



# MILLER HATCHER

COMMERCIAL REAL ESTATE

6111-6131 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
- University Dr. Interchange opens late October, 2022 according to NCDOT



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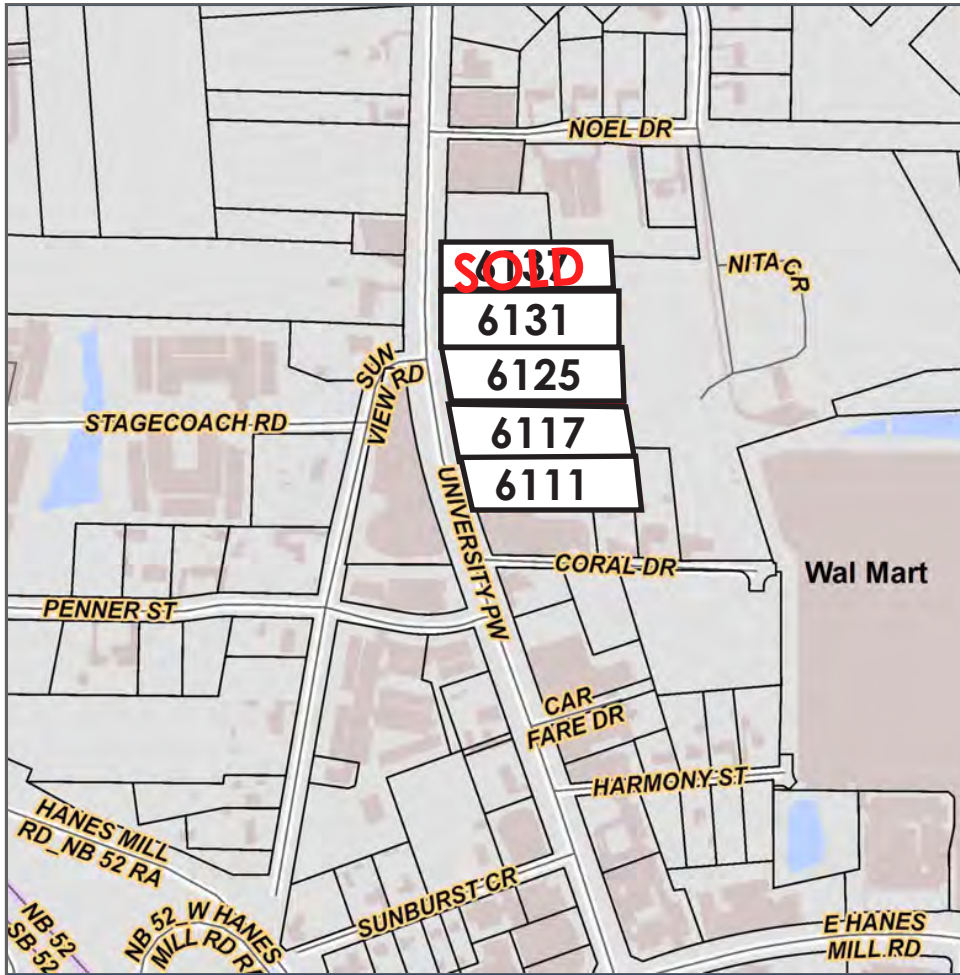
FOR SALE





6111-6131 University Pkwy. Winston-Salem, NC 27105

FOR SALE



5 Lots Available  
6.03 ± Acres

- 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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FOR SALE

### LOCATION

Address	6111 - 6131 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.

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