

CLEMMONS COMMERCIAL PARCEL

3255 S. Stratford Rd.
Clemmons, NC 27103

- 0.66 acres
- \$37,500.00
- \$56,818.00 per acre
- \$1.30 psf
- Zoned Neighborhood Office

Scotty Beal | 336.926.3530 | scotty@scottybeal.com
Coldwell Banker Commercial Advantage
411 W. Fourth St., Winston-Salem, NC 27101

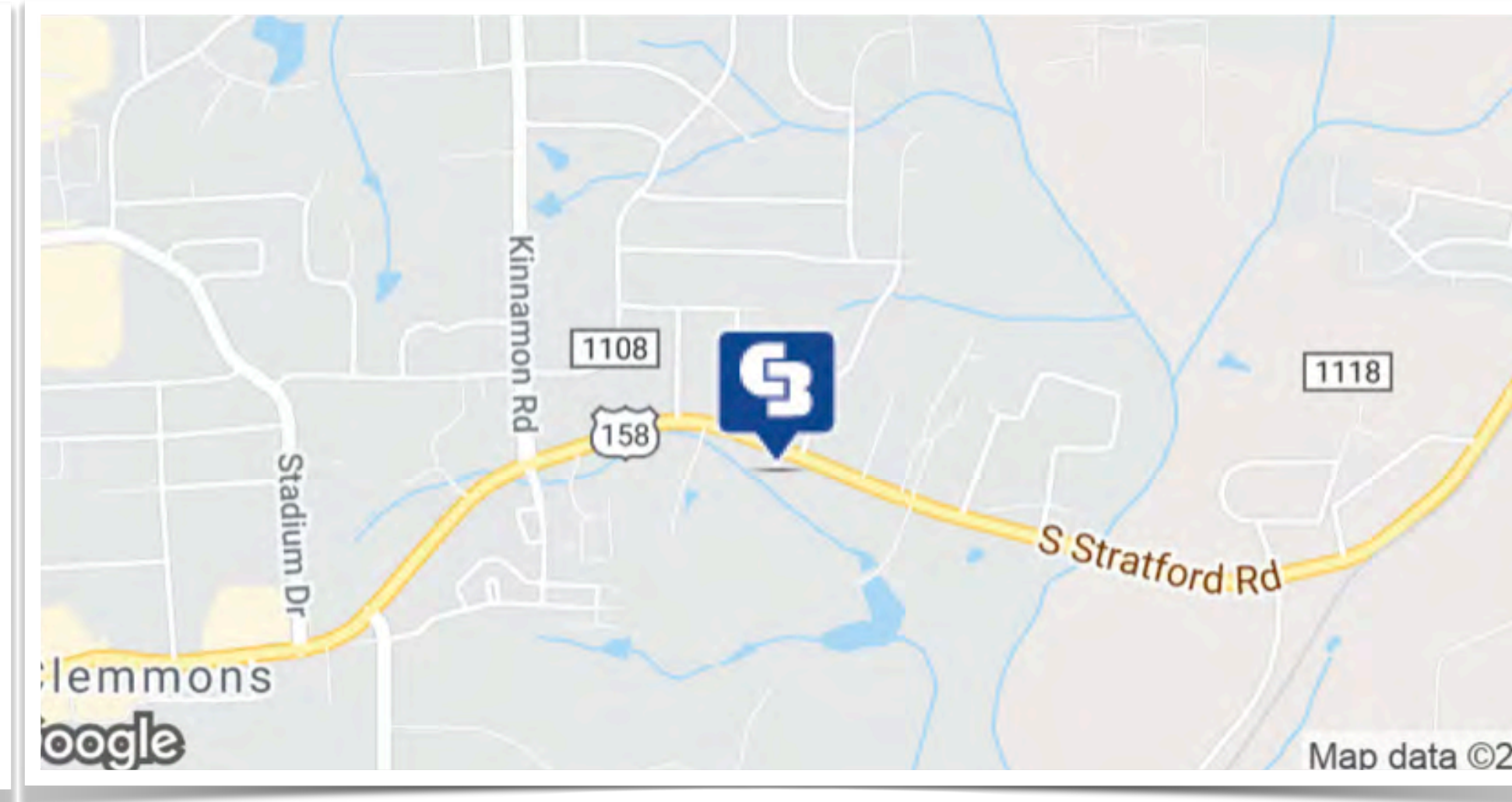


COLDWELL BANKER
COMMERCIAL

ADVANTAGE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$37,500
Acres	0.66 ac
Square Feet	28,750
Zoning:	NO-S

OVERVIEW

Scotty Beal and Coldwell Banker Commercial Advantage are pleased to present this parcel of land for sale at 3255 S. Stratford Road, in Clemmons, North Carolina. This 0.66 acre site boasts 100' of frontage on South Stratford Road which hosts 17,000 vehicles per day. All utilities are contiguous to the site. This parcel is zoned NO-S, and allows for development of a professional office, medical-surgical office, non-store retailer, or child care center, in addition to single or multi-family residential uses. With Lewisville-Clemmons Road just a few seconds west, this is a great opportunity to become a part of the vibrant Clemmons downtown community.

