

6524 NORTH NC HIGHWAY 109

FOR SALE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE

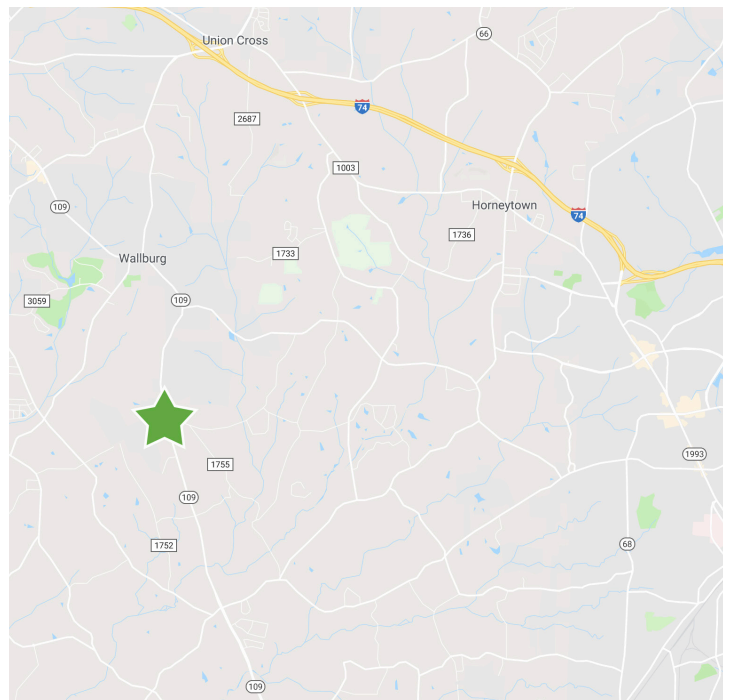


PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES	5.13
PRICE	\$425,000

DESCRIPTION

Unique opportunity located in the town limits of Wallburg (SE of Winston-Salem and SW of Greensboro). This ±5.13 acre parcel is separated by Hwy 109. The commercial parcel is located on the corner of Hwy 109 and Johnson Road and is currently leased as a car lot, while the residential parcel, on the corner of Hwy 109 and Shady Grove Church Road has a tenant currently leasing the residence. This property has great visibility for retail or residential development between Wallburg Elementary and Ledford Middle School. Utilities available to site.



NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.9793440

P 336.724.1715

SARAH BETH RUFFIN

E SarahBeth@LTPcommercial.com

M 336.480.7070

P 336.724.1715

6524 NORTH NC HIGHWAY 109

FOR SALE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE

KEY FACTS

9,465

Population



2.6

Average Household Size

46.2

Median Age

\$66,650

Median Household Income

EDUCATION

5%

No High School Diploma



29%

High School Graduate



32%

Some College



33%

Bachelor's/Grad/Pr of Degree

BUSINESS



164

Total Businesses



1,162

Total Employees

EMPLOYMENT



67%

White Collar



23%

Blue Collar



10%

Services

8.9%

Unemployment Rate

INCOME



\$66,650

Median Household Income



\$35,793

Per Capita Income



\$194,688

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (16.9%)

The smallest group: \$15,000 - \$24,999 (5.8%)

Indicator ▲	Value	Diff	
<\$15,000	7.7%	-4.7%	<div style="width: 7.7%;"></div>
\$15,000 - \$24,999	5.8%	-5.4%	<div style="width: 5.8%;"></div>
\$25,000 - \$34,999	8.7%	-3.1%	<div style="width: 8.7%;"></div>
\$35,000 - \$49,999	15.6%	-2.4%	<div style="width: 15.6%;"></div>
\$50,000 - \$74,999	16.5%	-2.3%	<div style="width: 16.5%;"></div>
\$75,000 - \$99,999	14.5%	+3.6%	<div style="width: 14.5%;"></div>
\$100,000 - \$149,999	16.9%	+5.8%	<div style="width: 16.9%;"></div>
\$150,000 - \$199,999	6.1%	+3%	<div style="width: 6.1%;"></div>
\$200,000+	8.3%	+5.7%	<div style="width: 8.3%;"></div>

Bars show deviation from Davidson County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2020 Esri

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.



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

6524 NORTH NC HIGHWAY 109

FOR SALE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

PROPERTY TYPE	Land	PROPERTY SUBTYPE	Retail/Commercial
ACRES	5.13	ZONING	RC, RA-3
TAX PIN	6861-03-44-4811	TAX BLOCK/LOT	1050/25

PRICING & TERMS

PRIVE	\$425,000	PRICE/ACRE	\$82,846
-------	-----------	------------	----------

DESCRIPTION

Unique opportunity located in the town limits of Wallburg (SE of Winston-Salem and SW of Greensboro). This ±5.13 acre parcel is separated by Hwy 109. The commercial parcel is located on the corner of Hwy 109 and Johnson Road and is currently leased as a car lot, while the residential parcel, on the corner of Hwy 109 and Shady Grove Church Road has a tenant currently leasing the residence. This property has great visibility for retail or residential development between Wallburg Elementary and Ledford Middle School. Utilities available to site.



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101
LTPCOMMERCIAL.COM • 336.724.1715