



KEY FEATURES

- ±2.44 Acres located along a busy intersection in South Winston Salem
- W Clemmons AADT: 11,500
- Gently sloping topography allows for development options
- Recently rezoned to LO-S
- Currently asking \$425,000 (±\$4.00 PSF)

LAND

FOR SALE | \$425,000

OFFICE/RETAIL/RESIDENTIAL DEVELOPMENT SITE

1520 W Clemmons Rd.
Winston Salem, NC 27127

Excellent development opportunity located in the Southern Winston Salem submarket. Located at the intersection of two primary submarket thoroughfares, the site enjoys traffic counts of 11,500 AADT (W Clemmons Rd.) and 9,700 AADT (Old Salisbury Rd.), respectively. LO-S zoning in place allows for a myriad of office and retail uses. Currently asking \$425,000 (±\$4.00 PSF).

LEARN MORE ABOUT THIS PROPERTY

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DEVELOPMENT SITE LOCATED ALONG W CLEMMONSVILLE RD.

LOCATION

Address	1520 Clemmonsville Rd.		
City	Winston Salem	Zip	27127
County	Forsyth		

PROPERTY DETAILS

Property Type	Land	Acres ±	2.44	Avail SF ±	106,286.40
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UTILITIES

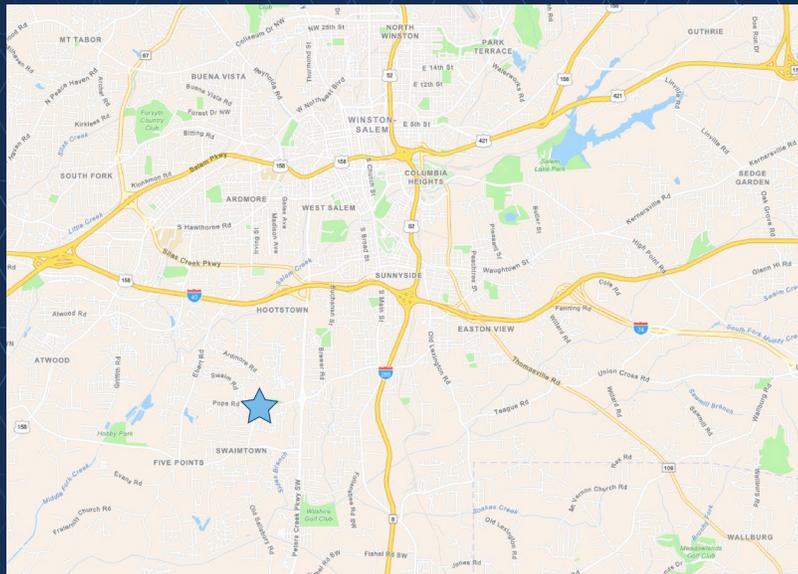
Sewer	Municipal	Water	Municipal
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TAX INFORMATION

Zoning	LO-S	Tax Pin	6823-45-5335
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PRICING AND TERMS

Price	\$425,000	Price/SF	\$4.00
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LOCATION FEATURES

- Nearby Retail (Shell gas station, etc.)
- Close Proximity to Hwy-150 (Peter's Creek Pkwy.)
- Adjacent to multiple residential developments