THE PROPERTY

Acres	0.66	Best Use	Office	Topography	Sloped	Flood Plain	No
Total Square Feet	28,750	Former Use	None	Cleared	No	Storm Water Mgmt	Required
Min Available	0.66	Water	Contiguous	Graded	No	Associations	None
Min Square Feet	28,750	Sewer	Contiguous	Fenced	No	Environmental	None known
Dimensions	100'x355'x100'x317'	Gas	Contiguous	Curb Cuts	1	Tax Value	\$30,400.00
Shape	Rectangular	Electric	Contiguous	Pad Ready	No	Property Taxes	\$260.93
Frontage	100'	Easement	Of record	Signage	Available	Parcel ID #	5893-71-0063

THE LOCATION

Address	3255 S. Stratford Rd., Clemmons, North Carolina 27103		
Within City Limits	Yes	Zoning	NO
County	Forsyth	Setting	Commercial Office
Submarket	Clemmons	Intersection	Winterberry Ridge Ct.
Property Type	Land	Land Shape	Rectangular
Property Subtype	Office	Flood Zone	Zone X
Latitude & Longitude	36.026145, -80.362664	Public Transport	No
		MSA & Rank	Winston-Salem
		MSA Population	686,841
		MSA Per Capita Inc	\$43,976
		Interstate Exposure	No
		Interstate Proximity	2.06 mi to I-40
		Airport Proximity	36.8 miles to PTI
		Traffic Counts	14,500 ADT

TAX MAP



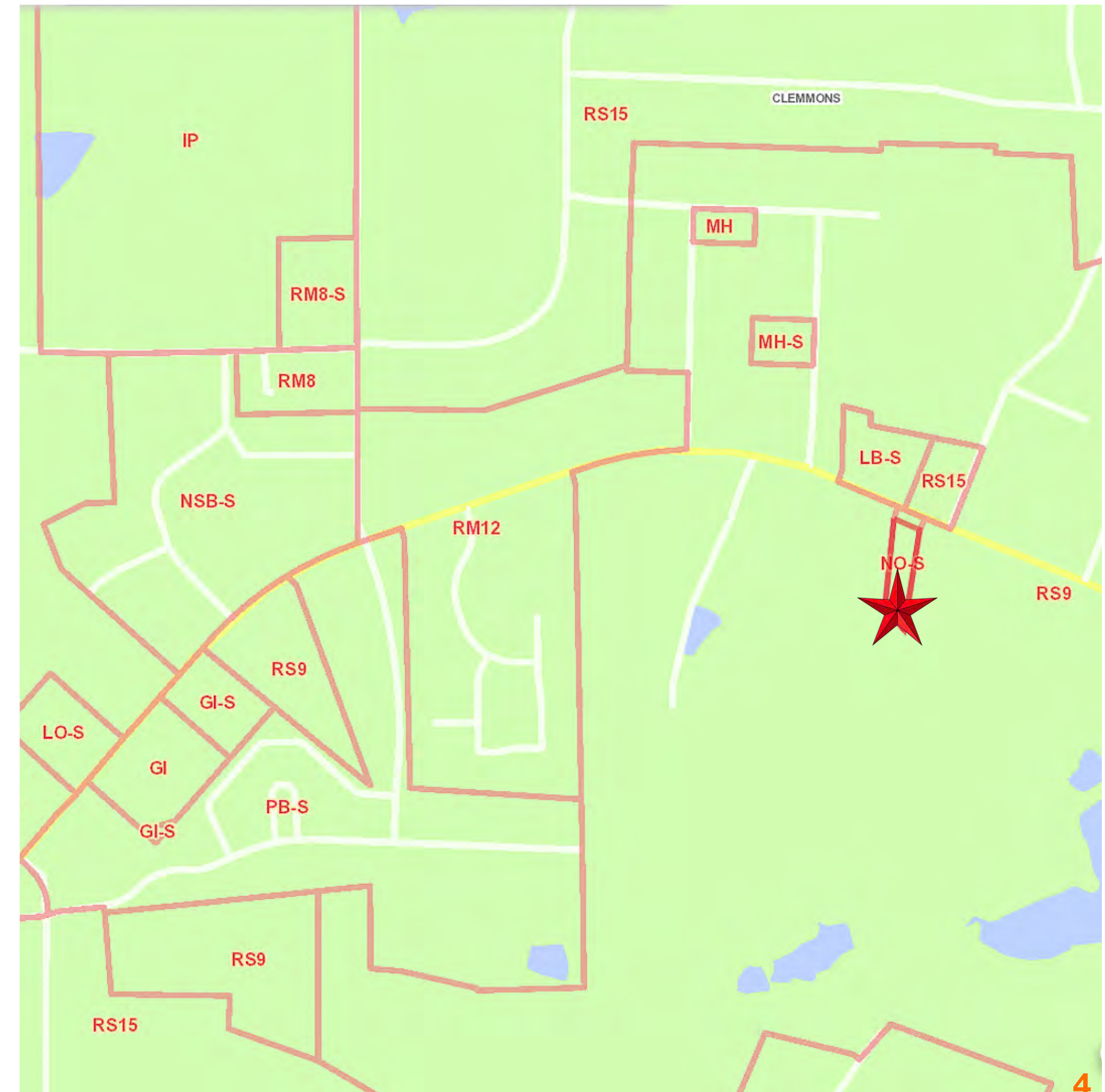
ZONING

Village Council of Clemmons, 4/10/2000

The site shall be developed in accordance with the plan approved by the Council and bearing the inscription: "Attachment A", Special Use District Permit for NO::S (Professional Offices; Medical Surgical Offices; Non-Store Retailer; Child Care Center; Residential Building, Single Family; Duplex; Twin Home; Residential Multifamily; Combined Use).

