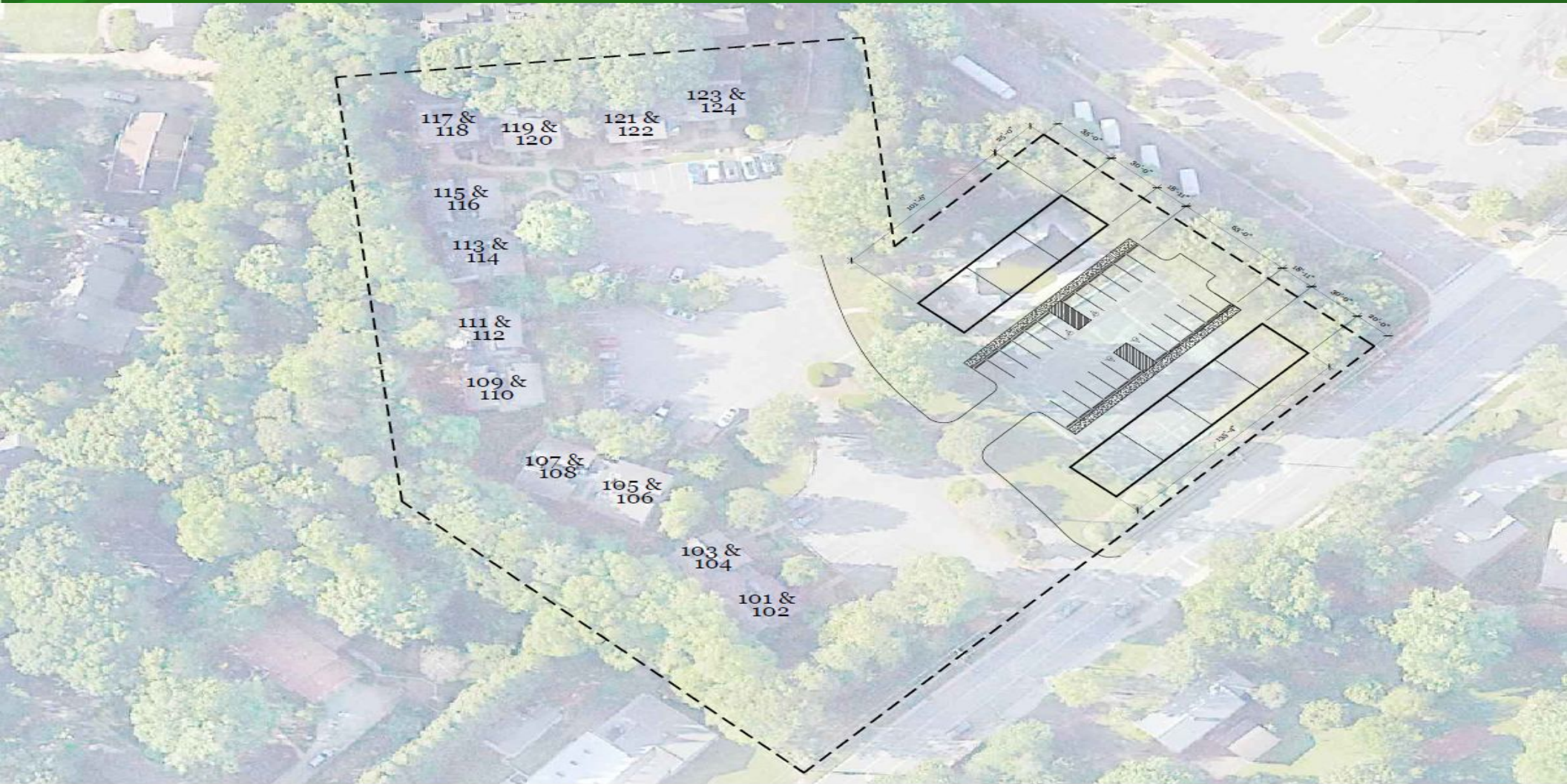


For Sale: 0.85± ACRES. Condominium Development Opportunity.



Cedar Cove

Peace Haven Road



CHRYSSON BROTHERS REALTY

For More Information Contact:

Gabe Chrysson
336.725.8546
Gabriel@cbdevelopment.com

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

www.chryssonproperties.com

OVERVIEW

149 Cedar Cove Ln, 27104 Winston-Salem, NC 27104

0.85±AC development opportunity off of S. Peace Haven Rd in the established 48 unit Cedar Cove Condominium Community. 14 condo units possible. Conveniently located less than 1 mile from US HWY 421 and in close proximity to numerous grocery stores, dining, entertainment, and shopping options.

PROPERTY HIGHLIGHTS

0.85±ac

Ideal for Condos

All Utilities to Site

PROPERTY SUMMARY

Asking Price: \$225,000.00

Lot Size: 0.85±Acres

RM12 Zoning



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14 Unit Condo Prospective Site Plan



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Demographic Summary

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	9,416		54,451		126,223	
2024 Estimate	9,147		52,381		121,513	
2020 Census	9,554		51,916		120,915	
Growth 2024 - 2029	2.94%		3.95%		3.88%	
Growth 2020 - 2024	-4.26%		0.90%		0.49%	
2024 Population by Hispanic Origin	698		4,904		11,178	
2024 Population	9,147		52,381		121,513	
White	6,148	67.21%	35,082	66.97%	83,830	68.99%
Black	1,373	15.01%	8,255	15.76%	18,349	15.10%
Am. Indian & Alaskan	9	0.10%	83	0.16%	192	0.16%
Asian	739	8.08%	3,228	6.16%	5,821	4.79%
Hawaiian & Pacific Island	12	0.13%	33	0.06%	101	0.08%
Other	865	9.46%	5,699	10.88%	13,221	10.88%
U.S. Armed Forces	0		51		161	
Households						
2029 Projection	4,604		23,947		54,776	
2024 Estimate	4,473		23,035		52,723	
2020 Census	4,676		22,862		52,516	
Growth 2024 - 2029	2.93%		3.96%		3.89%	
Growth 2020 - 2024	-4.34%		0.76%		0.39%	
Owner Occupied	2,314	51.73%	13,791	59.87%	33,415	63.38%
Renter Occupied	2,159	48.27%	9,244	40.13%	19,307	36.62%
2024 Households by HH Income	4,474		23,036		52,722	
Income: <\$25,000	787	17.59%	3,531	15.33%	7,917	15.02%
Income: \$25,000 - \$50,000	1,083	24.21%	5,094	22.11%	10,704	20.30%
Income: \$50,000 - \$75,000	607	13.57%	2,853	12.38%	7,293	13.83%
Income: \$75,000 - \$100,000	811	18.13%	3,355	14.56%	7,623	14.46%
Income: \$100,000 - \$125,000	306	6.84%	2,117	9.19%	5,216	9.89%
Income: \$125,000 - \$150,000	72	1.61%	1,419	6.16%	3,505	6.65%
Income: \$150,000 - \$200,000	480	10.73%	2,151	9.34%	4,553	8.64%
Income: \$200,000+	328	7.33%	2,516	10.92%	5,911	11.21%
2024 Avg Household Income	\$88,101		\$100,320		\$101,406	
2024 Med Household Income	\$66,428		\$75,298		\$76,466	



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