

Piedmont Advantage Park

3521 ADVANTAGE WAY WINSTON-SALEM, NC 27103

±14.2 ACRE DEVELOPMENT OPPORTUNITY

FOR SALE



Join Piedmont Advantage Credit Union in Piedmont Advantage Park, on one of 4 fully entitled and pad ready lots available for office or medical development. Lots range in size from 2.5 - 14.2 acres. All utilities are available to the sites with master storm water detention in place.

LEARN MORE ABOUT THIS PROPERTY



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Piedmont Advantage Park

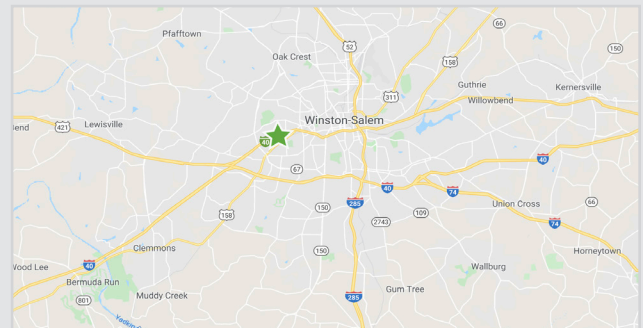
3521 ADVANTAGE WAY WINSTON-SALEM, NC 27103

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FOR SALE



- Four fully entitled and pad ready lots available for office or medical development
- All utilities available to site with storm water detention in place
- Up to ±14.2 acres available, but may be sold separately
- **Pricing Options: \$510,000 - \$515,000/Acre**



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PRICING OPTIONS

LOT TWO: \$512,000/Acre	\$1,551,360
PHASE TWO: \$512,000/Acre	\$2,959,872
LOT THREE: \$510,000/Acre	\$1,291,830
LOT FOUR: \$510,000/Acre	\$1,466,250
ALL AVAILABLE LAND:	\$7,269,312

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FOR SALE

APPROVED ZONING USES

ACADEMIC MEDICAL CENTER
BANKING & FINANCIAL SERVICES
HEALTH SERVICES, MISCELLANEOUS
HOSPITAL OR HEALTH CENTER
INSTITUTIONAL VOCATIONAL
TRAINING FACILITY
MEDICAL & SURGICAL OFFICES
MEDICAL OR DENTAL LABORATORY
OFFICES, MISCELLANEOUS
PROFESSIONAL OFFICE
SERVICES, BUSINESS A
SERVICES, PERSONAL
ACCESS EASEMENT, PRIVATE OFF-SITE
ADULT DAY CARE

ARTS & CRAFTS STUDIO
BROADCAST STUDIO
CHILD CARE, DROP-IN
CHILD CARE, INSTITUTION
CHILD CARE, SICK CHILDREN
CHILD DAY CARE CENTER
CHURCH OR RELIGIOUS INSTITUTION,
COMMUNITY
CHURCH OR RELIGIOUS INSTITUTION,
NEIGHBORHOOD
CLUB OR LODGE
COLLEGE OR UNIVERSITY
FRATERNITY OR SORORITY
FUNERAL HOME

GOVERNMENT OFFICES
HOSPICE & PALLIATIVE CARE
LIBRARY, PUBLIC
MUSEUM OR ART GALLERY
NEIGHBORHOOD ORGANIZATION
NON STORE RETAILER
NURSING CARE INSTITUTION
PARK & SHUTTLE LOT
POLICE OR FIRE STATION
POST OFFICE
RECREATIONAL FACILITY, PUBLIC
SCHOOL, VOCATIONAL OR
PROFESSIONAL
TRANSMISSION TOWER, UTILITIES

LOCATION

Address 3521, 3551, 3560 Advantage Way, Winston-Salem, NC 27103

PROPERTY DETAILS

Property Type	Land	Property Subtype	Commercial	Acres ±	2.5 - 14.2
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UTILITIES

Electrical	To Site	Sewer	To Site	Telecommunication	To Site
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Water	To Site	Gas	To Site
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TAX INFORMATION

Zoning	GO-L	Tax PIN(s)	6814-22-2424, 6814-12-9289, 6814-11-8829, 6814-12-6123, & 6814-12-5435
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PRICING & TERMS

Sales Price	\$1,291,830 - \$7,269,312	Price/Acre	\$510,000 - \$512,000
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Comments Join Piedmont Advantage Credit Union in Piedmont Advantage Park, on one of 4 fully entitled and pad ready lots available for office or medical development. Lots range in size from 2.5 - 14.2 acres. All utilities are available to the sites with master storm water detention in place.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

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