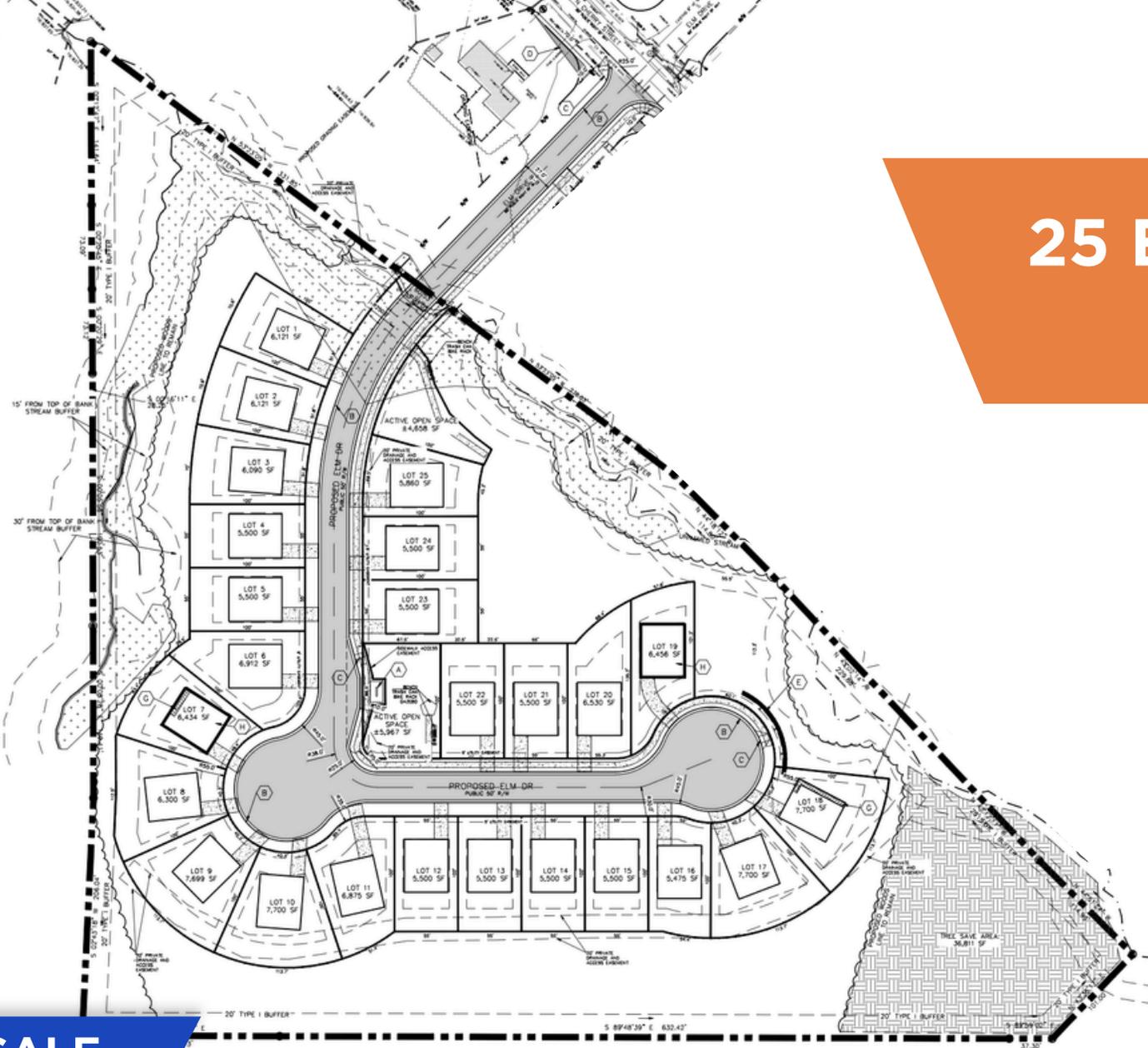


**25 ENTITLED
LOTS**



FOR SALE

**0 ELM DRIVE
WINSTON-SALEM, NC 27105**

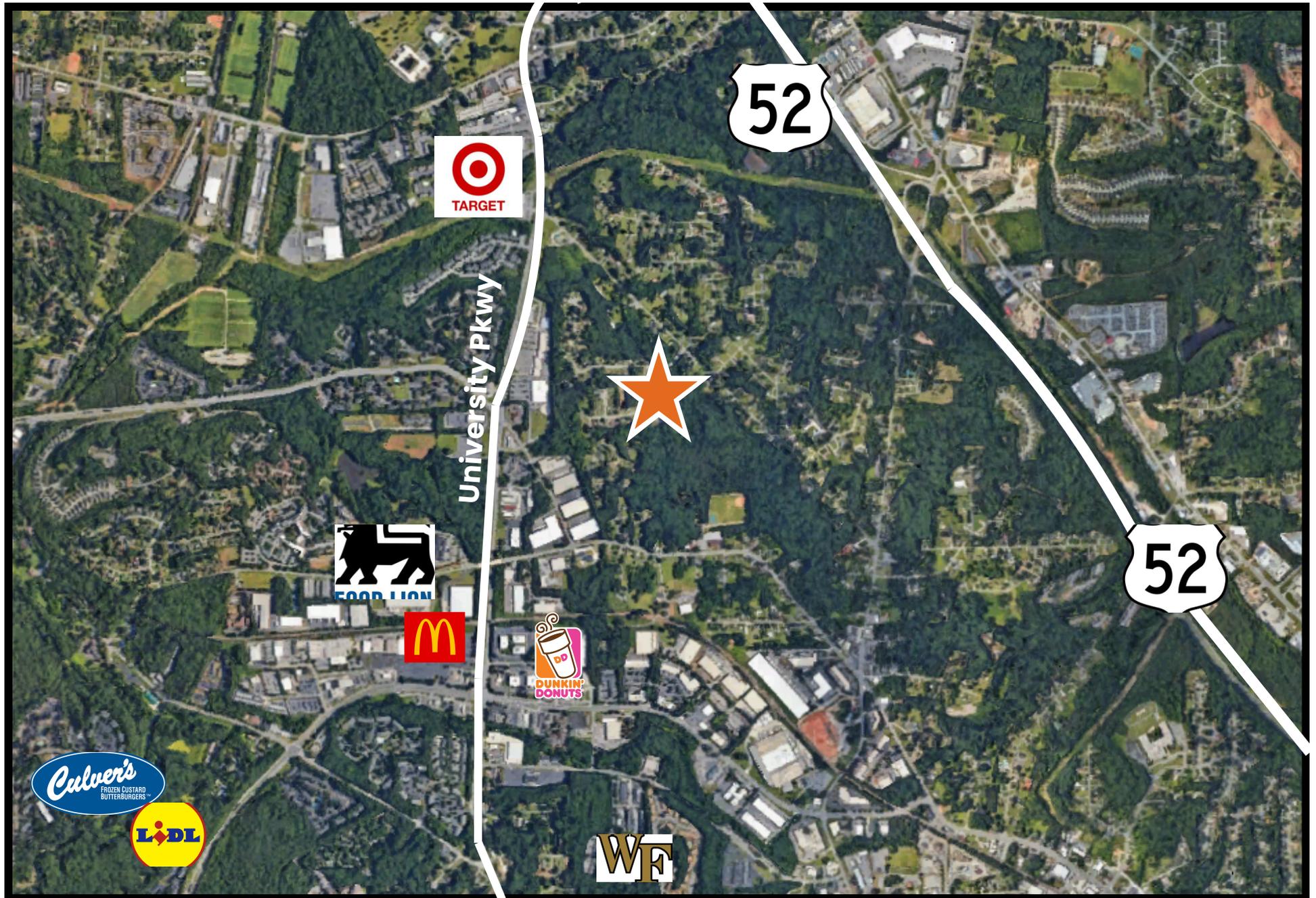
**Baldwin
PROPERTIES**

PROPERTY HIGHLIGHTS

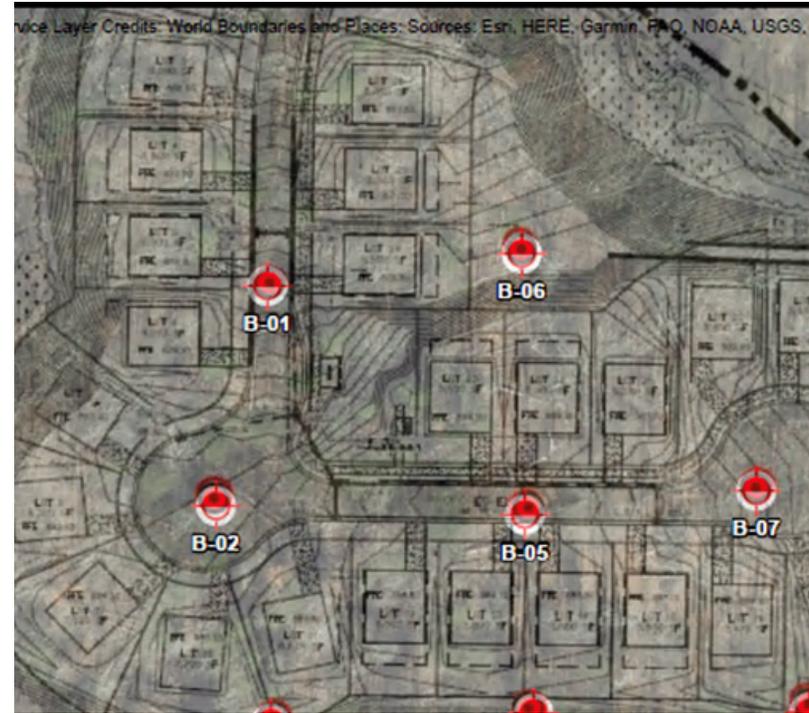
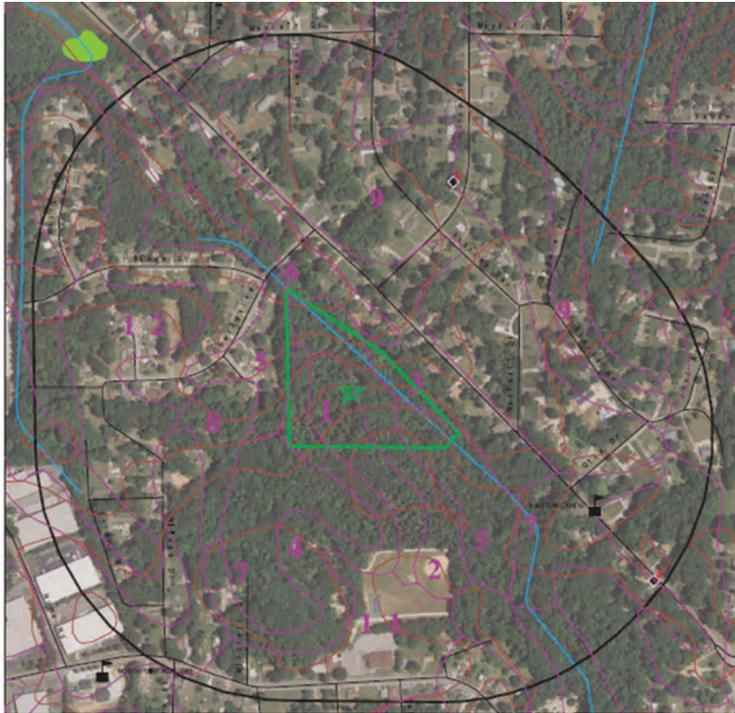
ACREAGE:	9.9 +/-	SITE PLAN:	APPROVED
