



MILLER HATCHER

COMMERCIAL REAL ESTATE

6111-6137 University Pkwy. Winston-Salem, NC 27105

FOR SALE



- Five lots totaling 6.03 ± Acres
- Excellent location for Retail, Restaurants, Personal and Professional Services, subject to rezoning
- Near Hanes Mill Road, Walmart Super Center, and Sam's Club
- Easy Access to US-52/Future Northern Beltway and I-74 Interchange

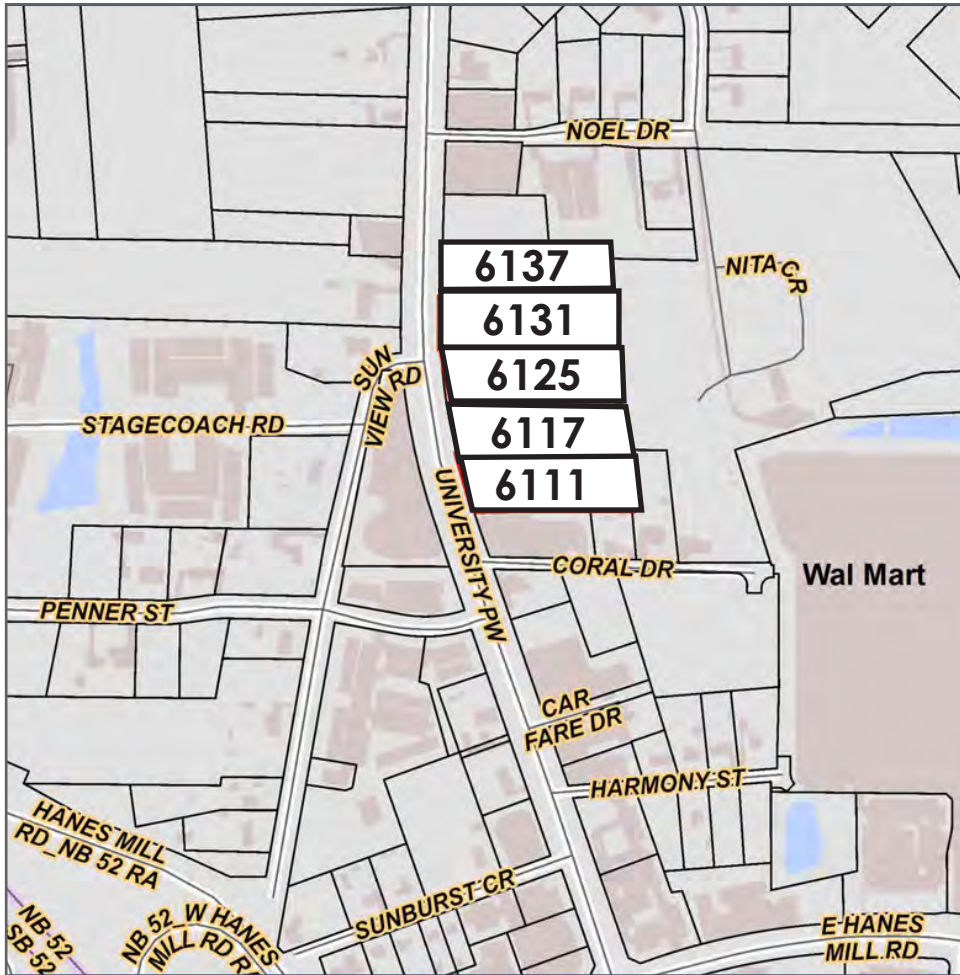


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6111-6137 University Pkwy. Winston-Salem, NC 27105

FOR SALE



5 Lots Available
6.03 ± Acres

- 6137 University Pkwy
1.03 ± Acres - \$350,000
- 6131 University Pkwy
1.27 Acres - \$375,000
- 6125 University Pkwy
1.57 Acres - \$390,000
- 6117 University Pkwy
.96 Acres - \$248,000
- 6111 University Pkwy
1.2 Acres - \$405,000

All lots are subject to rezoning

Demographics	1 Mile	3 Miles	5 Miles
Population	2,680	30,233	75,102
Households	1,008	12,021	29,133
Median Disposable Income	33,316	33,348	34,836
Per Capita Income	18,927	21,099	24,003

Average Daily Traffic Count: 20,000 (2015)

Source: Winston-Salem DOT



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LOCATION

Address	6111 - 6137 University Parkway				
City	Winston-Salem	Zip	27105	County	Forsyth

PROPERTY DETAILS

Property Type	Land	Acres ±	6.03	Dimensions ±	Vary
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UTILITIES

Electrical	Duke Energy	Sewer	City	Water	City
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TAX INFO

Zoning	RS-9				
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PRICING

Price	See Comments				
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COMMENTS

6 parcels comprising 6.03 acres on the market for sale. Ideal commercial development site, 1,200 feet from Northern Beltway Interchange. All parcels subject to rezoning. *6111 and 6117 University have UST. 6125 and 6131 have outside storage tanks. 6137 has storage tank in basement.

No warranty or representation is made for the accuracy or assumptions of the information contained herein. All information is subject to omissions, errors, price changes, prior sale, and/or withdrawal without notice. No liability is assumed for any inaccuracy of the information contained herein.

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