



M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

5.59± Acres

# 2965 Old Hollow Rd.

Walkertown, NC 27051



- 5.59± acres
- Utilities nearby
- Zoned HB/RM8
- Area Plans call for Office/Light Commercial

For more information:

**John L. Ruffin, CCIM**  
Jruffin@meridianrealty.com  
336.480.2081

**Spencer T. Bennett, CCIM**  
Spencer@meridianrealty.com  
336.480.2327

**FOR SALE: \$1,500,00.00**

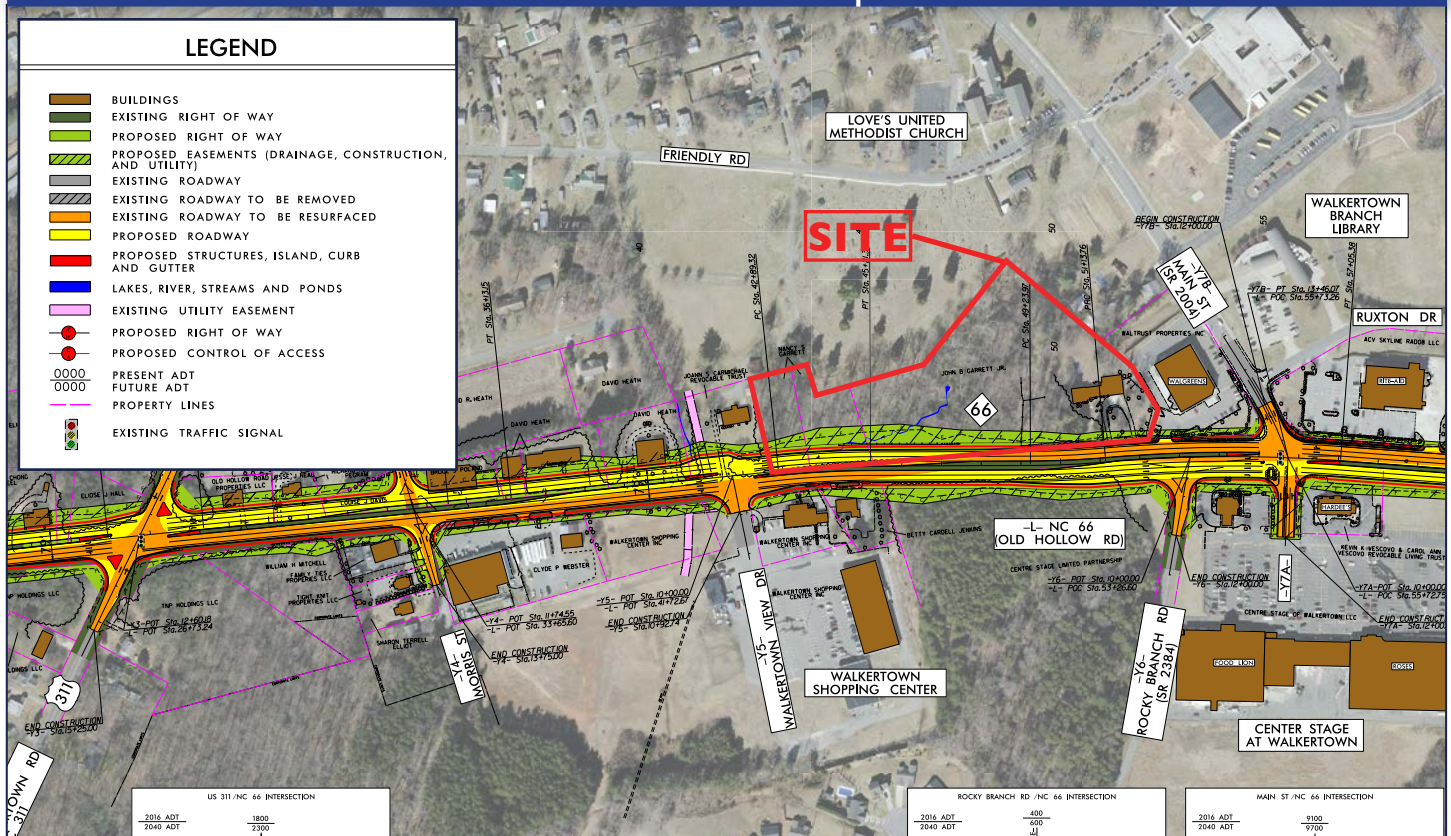
WWW.MERIDIANREALTY.COM



## Utilities / Topography



## Road Work Map

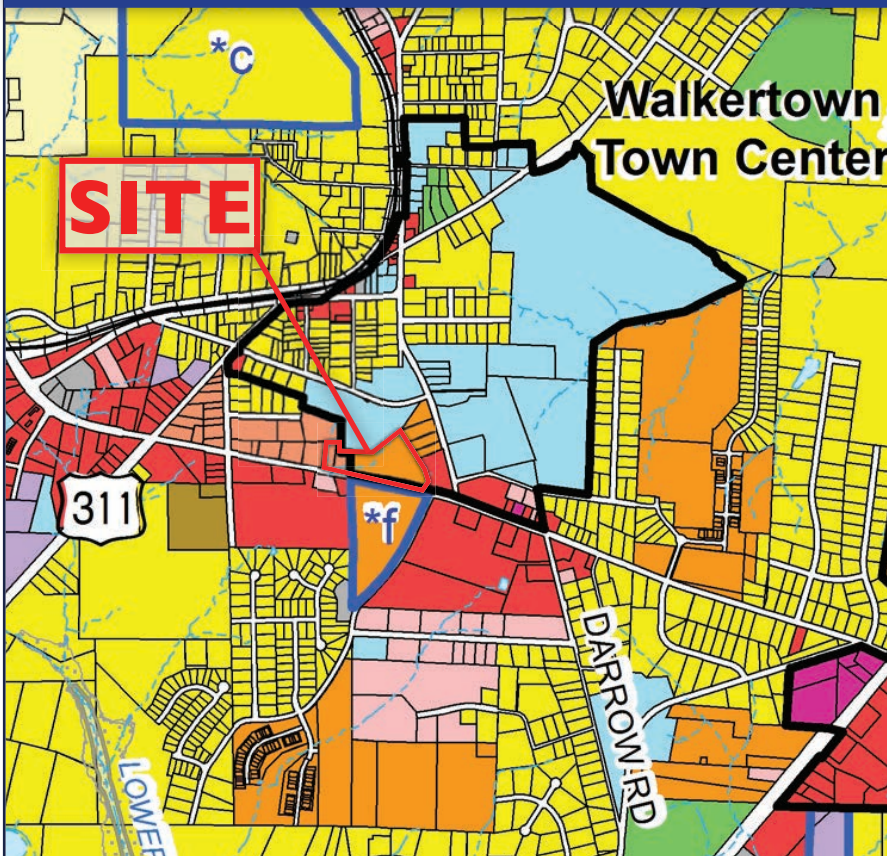




## Zoning Map



## Area Plans



### Proposed Land Use

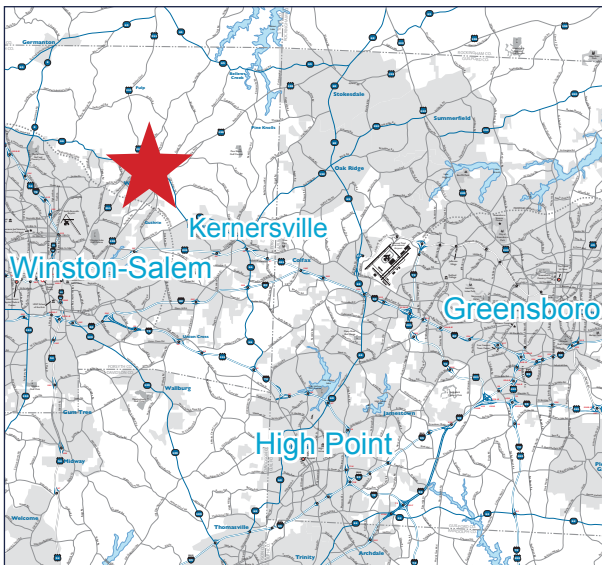
(See area plan for specific recommendations starting page 21.)

-  Large-Lot Residential
-  Single-Family Residential
-  Low-Density Attached Residential (0-8 DU/Ac)
-  Intermediate-Density Residential (8.1-18 DU/Ac)
-  High-Density Residential (over 18 DU/Ac)
-  Manufactured Housing Park
-  Office
-  Commercial
-  Office/Low-Intensity Commercial
-  Mixed-Use Development
-  Industrial
-  Institutional
-  Park
-  Utilities






2965 Old Hollow Rd | Walkertown, NC 27051

## Aerial Map



### Demographics

	1mi	3mi	5mi
 Population	2,744	16,971	51,934
 Household	1,208	6,869	20,783
 Household Income	\$62,106	\$79,099	\$74,532

No warranty or representation (express or implied) is made as to the accuracy or completeness of the information set forth herein. All information is submitted subject to errors, omissions, change of price, prior lease or sale, and withdrawal without notice. All marketing material produced by the Meridian Realty Group is proprietary. Any reproduction is expressly prohibited.



THE MERIDIAN REALTY GROUP | 147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101

P 336.722.1986 | F 336.723.3173

WWW.MERIDIANREALTY.COM