

PICKETT
SPROUSE

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

Development Opportunity in Walkertown

3180 WILLISTON RD, WALKERTOWN, NC 27051

8.3 Acres

Academ

Will Yeager

william.yeager@pickettsprouse.com

(828) 450-0140

Brad Gregory

brad@pickettsprouse.com

(336) 202-0012

Pickett Sprouse

info@westandwoodall.com

(919) 493-0395

Development Opportunity in Walkertown

3180 Williston Rd, Walkertown, NC 27051



PROPERTY OVERVIEW

Attention builders, developers, homesteaders, 8.3+ acres located on Williston Rd. across the street from Appalachian State University Academy at Middle Fork. Easy access to Hwy 158 and I-74, just 15 minutes to downtown Winston-Salem, 23 minutes to Piedmont Triad International Airport.

Existing brick ranch home with three bedrooms, one bath, partially finished basement, garage, carport, several out buildings and barns. Two driveways each with culvert in place. Property has gentle topography ideal for farming or residential development. Home is connected to public water with hydrant located next to second driveway.

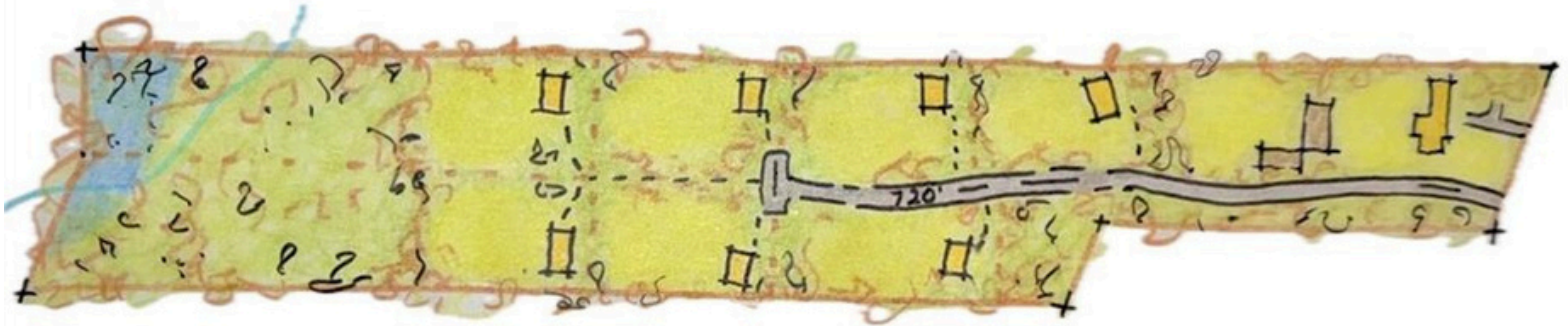
Walkertown RS9 zoning allows for single family residential use on lots as small as 20,000 square feet, however prospective buyers are advised that sewer is not available. Individual septic systems will likely be needed with any residential development. Property is ideally located and has a wide range of uses, don't miss your chance to become the new owner!

PROPERTY HIGHLIGHTS

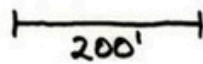
ACREAGE	8.3 ±
LOT SIZE MINIMUM	20,000 SF
COUNTY	Forsyth
ASKING PRICE	\$550,000
ZONING	RS9

Development Opportunity in Walkertown

3180 Williston Rd, Walkertown, NC 27051



Conceptual Site Plan



Will Yeager

william.yeager@pickettsprouse.com
(828) 450-0140

Brad Gregory

brad@pickettsprouse.com
(336) 202-0012

Pickett Sprouse

info@westandwoodall.com
(919) 493-0395



Contact Us

Will Yeager

william.yeager@pickettsprouse.com
(828) 450-0140

Brad Gregory

brad@pickettsprouse.com
(336) 202-0012

pickettsprouse.com

Pickett Sprouse

info@westandwoodall.com
(919) 493-0395