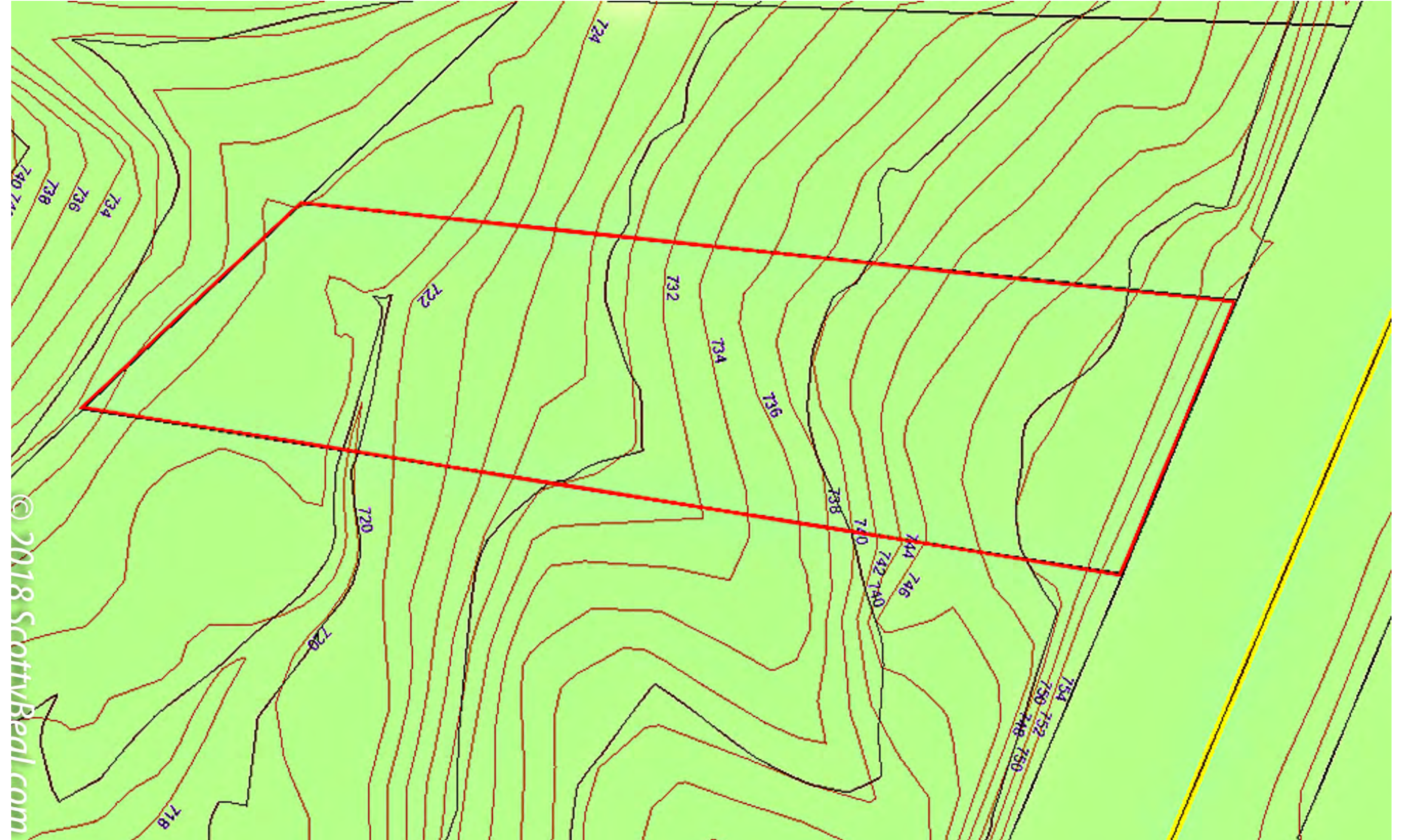
Special Use Restriction

Pursuant to Village of Clemmons Order of 4-10-2000, future use of this parcel is limited Professional Offices, Medical Surgical Offices; Non-Store Retailer; Child Care Center; Residential Building, Single Family; Duplex; Twin Home; Residential Multifamily; Combined Use.



TOPOGRAPHY

At its highest point (north boundary), the subject property reaches an elevation of just over +/- 754'. The property gradually slopes to the south to its lowest point in the south center where the reported elevation is +/- 720'. This represents an overall slope percentage of approximately 12.09%.



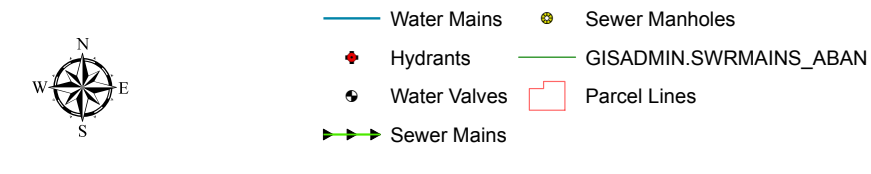
EXISTING WATER AND SEWER

Water

Winston Salem Forsyth County Utilities currently has a 6" waterline running along the north side of Stratford Road to which the subject property has not tapped.

Sewer

Winston Salem Forsyth County Utilities has an 8" sewer line under the westbound lane of Stratford Road. The property has not previously tapped into this sewer line.



