

FREEMAN | COMMERCIAL REAL ESTATE



FOR SALE

+/- 8.91 ACRES RESIDENTIAL AVAILABLE,
APPROVED SITE PLAN WITH ENTITLEMENTS
OLD SALISBURY RD./JAY AVE. | WINSTON-SALEM, NC

BOB ANDERSON
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LOCATION

ADDRESS	2655 Old Salisbury Rd.
CITY, STATE, ZIP	Winston-Salem, NC 27101
COUNTY	Forsyth County

PROPERTY INFORMATION

PIN	6823-30-0888 6823-31-4430
ZONING	RM8-S
LOT SIZE	8.91 +/- AC
SALE PRICE	\$760,000

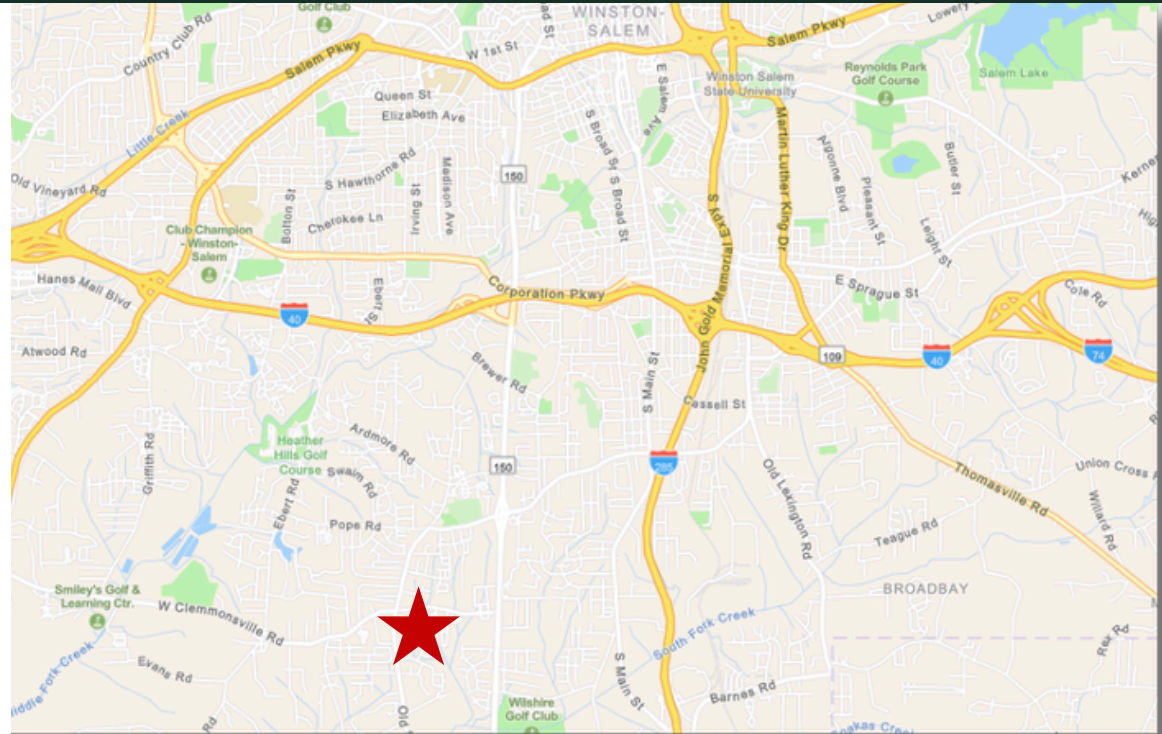
HIGHLIGHTS

- Approved site plan with entitlements
- Well located site with access from Old Salisbury Road
- The Stafford Village Blvd corridor is well positioned for residential development, benefiting from strong population growth, increasing multi-family demand, and its strong amenities including retail/schools/churches.

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AREA DEMOGRAPHICS



TRAFFIC COUNTS

27,390 VPD: Peters Creek Pkwy. (Hwy 150)
12,316 VPD: Stafford Village Blvd.



AVG HH INCOME

3 mi. - \$85,086
5 mi. - \$76,100
7 mi. - \$81,864



POPULATION

3 mi. - 6,834
5 mi. - 45,812
7 mi. - 116,710



MEDIAN AGE

38.1