LOTS:	25	DD Documents	UPON REQUEST
ASKING PRICE:	\$499,000	PERMITS	READY
WATER:	AT ROAD	ZONING:	RESIDENTIAL
SEWER:	AT ROAD		



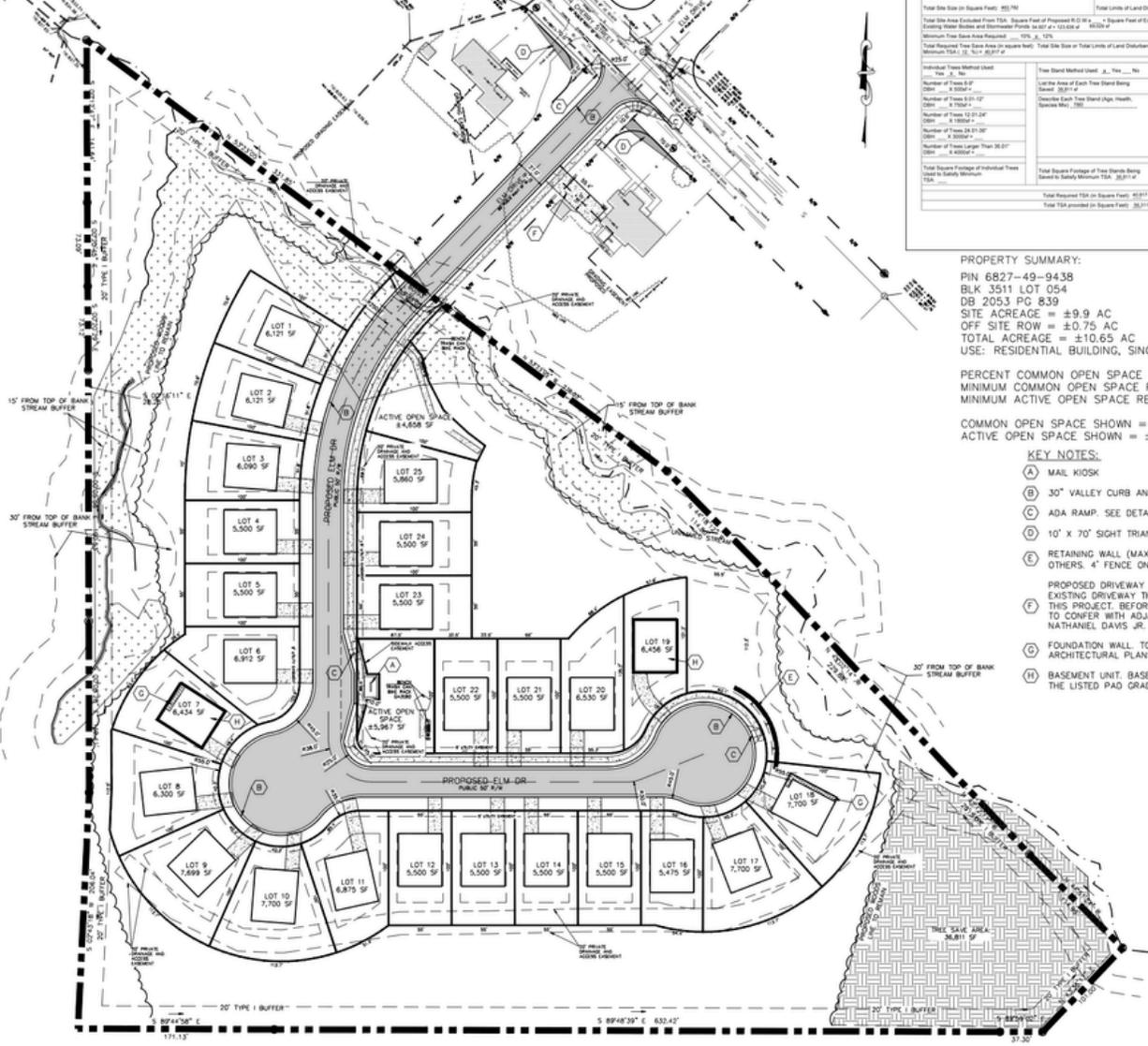
Location Map



PROPERTY OVERVIEW



Delivering 25 Entitled Lots in the University Parkway area of Northern Winston-Salem. Lots are fully entitled, and Seller is delivering an approved site plan, wetlands report, environmental phase 1, geotechnical report, and will be ready for permits. Developers will be able to provide lots in a booming Triad area in desperate need of housing. Local amenities include grocery (Target, Neighborhood Wal Mart, Aldi), parks (Oak Summit Park and Bethabara Park are), dining (Chipotle, Biscuitville, Dairi-O's, and many local restaurants), and other commercial activity (trampoline parks, banking, car washes, and more). Help bring much needed entry-level homes to the market in a desirable location.