3255 S STRATFORD RD.

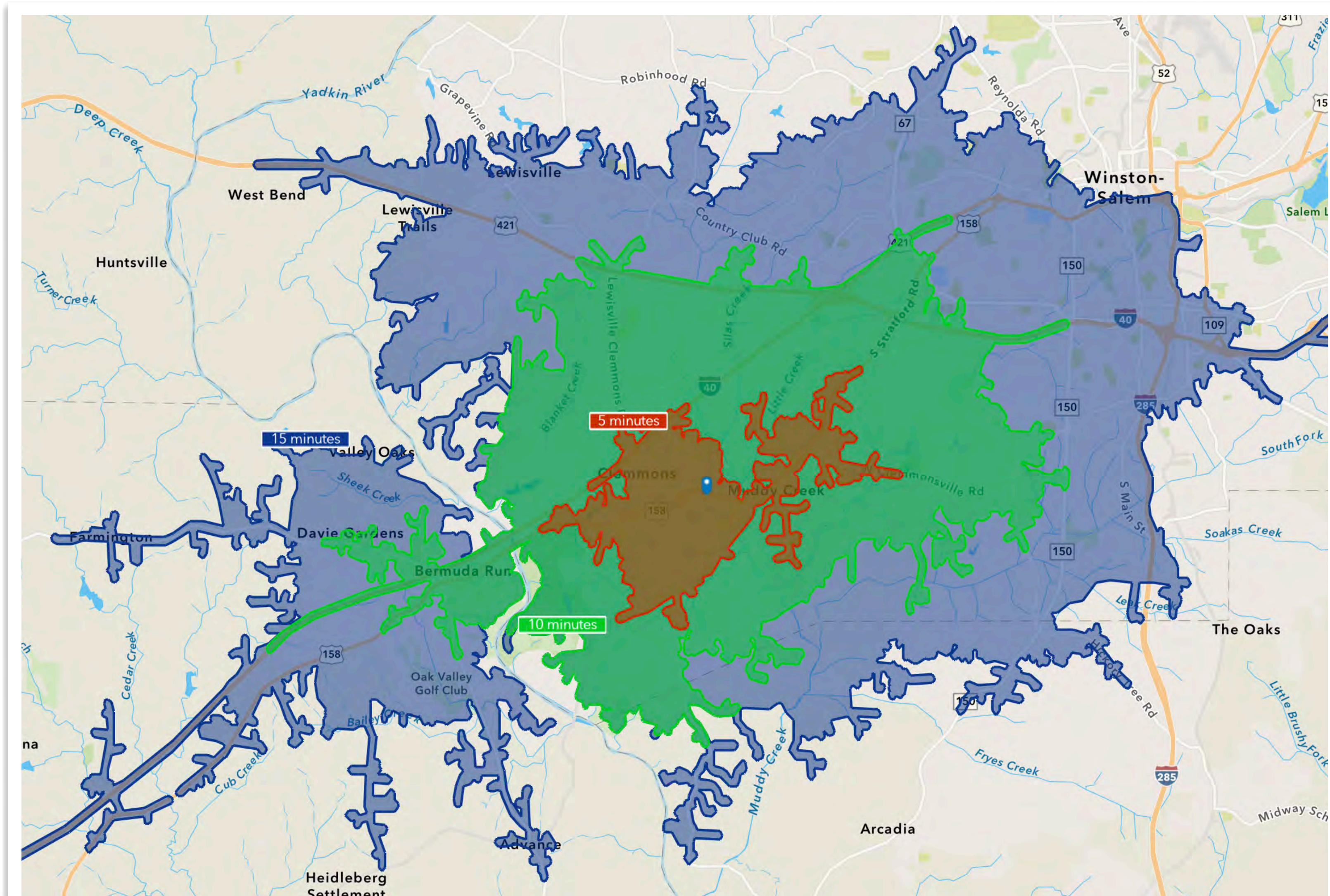
1 inch = 50 feet

SALE

CLEMMONS COMMERCIAL PARCEL

3255 S. Stratford Rd., Clemmons, NC 27103

DRIVE TIMES



5 MINUTES

DEMOGRAPHIC SUMMARY

3255 S Stratford Rd, Winston Salem, North Carolina, 27103

Drive time of 5 minutes

KEY FACTS

9,153

Population



3,885

Households

42.5

Median Age

\$62,794

Median Disposable Income

EDUCATION

4.0%

No High School Diploma



21.2%

