



## 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 rezoning request. This land assemblage is situated close to shopping, amenities, and easy access to transportation networks.

## LEARN MORE ABOUT THIS PROPERTY

### BRAD KLOSTERMAN, CCIM

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## UNIVERSITY LAND ASSEMBLAGE

### LOCATION

<b>Address</b>	6148 - 6164 University Parkway		
<b>City</b>	Winston-Salem	<b>Zip</b>	27105
		<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Land Assemblage	<b>Acres ±</b>	5.7
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### UTILITIES

<b>Electrical</b>	Duke	<b>Water/Sewer</b>	Municipal	<b>Gas</b>	Piedmont Natural Gas
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### TAX INFORMATION

<b>Zoning</b>	RS-9	<b>Tax Block</b>	2029	<b>Tax PIN</b>	6829-22-3578 6829-22-5385 6829-22-3370
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### PRICING & TERMS

<b>Price</b>	\$194,000/Acre
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\*Parcels owned by separate entities. Can be purchased separately or in its entirety. All acreage to be verified by the buyer.

