

Project Site
±/- 33.0 Acres

KEY FEATURES

- Beautiful rolling topography
- Borders South Fork Muddy Creek with bluffs for protection from FEMA areas
- Mixed hardwoods and pasture, perfect for a private estate, home, or farm.
- Adjacent utilities makes this site ripe for development
- Currently only ±1,000' to Kimel Farm Elementary and Flat Rock Middle Schools
- Over 90 recent sales in the area averaging over \$240,000.

±33 ACRES READY FOR DEVELOPMENT

FOR SALE

4720 EBERT ROAD

Winston Salem, NC 27127

This property is perfect for your private estate, investment, or residential redevelopment. Recent new construction sales at Rierson Farms demonstrate that the market is ready for this property to be developed NOW! Rierson Farms' single family sales topped out over \$273,000. Build a similar product or push the market. With median household incomes in the area over \$75,000, the market can support home sales well over \$300,000.

LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN, AICP, LEED AP ND

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336.793.0890, ext 106

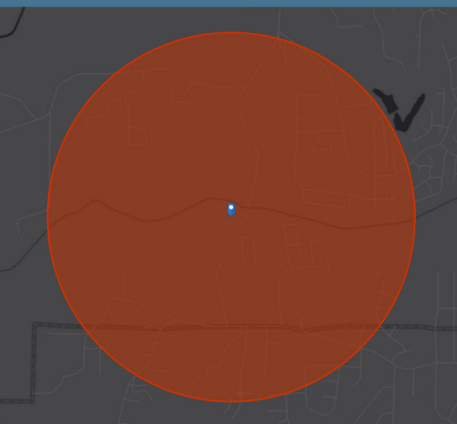
JEFF ANDREWS

Jeff@CommercialRealtyNC.com

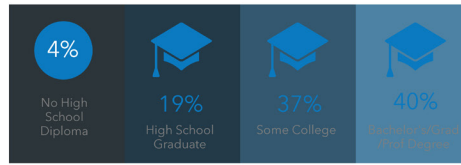
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DEMOGRAPHIC PROFILE

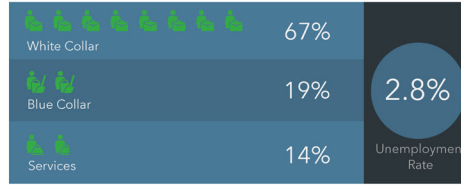
27127, Winston Salem, North Carolina



EDUCATION



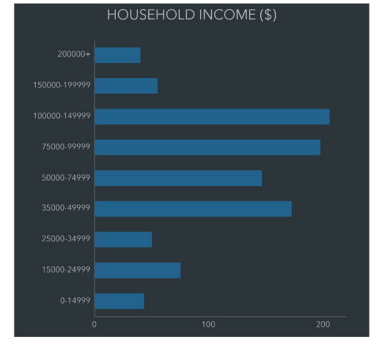
EMPLOYMENT



KEY FACTS



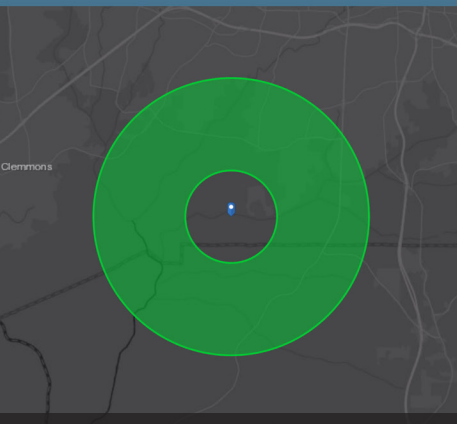
INCOME



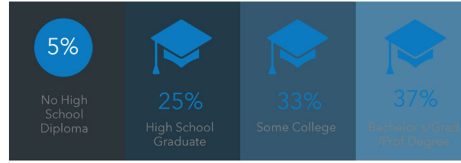
Demographic Profile
27127, Winston-Salem, NC

DEMOGRAPHIC PROFILE

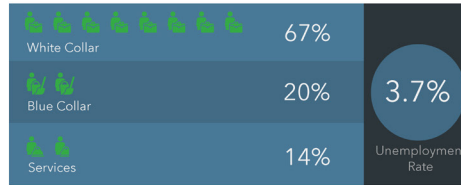
27127, Winston Salem, North Carolina



EDUCATION



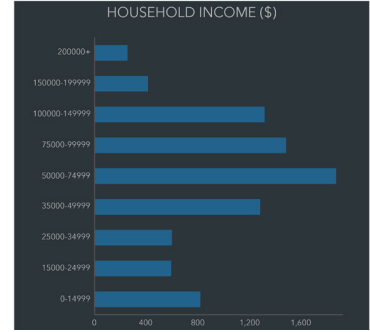
EMPLOYMENT



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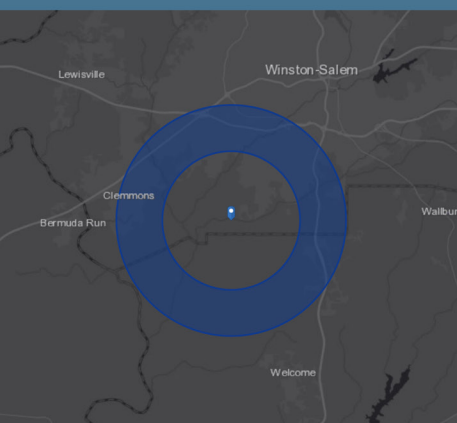
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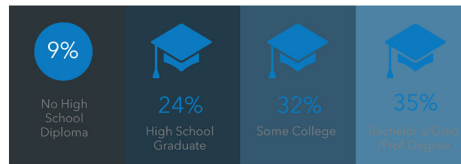
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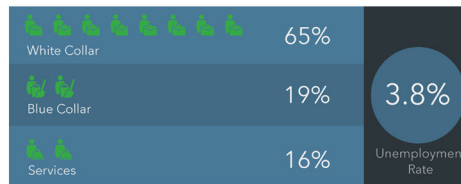
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EDUCATION



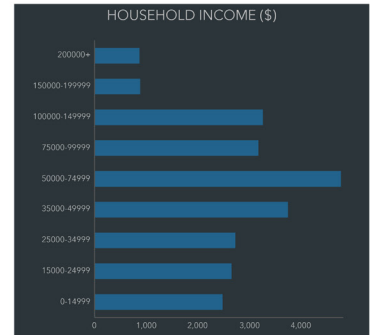
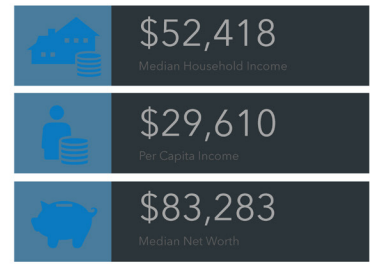
EMPLOYMENT



KEY FACTS



INCOME



Demographic Profile
27127, Winston-Salem, NC



4720 EBERT ROAD

LOCATION

City	Winston-Salem	State	NC	Zip	27127
County	Forsyth	Tax PIN:	6812-43-0472 & -1825	Zoning	RS-9
Tax Block	3884	Tax Lots	5D/5N	Tax Value	\$377,200

PROPERTY DETAILS

Property Type	Land with homestead	Acres±	33	Building SF±	2,613 per tax appraiser
Year Built	1965	Building Exterior	Brick		

UTILITIES

Electrical	Duke Energy	Water/Sewer	Municipal/Well	
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PRICING

Price	\$1,200,000	Price Per Acre	\$36,363.63
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