High School Graduate



30.9%

Some College/
Associate's Degree



44.0%

Bachelor's/Grad/ Prof Degree

INCOME



\$78,878

Median Household Income



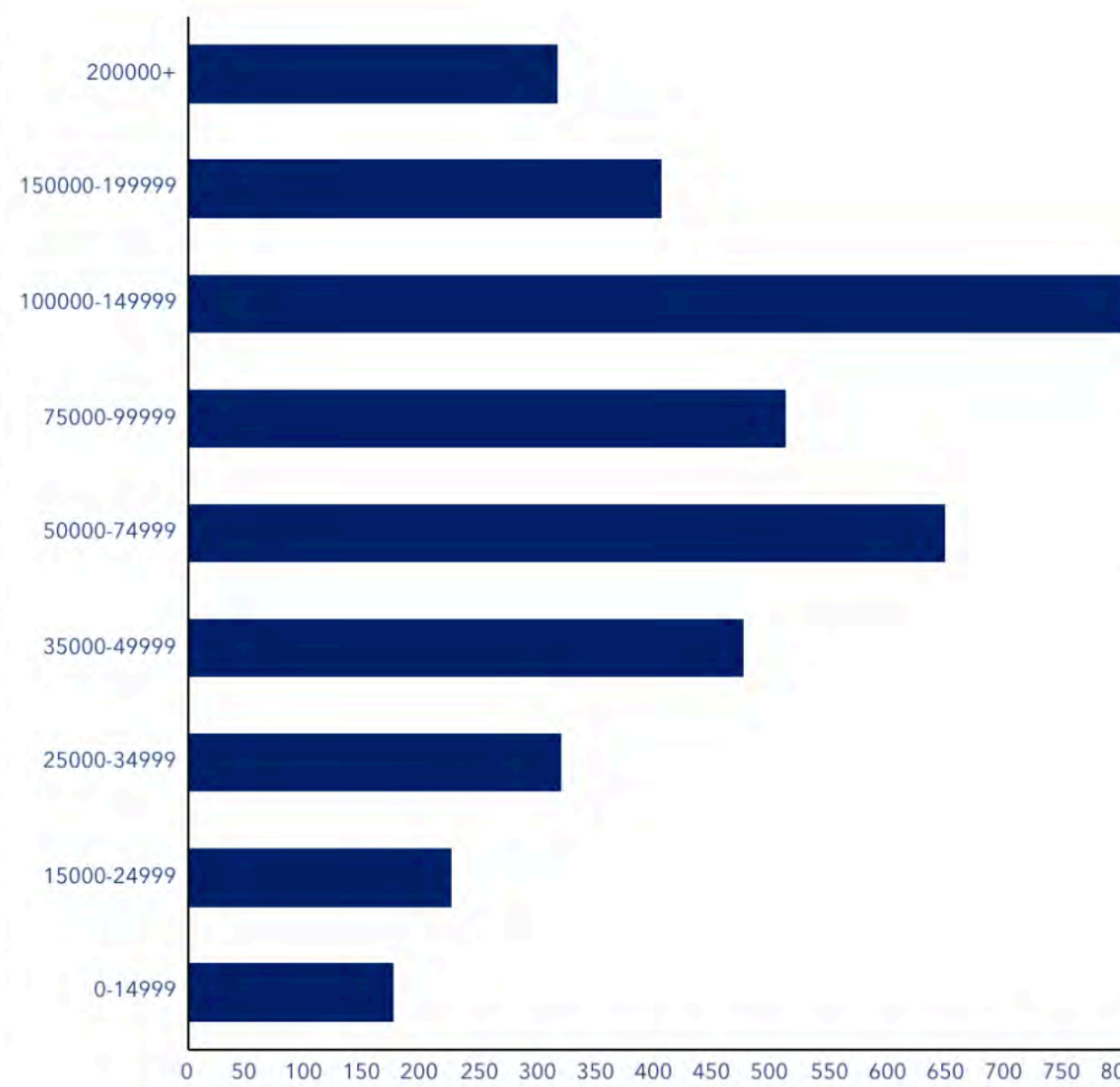
\$42,208

Per Capita Income

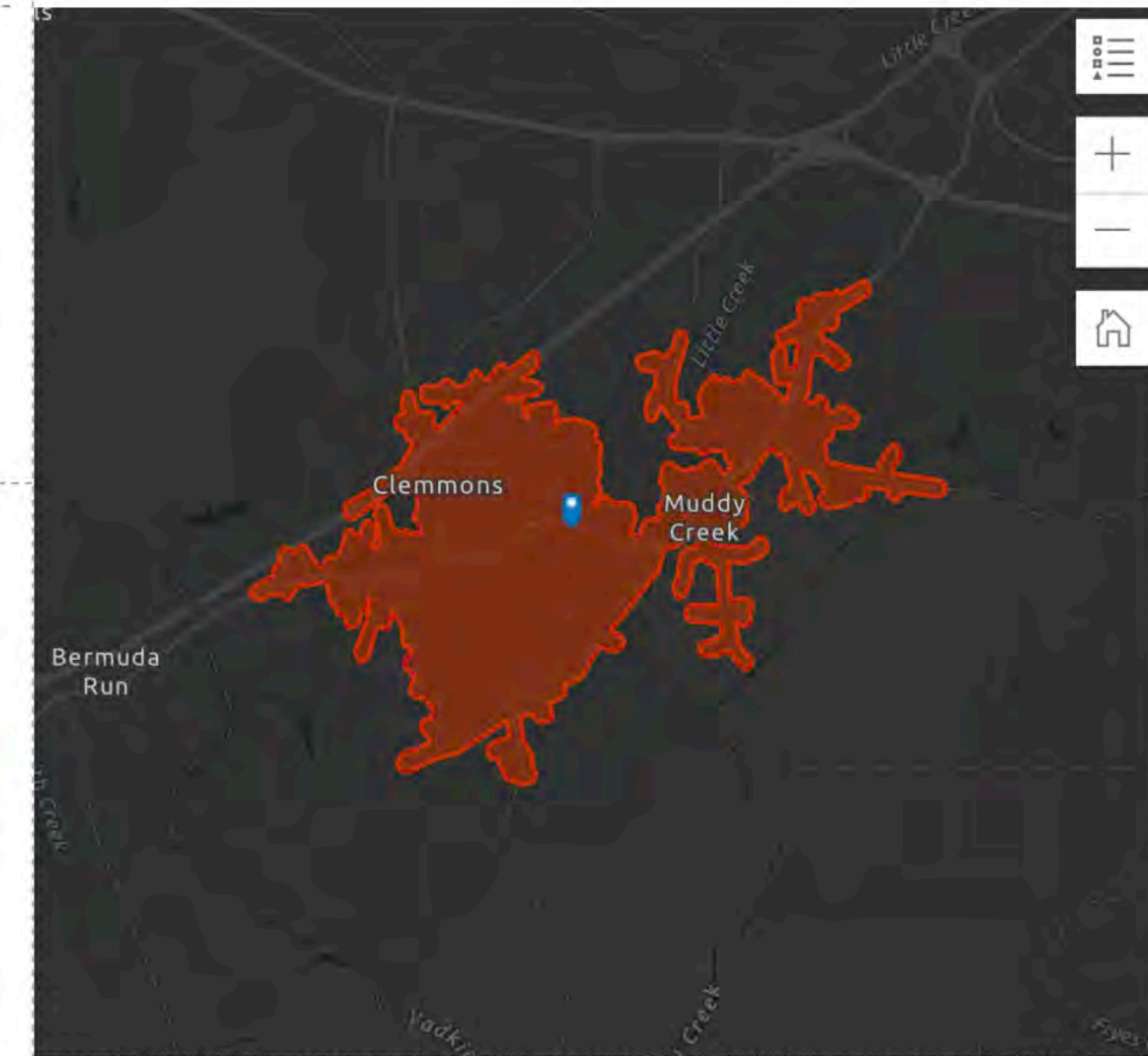


\$264,079

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



76.6%

White Collar



15.1%

Blue Collar



13.3%

Services



Unemployment Rate

TEN MINUTES

DEMOGRAPHIC SUMMARY

