

FOR SALE

FREEMAN | COMMERCIAL REAL ESTATE DEVELOPMENT OPPORTUNITY, I-40/I-74

2607 COLE RD. | WINSTON-SALEM, NC 27107



PROPERTY FEATURES

- 3.13+/- AC with direct access to I-74/I-40
- Zoning: LO (*Limited Office*)
- Initial site plans have potential for multifamily, townhomes or 13,200 SF office building
- Owner financing option available
- Purchase Price: \$349,000

AREA DEMOGRAPHICS



POPULATION

3 mi. - 30,032
5 mi. - 65,696
7 mi. - 109,489



AVG. HH INCOME

3 mi. - \$101,155
5 mi. - \$110,568
7 mi. - \$112,942



TOTAL HOUSEHOLDS

3 mi. - 13,474
5 mi. - 27,812
7 mi. - 44,750

LEE CHEWNING & ABNER WRIGHT

M: 336.655.8063

O: 336.768.4410

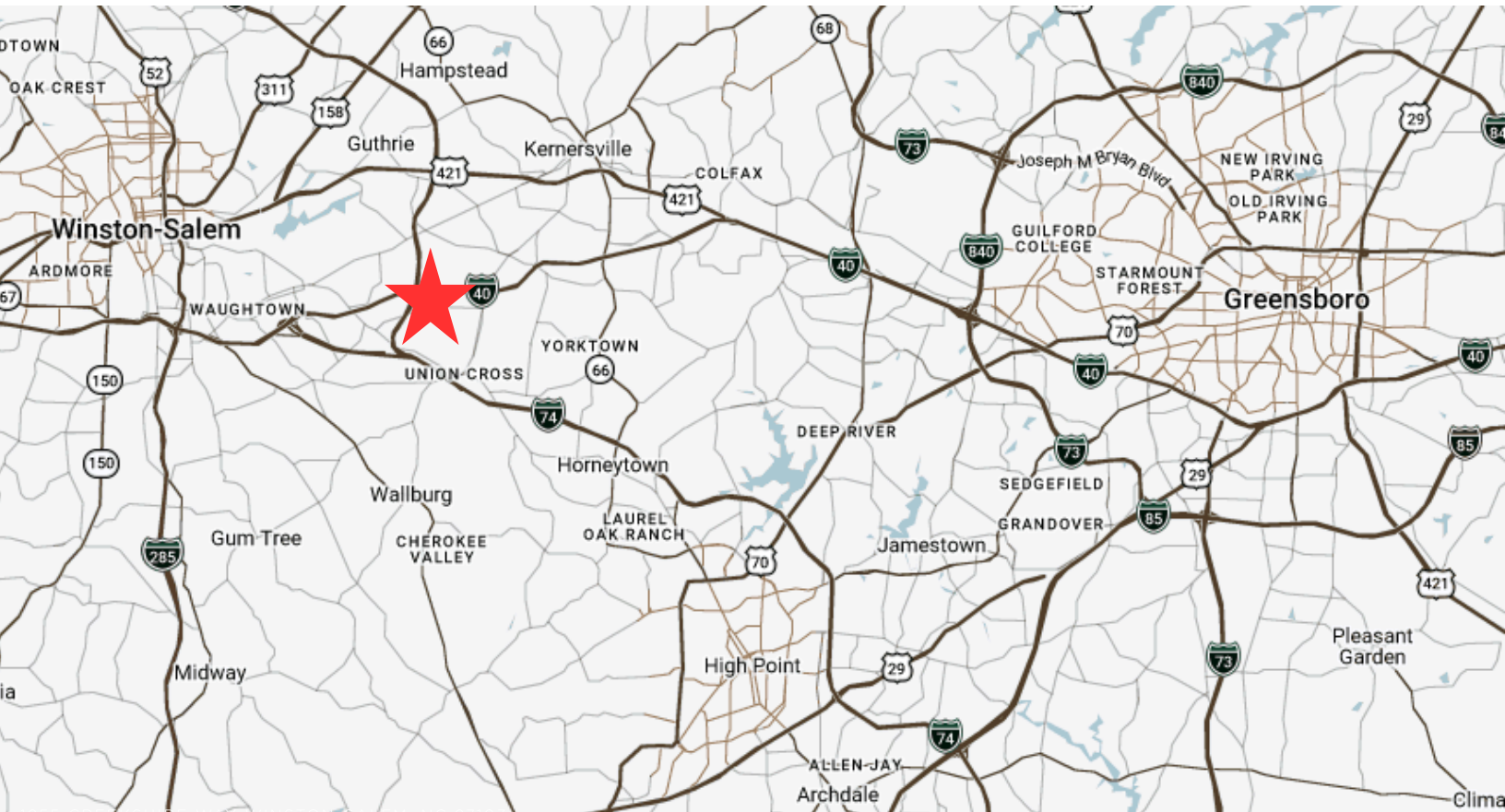
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FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103

