

6524 North NC Highway 109

WINSTON-SALEM, NC 27107

±5.13 ACRES

FOR SALE



SITE
±5.13 ACRES
ZONED RC & RA-3

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.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Jeff Jordan

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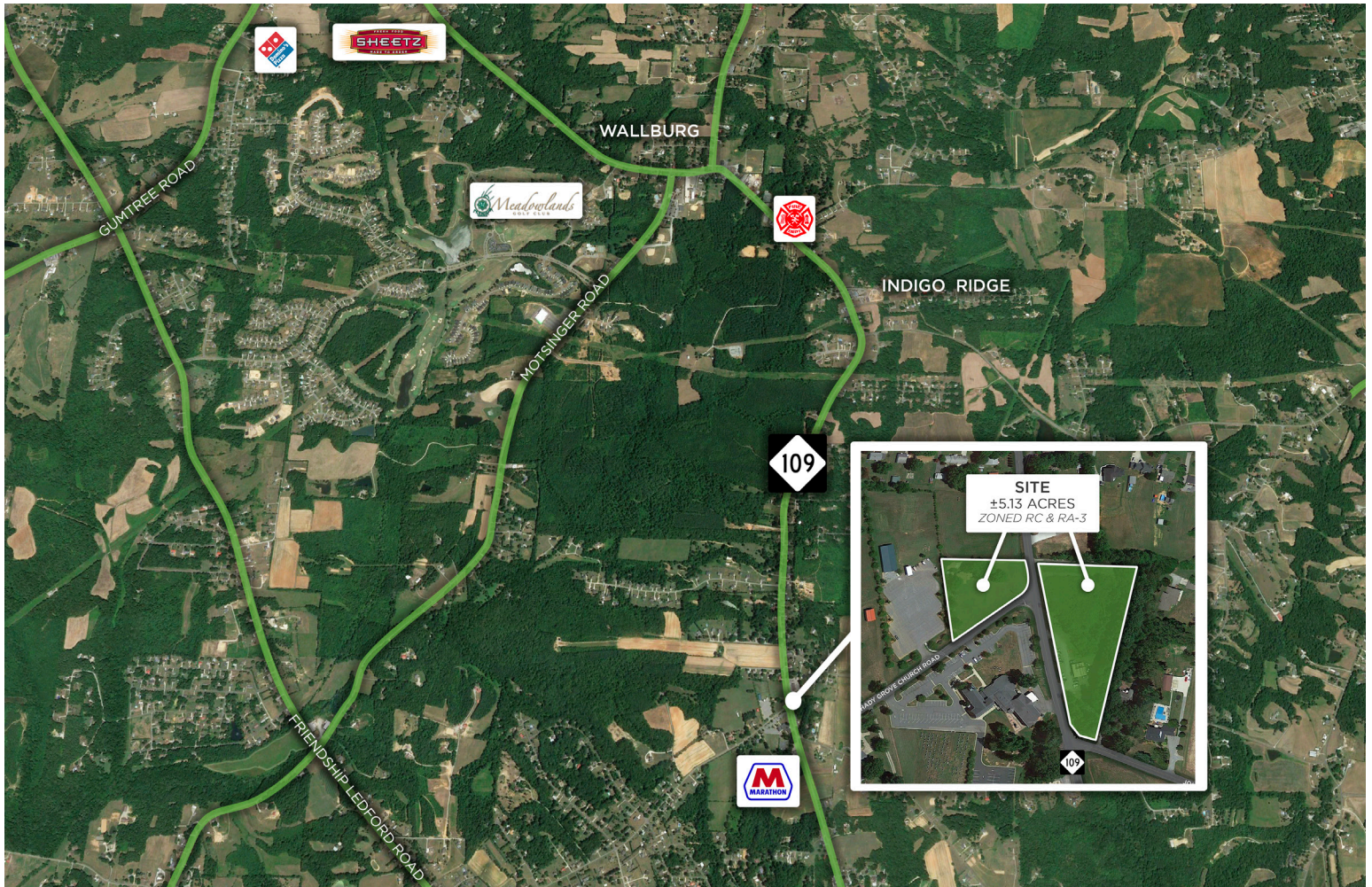
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6524 North NC Highway 109

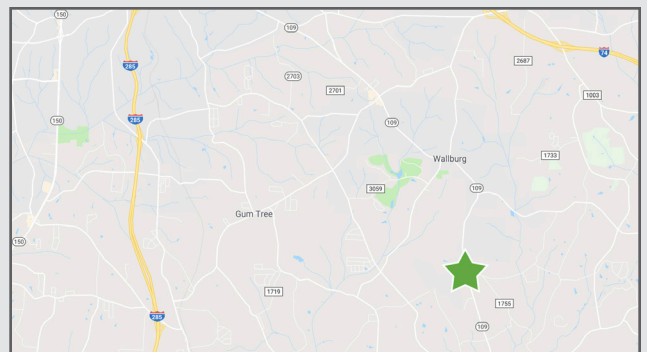
WINSTON-SALEM, NC 27107

±5.13 ACRES

FOR SALE



- ±5.13 Acre parcel located in the town limits of Wallburg
- Consists of two parcels, ideal for retail or residential development
- Great visibility
- Utilities are available to the site
- **Price: \$425,000**



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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%	
\$15,000 - \$24,999	5.8%	-5.4%	
\$25,000 - \$34,999	8.7%	-3.1%	
\$35,000 - \$49,999	15.6%	-2.4%	
\$50,000 - \$74,999	16.5%	-2.3%	
\$75,000 - \$99,999	14.5%	+3.6%	
\$100,000 - \$149,999	16.9%	+5.8%	
\$150,000 - \$199,999	6.1%	+3%	
\$200,000+	8.3%	+5.7%	

3 MILE DEMOGRAPHICS

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LOCATION

Address	6524 North NC Highway 109, Winston-Salem, NC 27107	County	Davidson
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PROPERTY DETAILS

Property Type	Land	Property Subtype	Retail/Commercial	Acres	5.13
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UTILITIES

Electrical		Water	Davidson County	Sewer	Septic
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TAX INFORMATION

Zoning	RC, RA-3	Tax PIN	6861-03-44-4811	Tax Block/Lot	1050/25
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PRICING & TERMS

Price	\$425,000	Price/Acre	\$82,846
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Comments	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.
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