3255 S Stratford Rd, Winston Salem, North Carolina, 27103

Drive time of 10 minutes

KEY FACTS

58,583

Population



25,007

Households

42.4

Median Age

\$60,360

Median Disposable Income

EDUCATION

5.4%

No High School Diploma



18.8%

High School Graduate



29.9%

Some College/ Associate's Degree



45.9%

Bachelor's/Grad/ Prof Degree

INCOME



\$78,010

Median Household Income



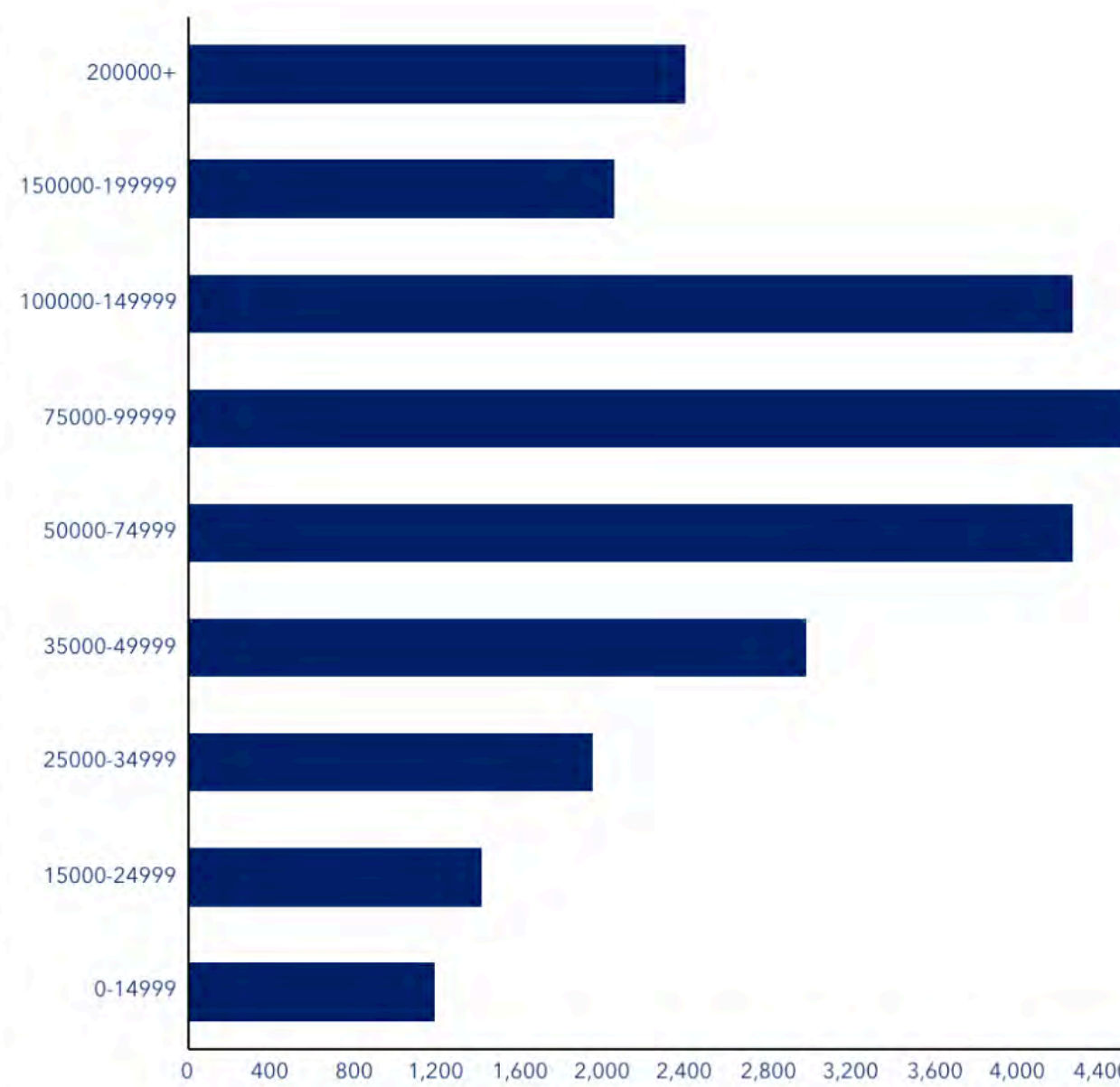
\$44,264

