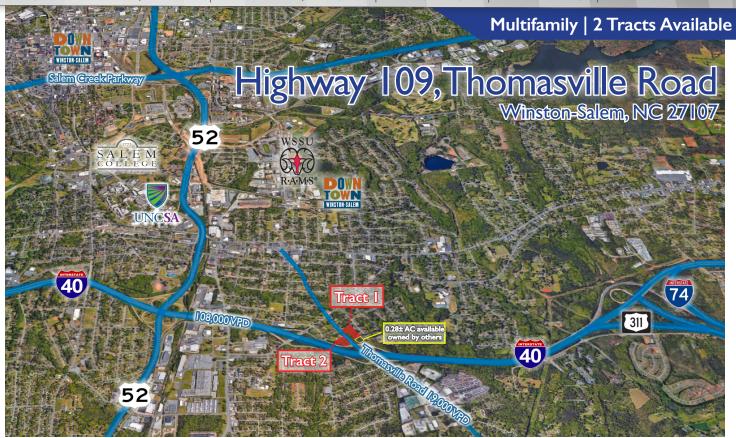


147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM



2 tracts with road frontage and close proximity to I-40. Each tract has good topography. Area plan calls for multifamily (8 units/acre) or attached housing. Also Available 0.28± AC adjoining parcel owned by others. NCDOT road improvements to Thomasville Road scheduled to begin 2023, complete 2025.

|                     | DEMOGRAPHICS |          |          |  |  |
|---------------------|--------------|----------|----------|--|--|
|                     | Imi 3mi      |          | 5mi      |  |  |
| POPULATION          | 8,494        | 54,129   | 134,267  |  |  |
| HOUSEHOLDS          | 2,700        | 18,195   | 52,679   |  |  |
| HOUSEHOLD<br>INCOME | \$32,332     | \$45,601 | \$59,699 |  |  |

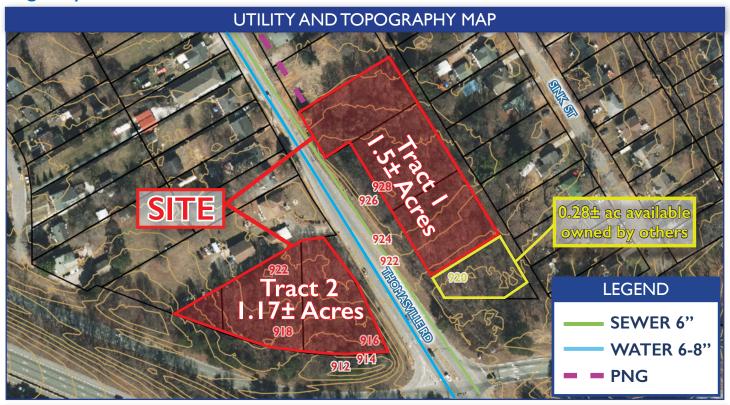
For more information:

**FOR SALE** 

## John L. Ruffin, CCIM

Jruffin@meridianrealty.com 336.480.2081

## Highway 109, Thomasville Road | Winston-Salem, NC 27107



| 2021-2026 ANNUAL TRENDS (% INCREASE) |             |             |             |  |  |  |
|--------------------------------------|-------------|-------------|-------------|--|--|--|
|                                      | <u>l mi</u> | <u>3 mi</u> | <u>5 mi</u> |  |  |  |
| POPULATION                           | 0.35%       | 0.76%       | 0.91%       |  |  |  |
| HOUSEHOLDS                           | 0.27%       | 0.75%       | 1.01%       |  |  |  |
| FAMILIES                             | 0.23%       | 0.62%       | 0.76%       |  |  |  |
| OWNER HOUSEHOLDS                     | 0.92%       | 1.30%       | 1.13%       |  |  |  |
| MEDIAN HOUSEHOLD INCOME              | 1.80%       | 2.33%       | 2.91%       |  |  |  |

- Tract I: I.5+ AC | \$265,000
- Tract 2: 1.17± AC | \$205,000
- 0.28± AC adjoining parcel also available (owned by others)
- Excellent road frontage and access to I-40
- 19,000 VPD on Thomasville Road
- DOT roadwork 2023-2025
- Low density multifamily in area plan



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