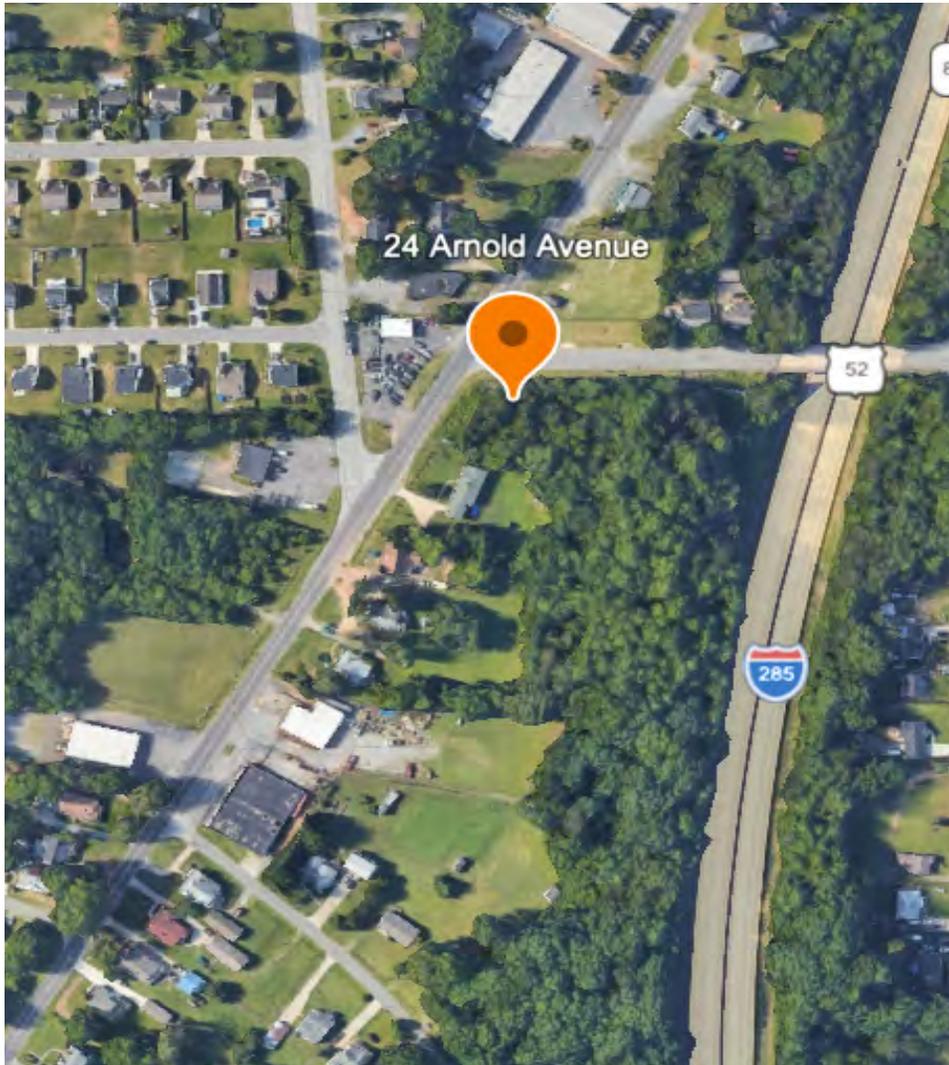


# 24 ARNOLD AVENUE - WINSTON-SALEM, NC

LAND FOR SALE



**24 ARNOLD AVENUE**  
WINSTON-SALEM, NC 27127

## PROPERTY DESCRIPTION

Well-located 2.8AC in Winston-Salem with already approved plans for 18 townhomes. Ideal location for build-to-rent development with efficient layout ready for execution. South of downtown near many thoroughfares (Peters Creek Pkwy, W Clemmons Rd).

