

Downtown  
Winston-Salem

# FREEMAN

COMMERCIAL REAL ESTATE

421

421

MAYFLOWER  
SEAFOOD  
RESTAURANT

Diggs-Latham  
Elementary

Salem Crossing  
10 buildings  
7.82 Acres

Bojangles

Peters Creek Pkwy.

Link Rd.

Salem Valley Rd.

National Dr.

Hutton St.

Hertz

SUBWAY

30,500 VPD

INFINITI

FOR SALE

SALEM  
CROSSING  
APARTMENTS

HWY 421 - PETERS CREEK PKWY - I-40  
WINSTON-SALEM, NC 27103

# INVESTMENT SUMMARY

**OFFERING: \$8,000,000**

## LOCATION INFORMATION

ADDRESS: 111 Salem Valley Road  
Winston-Salem, NC 27103

COUNTY: Forsyth

PIN: 6824-97-2949 & 6824-87-8635

LAND AREA: 7.82 +/- ACRES

ZONING: RM18

## BUILDING INFORMATION

# OF BUILDINGS: 10

# OF FLOORS: 2

YEAR BUILT: 1968

OCCUPANCY: 93%

PARKING: Surface Parking

## UNIT INFORMATION

- Total Units: 141
  - 2BR/1BA (12 Units)  
Avg. Rent: \$736/mo.
  - 1BR/1BA (129 Units)  
Avg. Rent: \$552/mo.
- Asking Price: \$56,737/door

**PROJECTED ANNUAL  
GROSS RENT: \$1,038,948\***

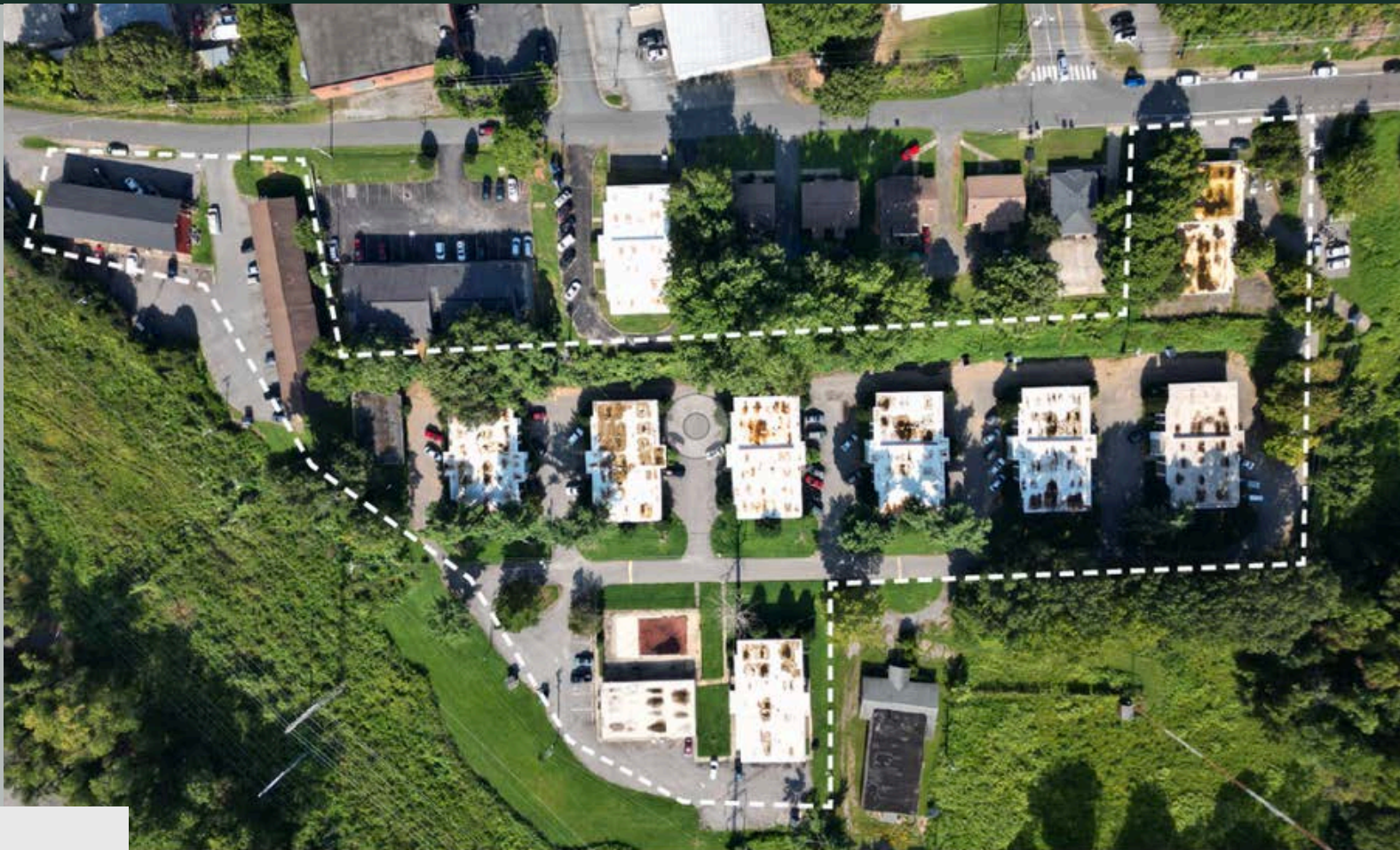
*\*at 100% occupancy*



# PROPERTY HIGHLIGHTS

## SALEM VALLEY RD. WINSTON-SALEM, NC

- Value-add potential with below market rents, located in an opportunity zone
- 10 buildings with low historical vacancy
- 1 BR/1 BATH & 2 BR/1 BATH
- Conveniently located off major W-S thoroughfares (Peters Creek Pkwy & Silas Creek Pkwy)



