

# 3050 CENTRE PARK COURT

FOR SALE | WINSTON-SALEM NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES	4.60
SALES PRICE	\$620,000

## DESCRIPTION

±4.6 acres of light industrial zoned land in Southeastern Winston-Salem. Located 0.75 miles from Ridgewood Road/Exit 56 on US Highway 311 and Interstate 74, just minutes from Interstate 40. Current neighbors include: Tarheel Paper and Supply Company, Modern Machine & Metal Fab, Krispy Kreme, and Corning Fiber Optic Cable. This LI property is a great opportunity for a wide variety of users requiring quick access to anywhere in the Triad.



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## KEY FACTS

2,286

Population

28.6

Median Age



3.14

Average Household Size

48,678

2022 Average Household Income

## EDUCATION

18%

No High School Diploma



31%

High School Graduate



31%

Some College



20%

Bachelor's/Grad/Prof Degree

## BUSINESS



53

Total Businesses



776

Total Employees

## EMPLOYMENT



White Collar

43%



Blue Collar

40%



Services

18%

4.8%

Unemployment Rate

## INCOME



\$32,184

Median Household Income



\$18,988

Per Capita Income

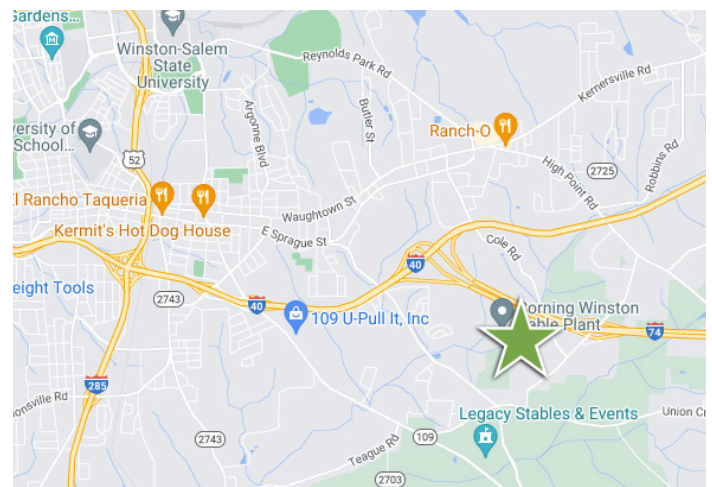


\$13,317

Median Net Worth

## KEY FEATURES

- ±4.6 acres of light industrial zoned land
- Located 0.75 miles from Ridgewood Road/Exit 56 on US Highway 311 and Interstate 74
- Neighbors include: Tarheel Paper and Supply Company, Modern Machine & Metal Fab, Krispy Kreme, and Corning Fiber Optic Cable
- **Sales Price: \$620,000**



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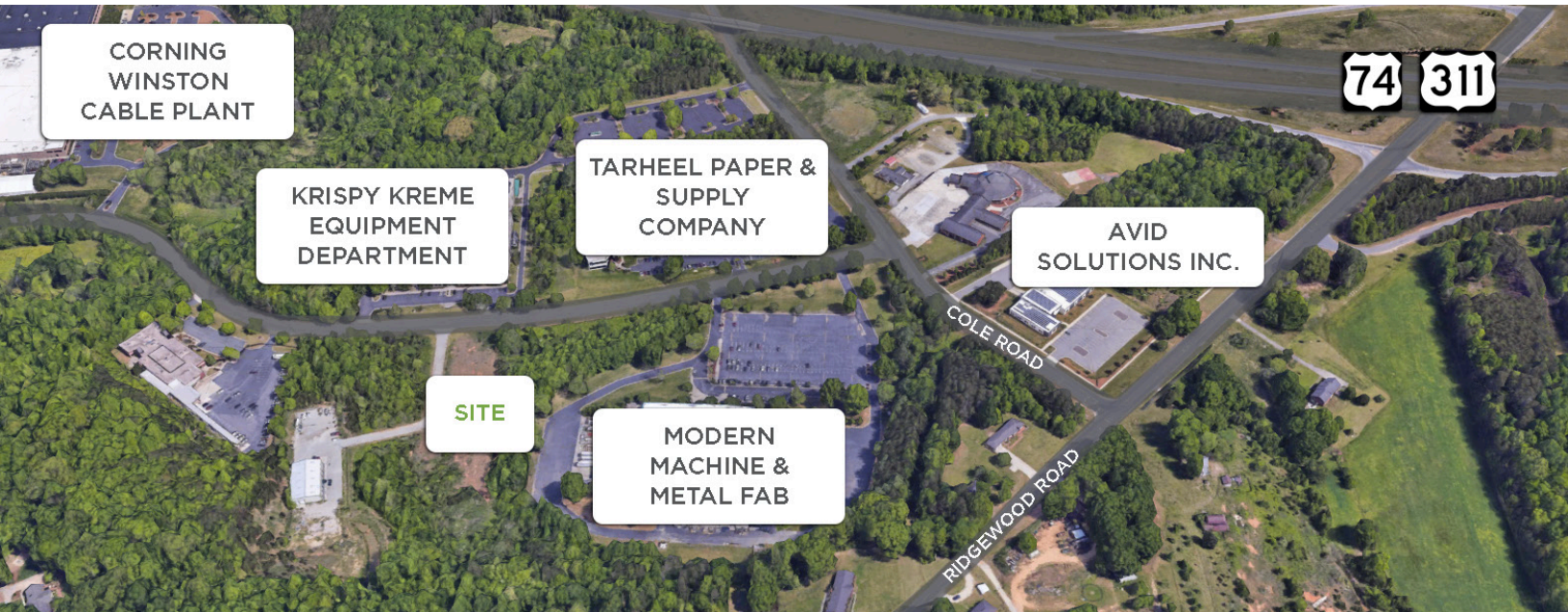
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## PROPERTY INFORMATION

PROPERTY TYPE	Land	TAX PIN	6853-39-2924
ACRES	4.60	ACCESS FRONTAGE	100 Feet
ZONING	LI		

## PRICING & TERMS

SALES PRICE	\$620,000
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