## OFFERING SUMMARY

<b>Sale Price:</b>	\$365,000
<b>Lot Size:</b>	2.8 Acres

Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

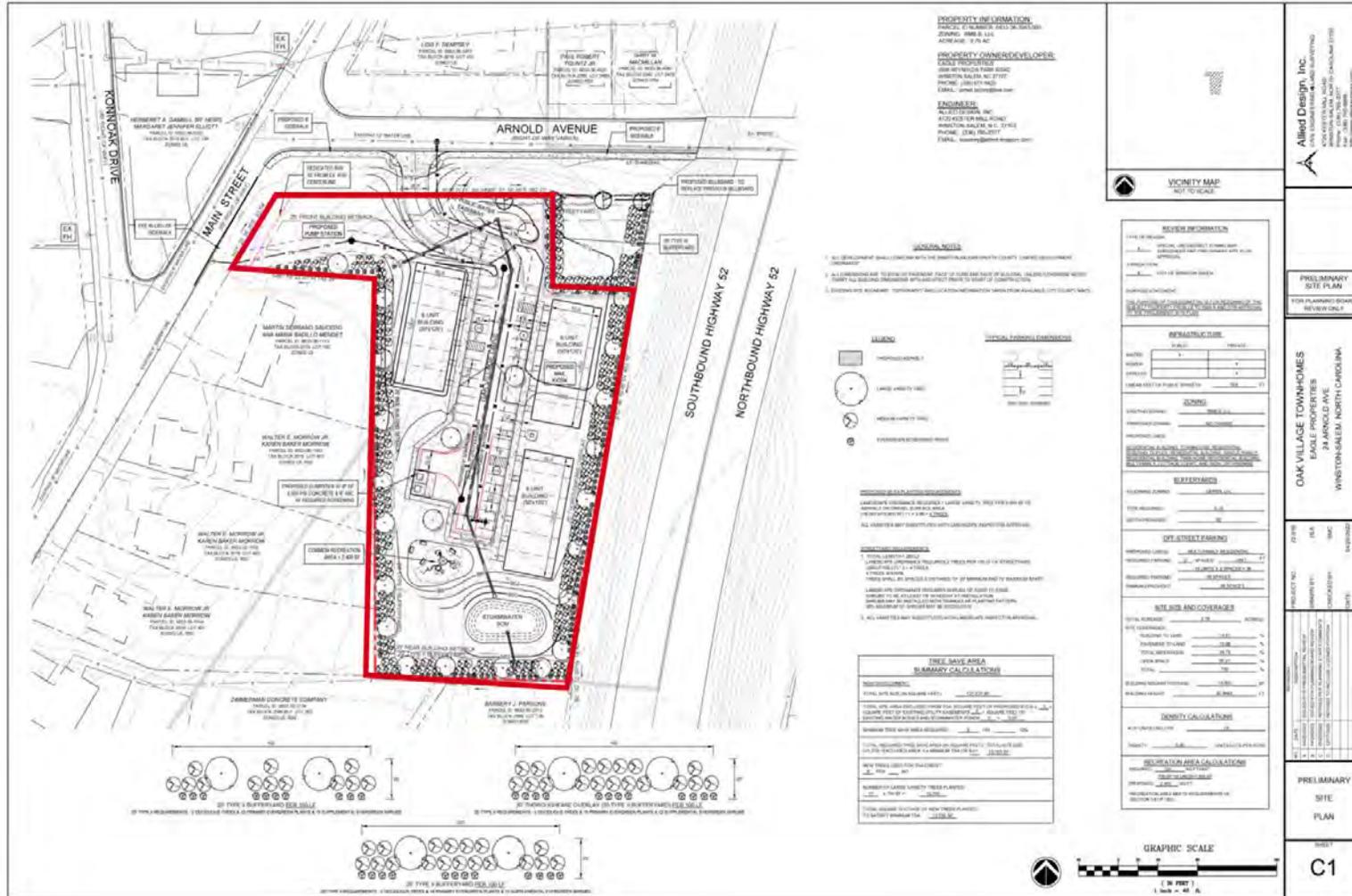
Dom Maggio

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dom@ltpcommercial.com

**Linville** | Team Partners  
COMMERCIAL REAL ESTATE

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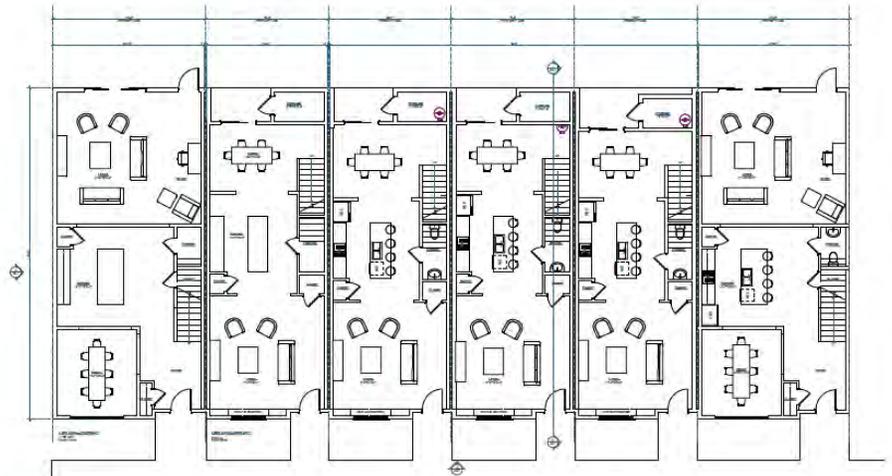
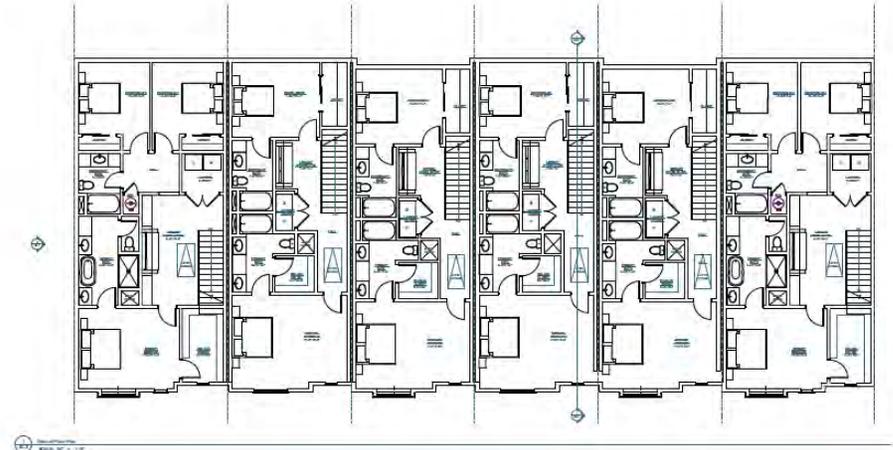
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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	6,099	54,778	117,017
Median age	38	37	39
Median age (Male)	36	36	38
Median age (Female)	39	38	40
Total households	2,297	21,573	48,855
Total persons per HH	2.7	2.5	2.4
Average HH income	\$60,252	\$63,292	\$73,239
Average house value	\$160,508	\$182,274	\$242,049