Total Site Size (in Square Feet): 85,760		Total Lots of Land (Disturbance) (in Square Feet): 175,760	
Total Site Area Excluded From TDA: Square Foot of Proposed R.O.D. is 4 Square Feet of Existing Utility Easements (21' x Square Feet of Existing Water Buffer and Stormwater Drain) is 10,128 SF x 1,000 SF = 10,128 SF		Total Square Foot of Existing Utility Easements (21' x Square Feet of Existing Water Buffer and Stormwater Drain) is 10,128 SF x 1,000 SF = 10,128 SF	
Minimum Tree Size Area Required: 10% x 175,760		Total Site Size of Tree Lots of Land (Disturbance) - Excluded Area is 10,128 SF x 10% = 1,012.8 SF	
Total Required Tree Size Area (in Square Feet): 1,012.8 SF		Total Tree Lots of Land (Disturbance) - Excluded Area is 10,128 SF x 10% = 1,012.8 SF	
Individual Trees Method Used: Yes ___ No ___		New Trees Used For Fish Credit: A ___ B ___	
Number of Trees 6-12' 1		Number of Trees 13-24' 1	
Number of Trees 25-36' 1		Number of Trees 37-48' 1	
Number of Trees 49-60' 1		Number of Trees 61-72' 1	
Number of Trees 73-84' 1		Number of Trees 85-96' 1	
Number of Trees 97-108' 1		Number of Trees 109-120' 1	
Number of Trees 121-132' 1		Number of Trees 133-144' 1	
Number of Trees 145-156' 1		Number of Trees 157-168' 1	
Number of Trees 169-180' 1		Number of Trees 181-192' 1	
Number of Trees 193-204' 1		Number of Trees 205-216' 1	
Number of Trees 217-228' 1		Number of Trees 229-240' 1	
Number of Trees 241-252' 1		Number of Trees 253-264' 1	
Number of Trees 265-276' 1		Number of Trees 277-288' 1	
Number of Trees 289-300' 1		Number of Trees 301-312' 1	
Number of Trees 313-324' 1		Number of Trees 325-336' 1	
Number of Trees 337-348' 1		Number of Trees 349-360' 1	
Number of Trees 361-372' 1		Number of Trees 373-384' 1	
Number of Trees 385-396' 1		Number of Trees 397-408' 1	
Number of Trees 409-420' 1		Number of Trees 421-432' 1	
Number of Trees 433-444' 1		Number of Trees 445-456' 1	
Number of Trees 457-468' 1		Number of Trees 469-480' 1	
Number of Trees 481-492' 1		Number of Trees 493-504' 1	
Number of Trees 505-516' 1		Number of Trees 517-528' 1	
Number of Trees 529-540' 1		Number of Trees 541-552' 1	
Number of Trees 553-564' 1		Number of Trees 565-576' 1	
Number of Trees 577-588' 1		Number of Trees 589-600' 1	
Number of Trees 601-612' 1		Number of Trees 613-624' 1	
Number of Trees 625-636' 1		Number of Trees 637-648' 1	
Number of Trees 649-660' 1		Number of Trees 661-672' 1	
Number of Trees 673-684' 1		Number of Trees 685-696' 1	
Number of Trees 697-708' 1		Number of Trees 709-720' 1	
Number of Trees 721-732' 1		Number of Trees 733-744' 1	
Number of Trees 745-756' 1		Number of Trees 757-768' 1	
Number of Trees 769-780' 1		Number of Trees 781-792' 1	