Per Capita Income

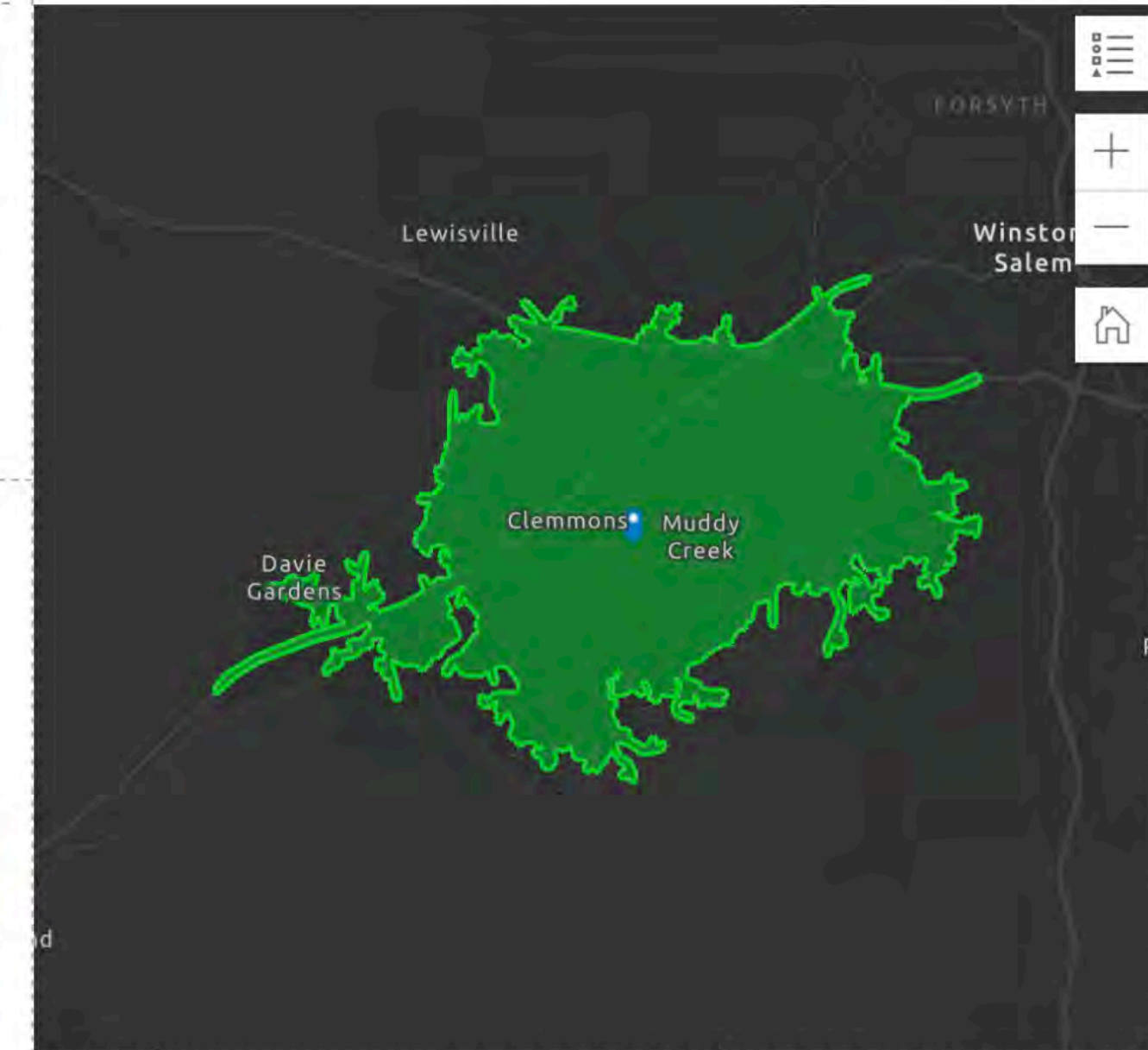


\$250,815

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



72.2%

White Collar



15.8%

Blue Collar



15.9%

Services



Unemployment Rate

FIFTEEN MINUTES

DEMOGRAPHIC SUMMARY

3255 S Stratford Rd, Winston Salem, North Carolina, 27103

Drive time of 15 minutes

KEY FACTS

162,084

Population



69,633

Households

40.6

Median Age

\$57,178

Median Disposable Income

EDUCATION