## LOCATION OVERVIEW

Discover a prime office building location in the heart of Winston-Salem, NC. 24 Arnold Avenue offers a strategic position near a thriving business district with convenient access to major highways, making it an attractive investment opportunity. The area is surrounded by an array of amenities, including popular restaurants, shopping centers, and green spaces like Winston Lake Park, ideal for employee enjoyment and relaxation. This growing community boasts a rich cultural scene, vibrant arts, and a strong business network, providing an ideal environment for office tenants and investors. Don't miss the chance to be part of the dynamic and prosperous surroundings of 24 Arnold Avenue - Winston-Salem, NC.

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# 24 ARNOLD AVENUE - WINSTON-SALEM, NC

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## LOCATION INFORMATION

Street Address 24 Arnold Avenue

City, State, Zip Winston-Salem, NC 27127

## PROPERTY INFORMATION

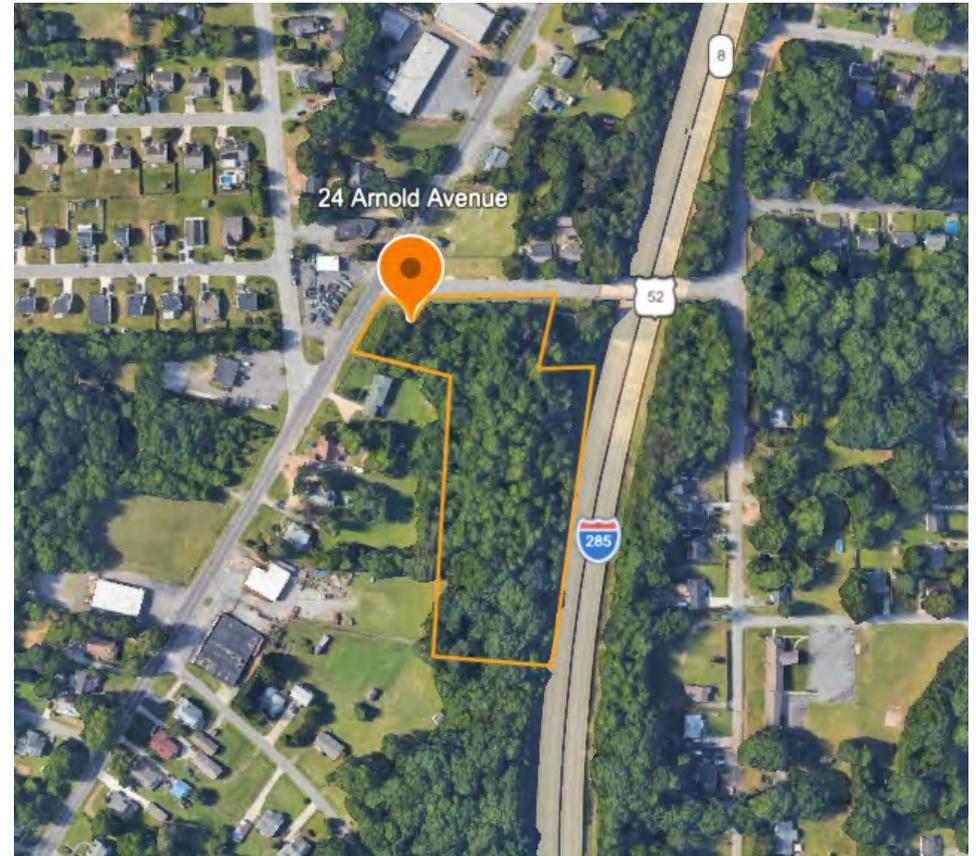
Property Type Land

Property Subtype Multifamily

Property Use Development

Zoning RM8-S

Lot Size 2.8 Acres



**SALE PRICE:** \$365,000

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