

## 0.51 Acres on South Marshall Street

WINSTON-SALEM, NC 27101

REDEVELOPMENT OPPORTUNITY

FOR SALE



Take advantage of this rare development opportunity just outside of downtown Winston-Salem. Centrally located, this site has excellent visibility, high traffic counts, and is zoned for mixed use.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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### KEY FACTS

76,412

Population



2.35

Average  
Household Size

34.5

Median Age

\$32,921

Median Household  
Income

### EDUCATION

15%

No High  
School  
Diploma



26%

High School  
Graduate



27%

Some College



32%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



3,809

Total Businesses



72,022

Total Employees

### EMPLOYMENT



59%

White Collar



22%

Blue Collar



19%

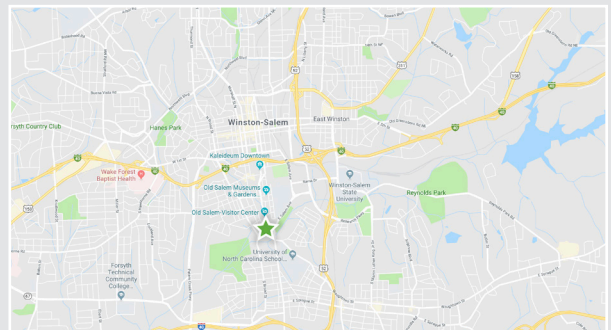
Services

14.3%

Unemployment  
Rate

## 3 MILE DEMOGRAPHICS

- 0.51 Acres on South Marshall Street
- Take advantage of this rare development opportunity just outside of downtown Winston-Salem
- Centrally located, site has excellent visibility and high traffic counts
- Zoned for mixed use
- **Sales Price: \$250,000**



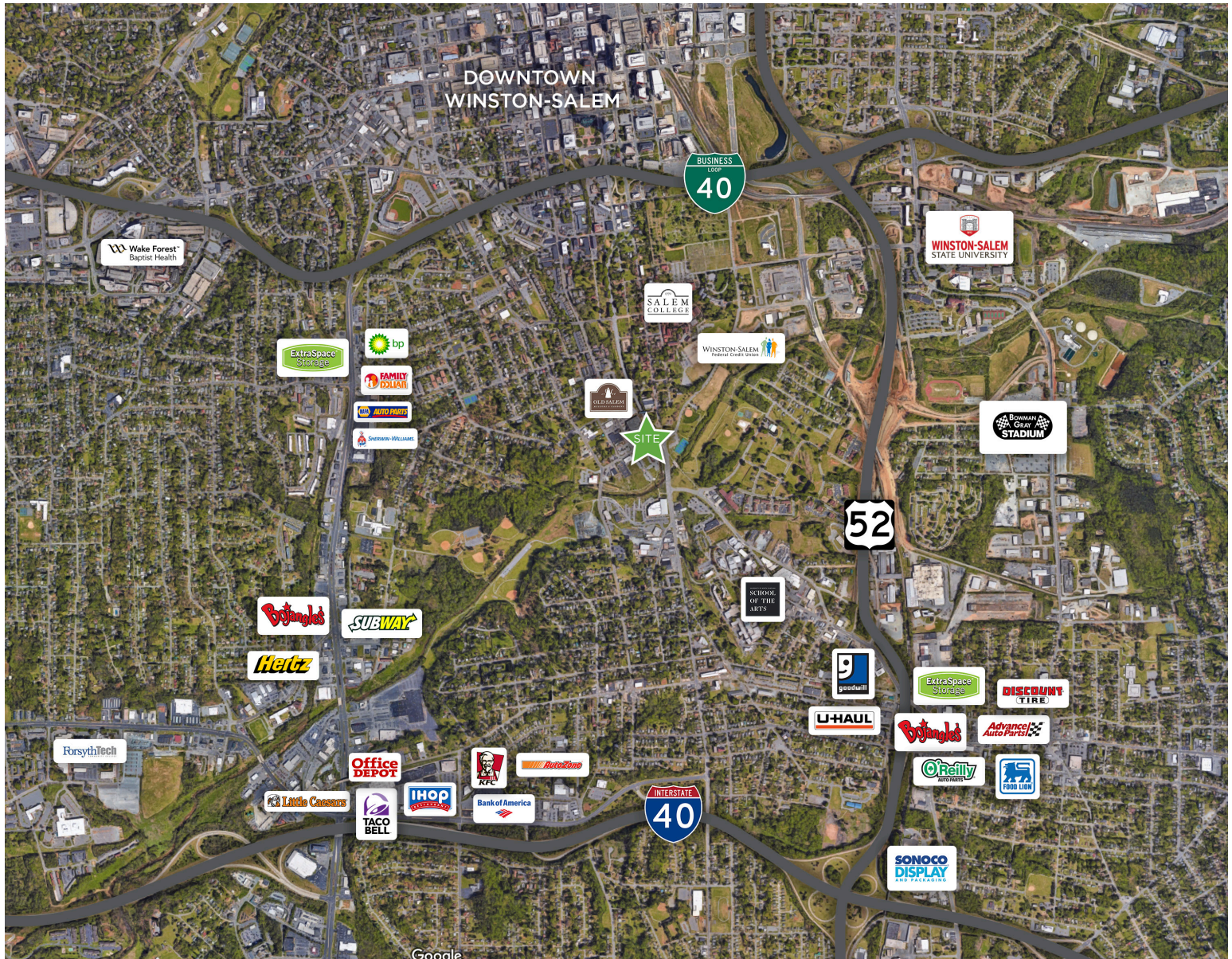


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### LOCATION

**Address** 0 S. Marshall Street, Winston-Salem, NC 27101

### PROPERTY DETAILS

<b>Property Type</b>	Land	<b>Property Subtype</b>	Commercial	<b>Acres</b>	0.51	<b>Frontage</b>	
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### UTILITIES

<b>Electric</b>		<b>Water</b>		<b>Heat</b>		<b>Sewer</b>	
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### TAX INFORMATION

<b>Zoning</b>	MU-S	<b>Tax PIN</b>	6835-30-0728	<b>Tax Map</b>	630850	<b>Tax Value</b>	\$122,500
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### PRICING & TERMS

<b>Sales Price</b>	\$250,000	<b>Terms</b>					
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<b>Comments</b>	Take advantage of this rare development opportunity just outside of downtown Winston-Salem. Centrally located, this site has excellent visibility, high traffic counts, and is zoned for mixed use.
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