Number of Trees 793-804' 1		Number of Trees 805-816' 1	
Number of Trees 817-828' 1		Number of Trees 829-840' 1	
Number of Trees 841-852' 1		Number of Trees 853-864' 1	
Number of Trees 865-876' 1		Number of Trees 877-888' 1	
Number of Trees 889-900' 1		Number of Trees 901-912' 1	
Number of Trees 913-924' 1		Number of Trees 925-936' 1	
Number of Trees 937-948' 1		Number of Trees 949-960' 1	
Number of Trees 961-972' 1		Number of Trees 973-984' 1	
Number of Trees 985-996' 1		Number of Trees 997-1008' 1	
Number of Trees 1009-1020' 1		Number of Trees 1021-1032' 1	
Number of Trees 1033-1044' 1		Number of Trees 1045-1056' 1	
Number of Trees 1057-1068' 1		Number of Trees 1069-1080' 1	
Number of Trees 1081-1092' 1		Number of Trees 1093-1104' 1	
Number of Trees 1105-1116' 1		Number of Trees 1117-1128' 1	
Number of Trees 1129-1140' 1		Number of Trees 1141-1152' 1	
Number of Trees 1153-1164' 1		Number of Trees 1165-1176' 1	
Number of Trees 1177-1188' 1		Number of Trees 1189-1200' 1	
Number of Trees 1201-1212' 1		Number of Trees 1213-1224' 1	
Number of Trees 1225-1236' 1		Number of Trees 1237-1248' 1	
Number of Trees 1249-1260' 1		Number of Trees 1261-1272' 1	
Number of Trees 1273-1284' 1		Number of Trees 1285-1296' 1	
Number of Trees 1297-1308' 1		Number of Trees 1309-1320' 1	
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Number of Trees 1345-1356' 1		Number of Trees 1357-1368' 1	
Number of Trees 1369-1380' 1		Number of Trees 1381-1392' 1	
Number of Trees 1393-1404' 1		Number of Trees 1405-1416' 1	
Number of Trees 1417-1428' 1		Number of Trees 1429-1440' 1	
Number of Trees 1441-1452' 1		Number of Trees 1453-1464' 1	
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Number of Trees 1657-1668' 1		Number of Trees 1669-1680' 1	
Number of Trees 1681-1692' 1		Number of Trees 1693-1704' 1	
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Number of Trees 1777-1788' 1		Number of Trees 1789-1800' 1	
Number of Trees 1801-1812' 1		Number of Trees 1813-1824' 1	
Number of Trees 1825-1836' 1		Number of Trees 1837-1848' 1	
Number of Trees 1849-1860' 1		Number of Trees 1861-1872' 1	
Number of Trees 1873-1884' 1		Number of Trees 1885-1896' 1	
Number of Trees 1897-1908' 1		Number of Trees 1909-1920' 1	
Number of Trees 1921-1932' 1		Number of Trees 1933-1944' 1	
Number of Trees 1945-1956' 1		Number of Trees 1957-1968' 1	
Number of Trees 1969-1980' 1		Number of Trees 1981-1992' 1	
Number of Trees 1993-2004' 1		Number of Trees 2005-2016' 1	
Number of Trees 2017-2028' 1		Number of Trees 2029-2040' 1	
Number of Trees 2041-2052' 1		Number of Trees 2053-2064' 1	
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