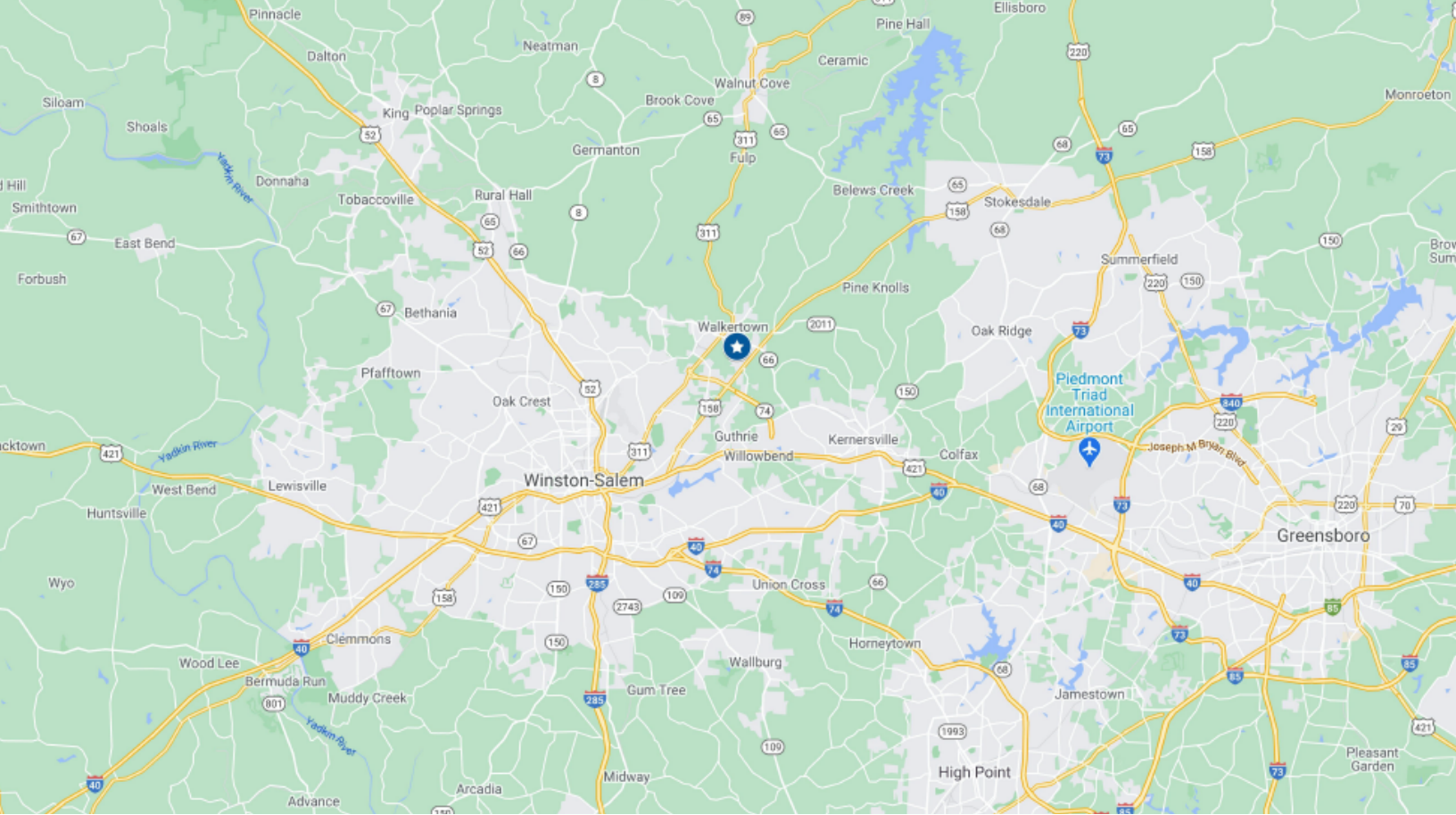


KEY FACTS



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	\$119,000	Tax Value	\$162,000		
--------------	-----------	------------------	-----------	--	--