



KEY FEATURES

- Located along major corridor (±13,500 AADT)
- Only ±0.6 miles from newly constructed WS beltway (I-74)
- Area plan calls for 8.1 – 18 dwelling units per acre
- Adjacent to LB-zoned property (south)
- Property located to southwest was rezoned to allow for multifamily development
- Property (±1.65 acres) located to the north can be added for a larger footprint
- Located only ±0.38 miles to nearest bus stop and ±0.54 miles to Walmart

LAND ASSEMBLAGE

FOR SALE

UNIVERSITY LAND ASSEMBLAGE

6148 - 6164 University Parkway

Winston-Salem, NC 27105

Wonderful small development parcel. Winston-Salem Area Plan calls for this area to be up to 18 dwellings/acre for a total of 102 dwelling units. Additional ±1.65 acres also available to the north for a total of 132 dwelling unit potential. Staff may consider non-residential uses if presented as part of a unified re-zoning request. This land assemblage is situated close to shopping, amenities, and easy access to transportation networks.

LEARN MORE ABOUT THIS PROPERTY

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UNIVERSITY LAND ASSEMBLAGE

LOCATION					
Address	6148 - 6164 University Parkway				
City	Winston-Salem	Zip	27105	County	Forsyth
PROPERTY DETAILS					
Property Type	Land Assemblage			Acres ±	5.7
UTILITIES					
Electrical	Duke	Water/Sewer	Municipal	Gas	Piedmont Natural Gas
TAX INFORMATION					
Zoning	RS-9	Tax Block	2029	Tax PIN	6829-22-3578 6829-22-5385 6829-22-3370
PRICING & TERMS					
Price	\$194,000/Acre				

*Parcels owned by separate entities. Can be purchased separately or in its entirety. All acreage to be verified by the buyer.