freemancommercial.com

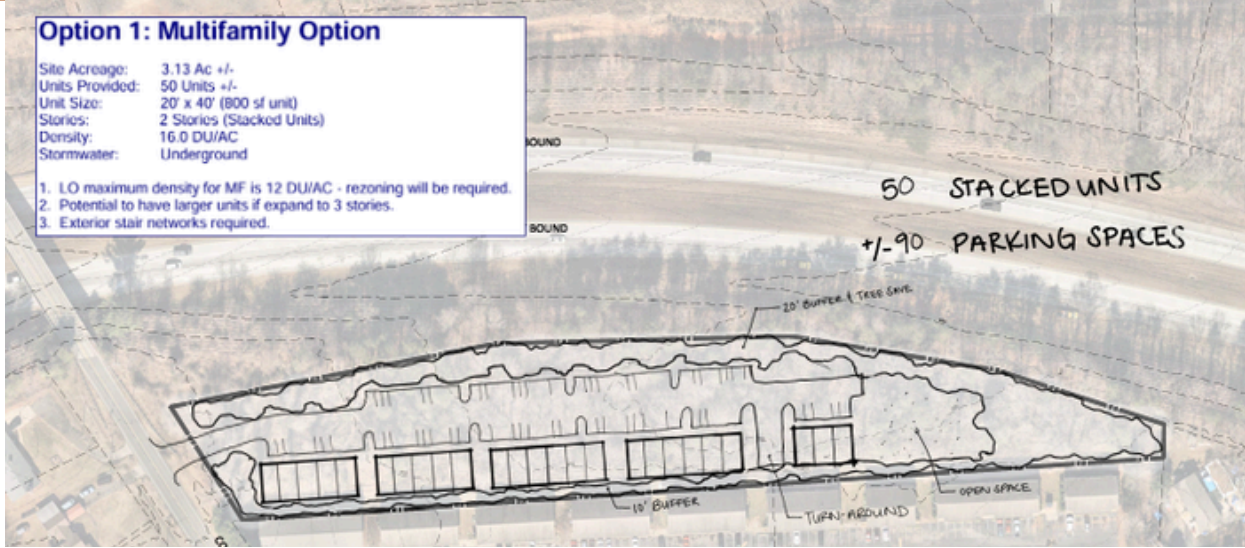


Option 1: Multifamily Option

Site Acreage: 3.13 Ac +/-
 Units Provided: 50 Units +/-
 Unit Size: 20' x 40' (800 sf unit)
 Stories: 2 Stories (Stacked Units)
 Density: 16.0 DU/AC
 Stormwater: Underground

1. LO maximum density for MF is 12 DU/AC - rezoning will be required.
2. Potential to have larger units if expand to 3 stories.
3. Exterior stair networks required.

50 STACKED UNITS
 +/- 90 PARKING SPACES

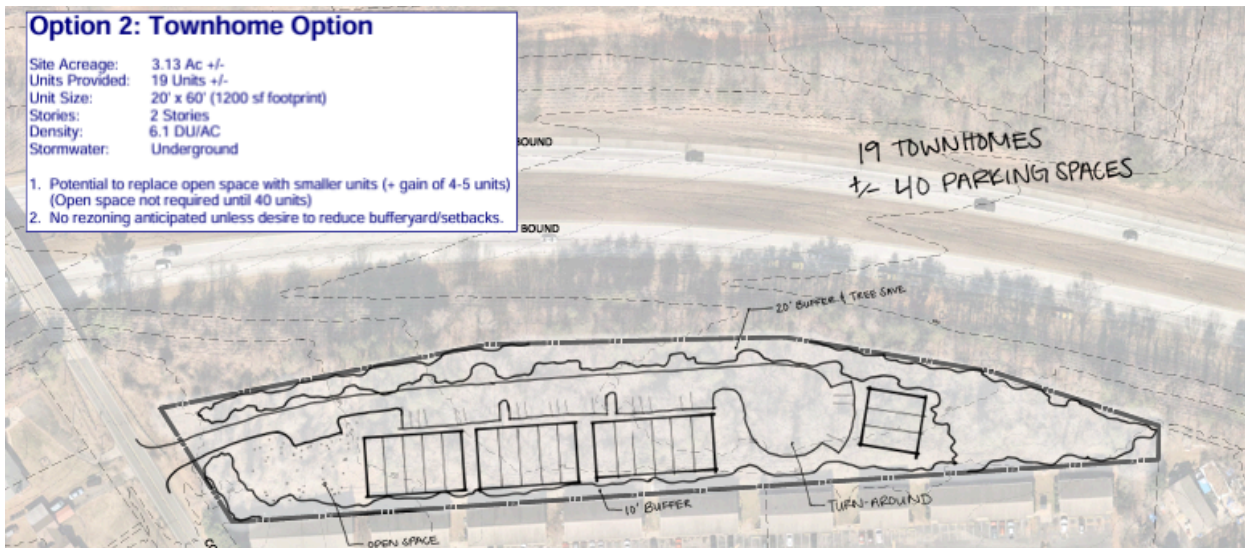


Option 2: Townhome Option

Site Acreage: 3.13 Ac +/-
 Units Provided: 19 Units +/-
 Unit Size: 20' x 60' (1200 sf footprint)
 Stories: 2 Stories
 Density: 6.1 DU/AC
 Stormwater: Underground

1. Potential to replace open space with smaller units (+ gain of 4-5 units) (Open space not required until 40 units)
2. No rezoning anticipated unless desire to reduce bufferyard/setbacks.

19 TOWNHOMES
 +/- 40 PARKING SPACES



Option 3: Office Option

Site Acreage: 3.13 Ac +/-
 Total Buildings: 13,200 SF +/-
 Unit Size: Varies
 Stories: 1 Story
 Stormwater: Detention Pond (Further study needed to verify)

1. Site constraints may limit ability to provide stormwater pond as shown. Underground may be required.
2. No rezoning anticipated.

13,200 sq ft OFFICE
 +/- 55 PARKING SPACES

