



## KEY FEATURES

- ±2.44 Acres located along a busy interesection 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 oppertunity 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

<b>Address</b>	1520 Clemmonsville Rd.		
<b>City</b>	Winston Salem	<b>Zip</b>	27127
<b>County</b>	Forsyth		

### PROPERTY DETAILS

<b>Property Type</b>	Land	<b>Acres ±</b>	2.44	<b>Avail SF ±</b>	106,286.40
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### UTILITIES

<b>Sewer</b>	Municipal	<b>Water</b>	Municipal
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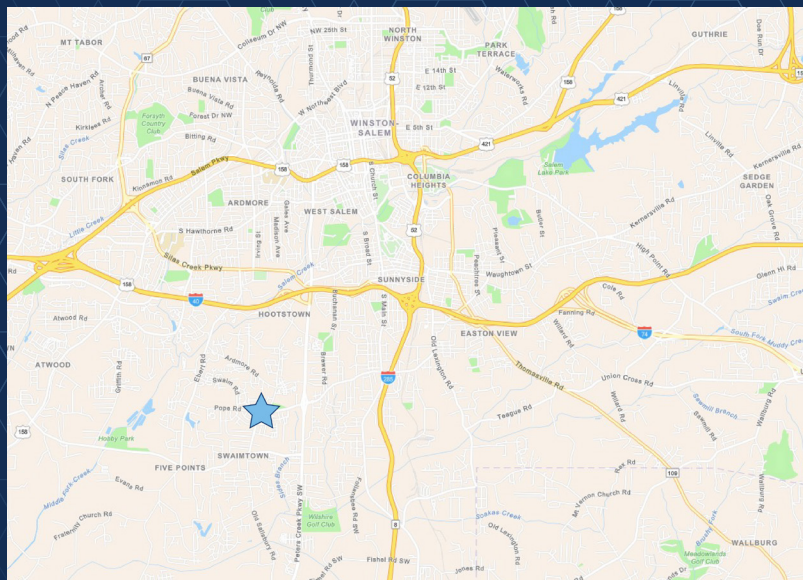
### TAX INFORMATION

<b>Zoning</b>	LO-S	<b>Tax Pin</b>	6823-45-5335
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### PRICING AND TERMS

<b>Price</b>	\$425,000	<b>Price/SF</b>	\$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