### MILEAGE

DOWNTOWN W-S	2 MILES
HWY 421	1.2 MILES
I-40	< 1 MILE

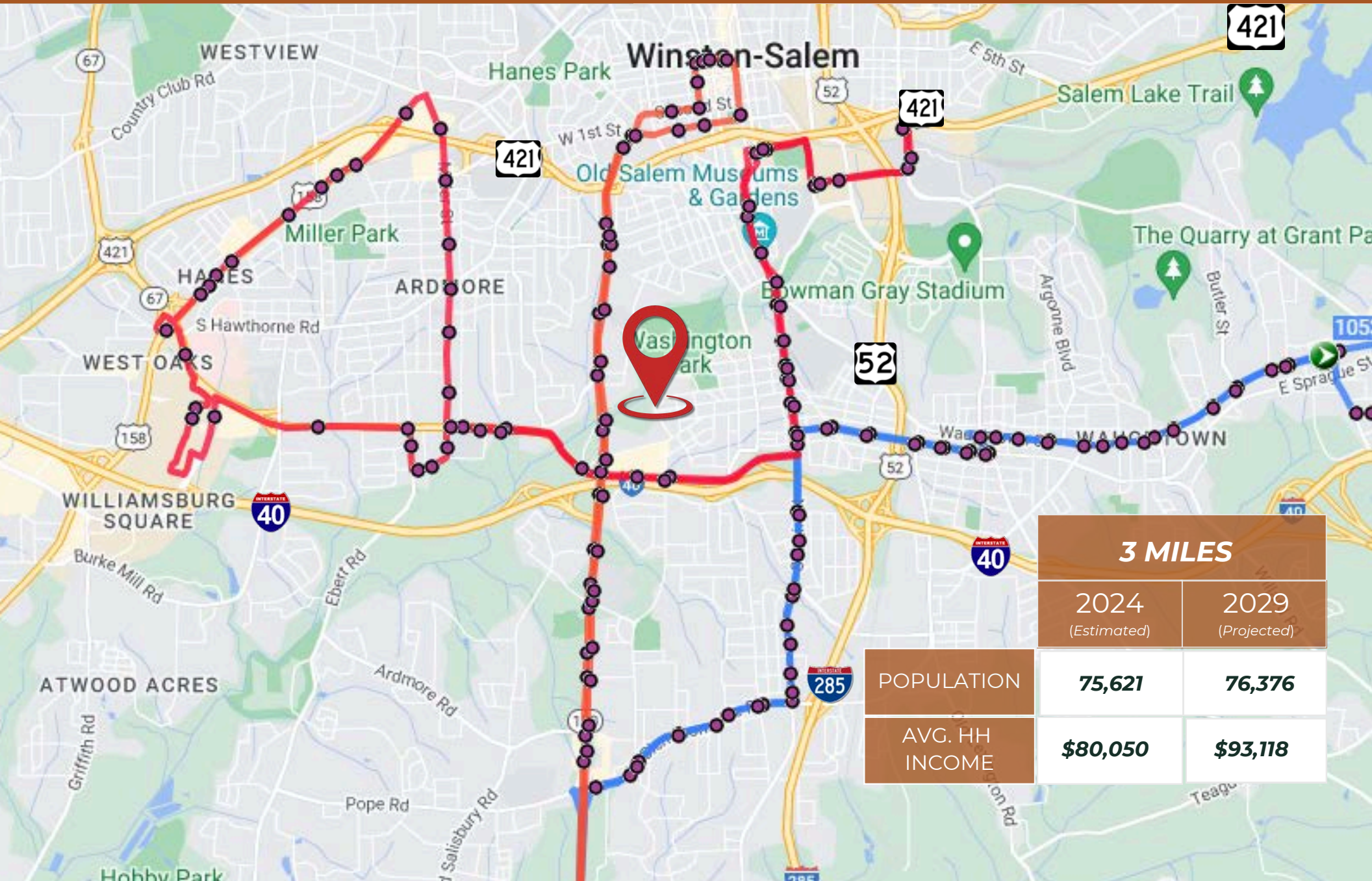
CHARLIE FREEMAN

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# LOCATION & DEMOGRAPHICS

# W-S TRANSIT AUTHORITY BUS ROUTES



<b>3 MILES</b>		
2024 <i>(Estimated)</i>	2029 <i>(Projected)</i>	
<b>POPULATION</b>	<b>75,621</b>	<b>76,376</b>
<b>AVG. HH INCOME</b>	<b>\$80,050</b>	<b>\$93,118</b>

Office  
DEPOT

HIBBETT  
SPORTS

TACO  
BELL

FedEx



Badcock  
HOME OF FURNITURE  
& more

IHOP  
RESTAURANT

O'Reilly  
AUTO PARTS

U-HAUL

H  
Holiday Inn  
Express



Forsyth Tech  
COMMUNITY COLLEGE



Marketplace  
Mall & Cinemas

Ford Parkway Ford

Peters Creek Pkwy.  
SUBWAY



Hertz

Hutton St.

Salem Valley Rd.

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