

For Sale: 7.09± ACRES. Development Opportunity. ZONED LO/RMU



For More Information Contact:

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Chrysson Brothers Realty
1045 Burke Street
Winston-Salem, NC 27101

www.chryssonproperties.com

OVERVIEW

4075 Bethania Station Rd, Winston-Salem, NC 27106

7.09±AC development opportunity on Bethania Station Rd. Ideally situated for single family, duplex, or multifamily housing, this property is conveniently located near Hwy 52, the new Northern Beltway Loop, North Forsyth High School, numerous grocery stores, dining, entertainment, and shopping.

PROPERTY HIGHLIGHTS

7.09±ac

Ideal for single family or multi-family
All Utilities to Site

PROPERTY SUMMARY

Asking Price: \$450,000.00

Lot Size: 7.09±Acres

LO/RMU Zoning



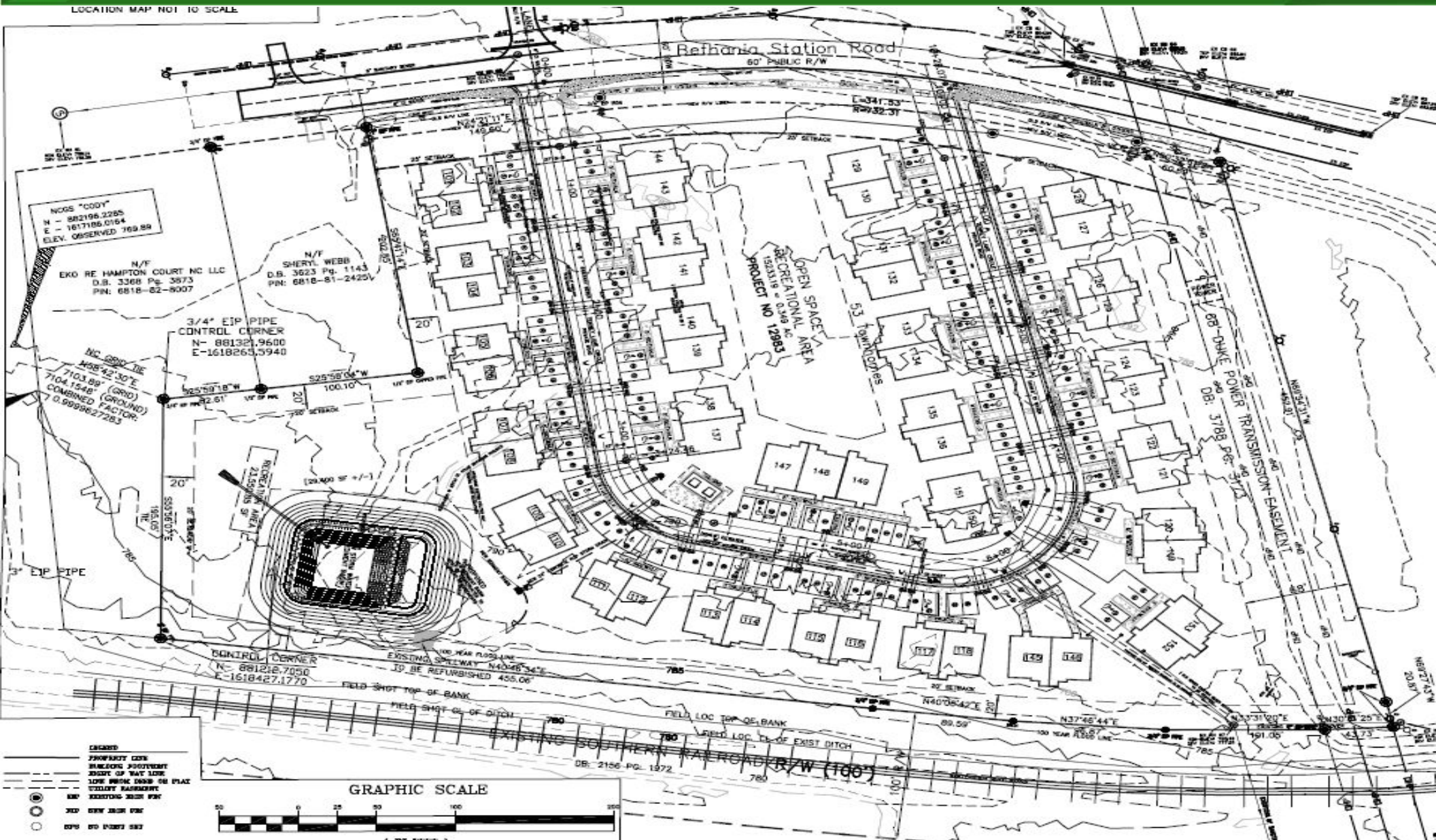
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53 Unit Townhome/Duplex Prospective Site Plan



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CHRYSSON BROTHERS REALTY

68 Unit Prospective Multifamily Site Plan



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Demographic Summary

Demographic Summary Report

4075 Bethania Station Road
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Building Type: Land
Class: -
RBA: -
Typical Floor: -

Total Available: 0 SF
% Leased: 0%
Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	8,640		51,177		112,292	
2024 Estimate	8,390		49,217		107,695	
2020 Census	8,746		48,214		104,464	
Growth 2024 - 2029	2.98%		3.98%		4.27%	
Growth 2020 - 2024	-4.07%		2.08%		3.09%	
2024 Population by Hispanic Origin						
2024 Population	8,390		49,217		107,695	
White	2,167	25.83%	21,409	43.50%	52,929	49.15%
Black	4,089	48.74%	16,627	33.78%	34,562	32.09%
Am. Indian & Alaskan	38	0.45%	157	0.32%	285	0.26%
Asian	164	1.95%	1,215	2.47%	2,392	2.22%
Hawaiian & Pacific Island	61	0.73%	365	0.74%	436	0.40%
Other	1,871	22.30%	9,444	19.19%	17,091	15.87%
U.S. Armed Forces	2		45		126	
Households						
2029 Projection	3,890		19,945		44,502	
2024 Estimate	3,779		19,146		42,647	
2020 Census	3,957		18,795		41,472	
Growth 2024 - 2029	2.94%		4.17%		4.35%	
Growth 2020 - 2024	-4.50%		1.87%		2.83%	
Owner Occupied	892	23.60%	8,658	45.22%	23,848	55.92%
Renter Occupied	2,887	76.40%	10,488	54.78%	18,799	44.08%
2024 Households by HH Income						
Income: <\$25,000	1,100	29.10%	4,804	25.09%	10,238	24.01%
Income: \$25,000 - \$50,000	1,178	31.16%	4,875	25.46%	9,226	21.63%
Income: \$50,000 - \$75,000	673	17.80%	3,176	16.59%	6,446	15.12%
Income: \$75,000 - \$100,000	448	11.85%	2,803	14.64%	5,363	12.58%
Income: \$100,000 - \$125,000	107	2.83%	1,323	6.91%	3,132	7.34%
Income: \$125,000 - \$150,000	63	1.67%	583	3.05%	2,005	4.70%
Income: \$150,000 - \$200,000	161	4.26%	768	4.01%	2,691	6.31%
Income: \$200,000+	50	1.32%	814	4.25%	3,545	8.31%
2024 Avg Household Income	\$54,198		\$68,232		\$83,358	
2024 Med Household Income	\$42,583		\$49,478		\$56,890	



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