



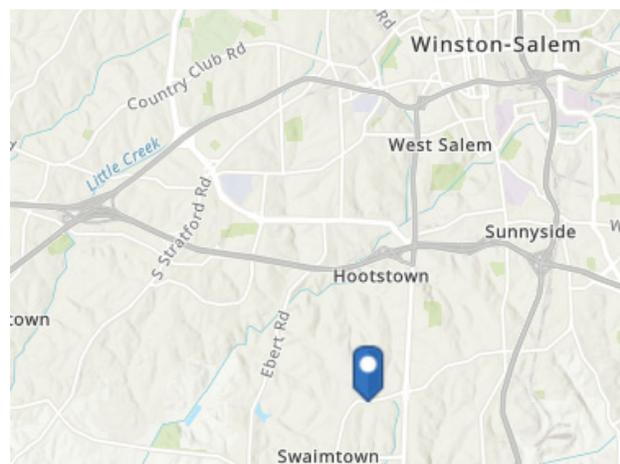
## KEY FEATURES

- ±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

#### BRAD KLOSTERMAN, AICP, LEED AP ND

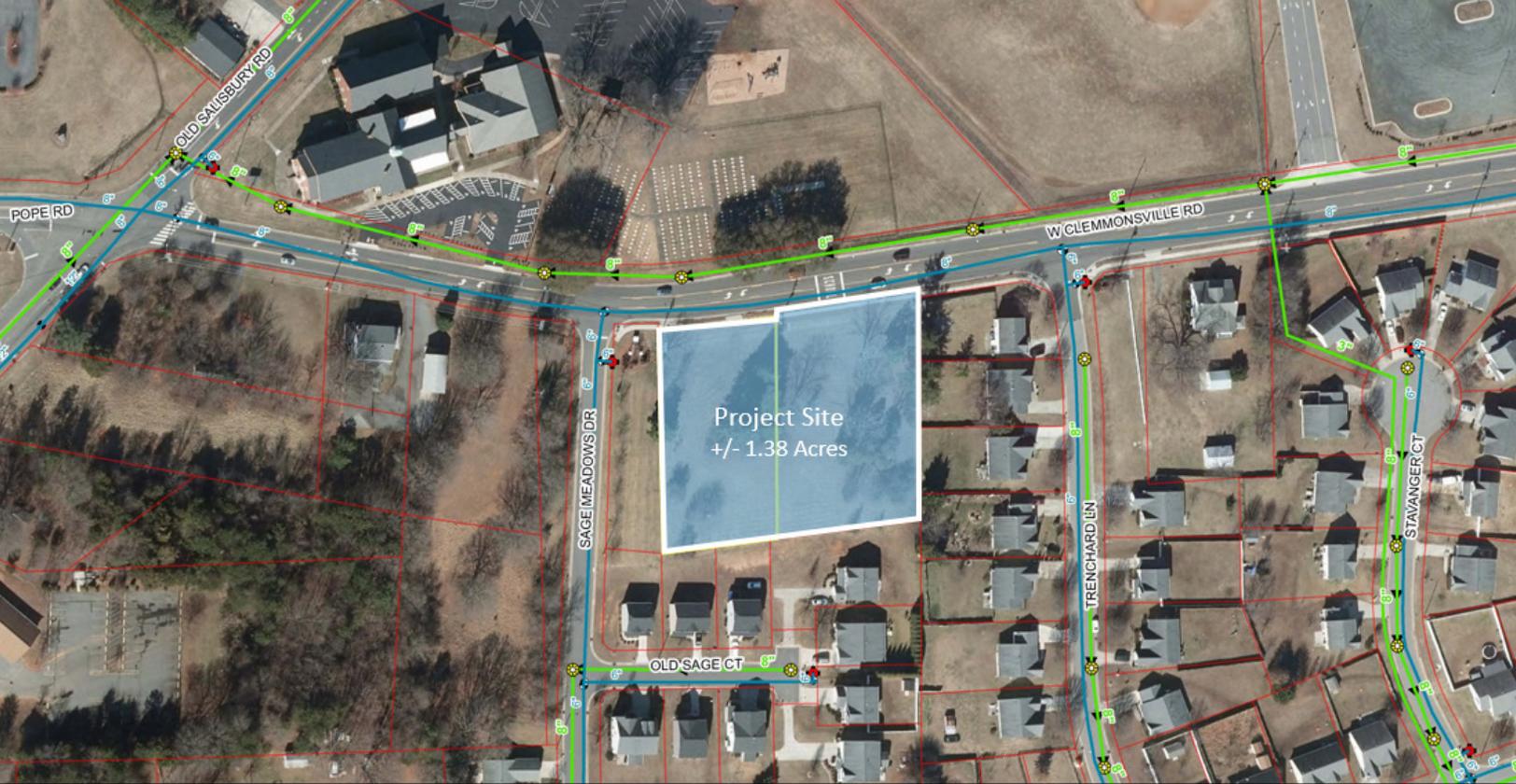
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#### STEVE VALLOS

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

1 inch = 100 feet



## 1482-1490 W. CLEMMONSVILLE ROAD

### LOCATION DETAILS

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

### PROPERTY DETAILS

<b>Property Type</b>	Investment/Development	<b>Acres ±</b>	1.38	<b>Total Buildings SF±</b>	N/A
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### UTILITIES

<b>Electrical</b>	Duke Energy	<b>Water/Sewer</b>	Municipal	<b>Gas</b>	PNG
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### PRICING & TERMS

<b>Price</b>	\$125,000	<b>Price/Lot</b>	\$20,833 / Lot	<b>Tax Value</b>	\$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.