7.0%

No High School Diploma



21.1%

High School Graduate



25.9%

Some College/
Associate's Degree



46.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$73,713

Median Household Income



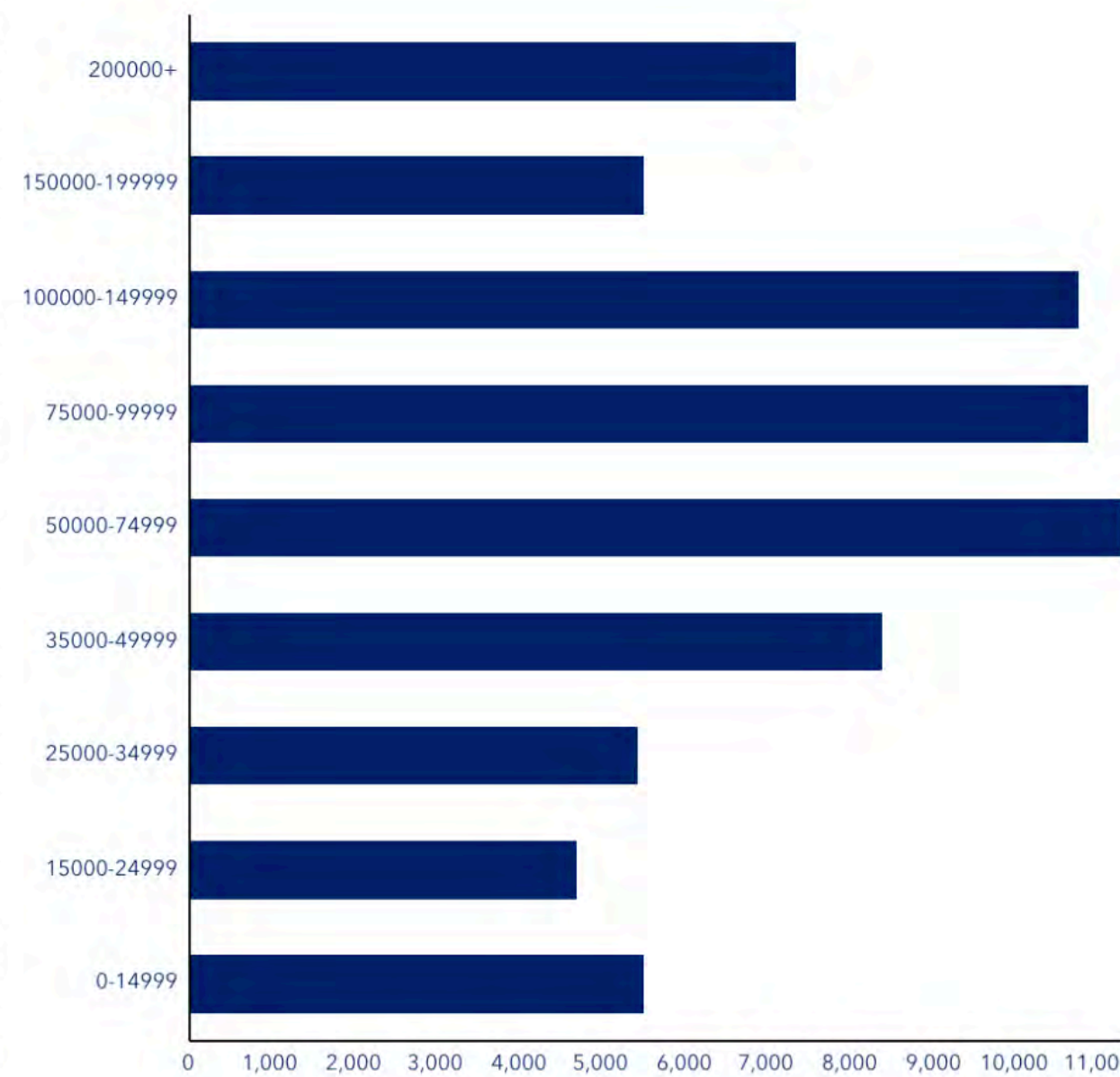
\$44,373

Per Capita Income

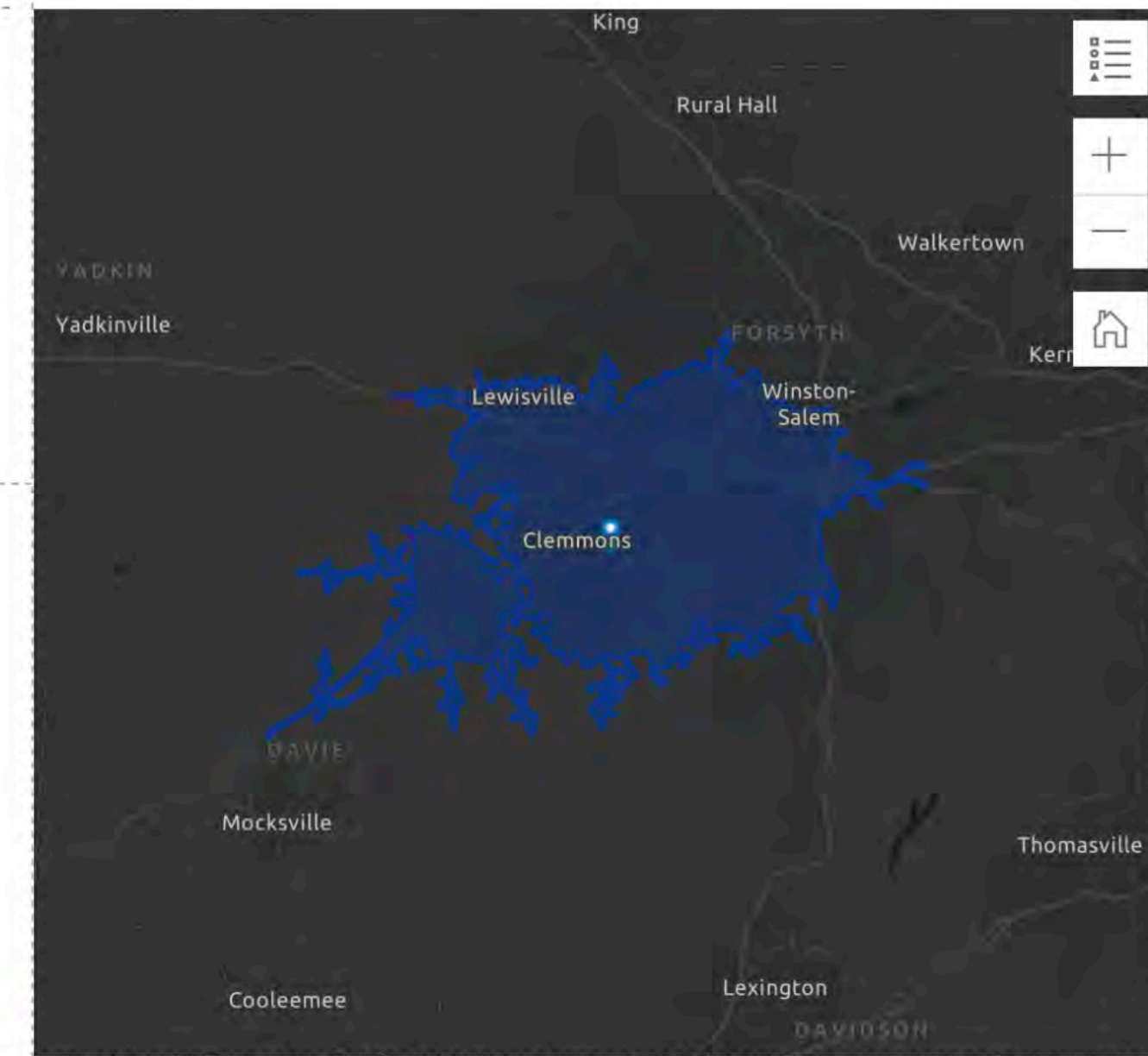


\$196,672

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



71.4%

White Collar



16.2%

Blue Collar



15.7%

Services



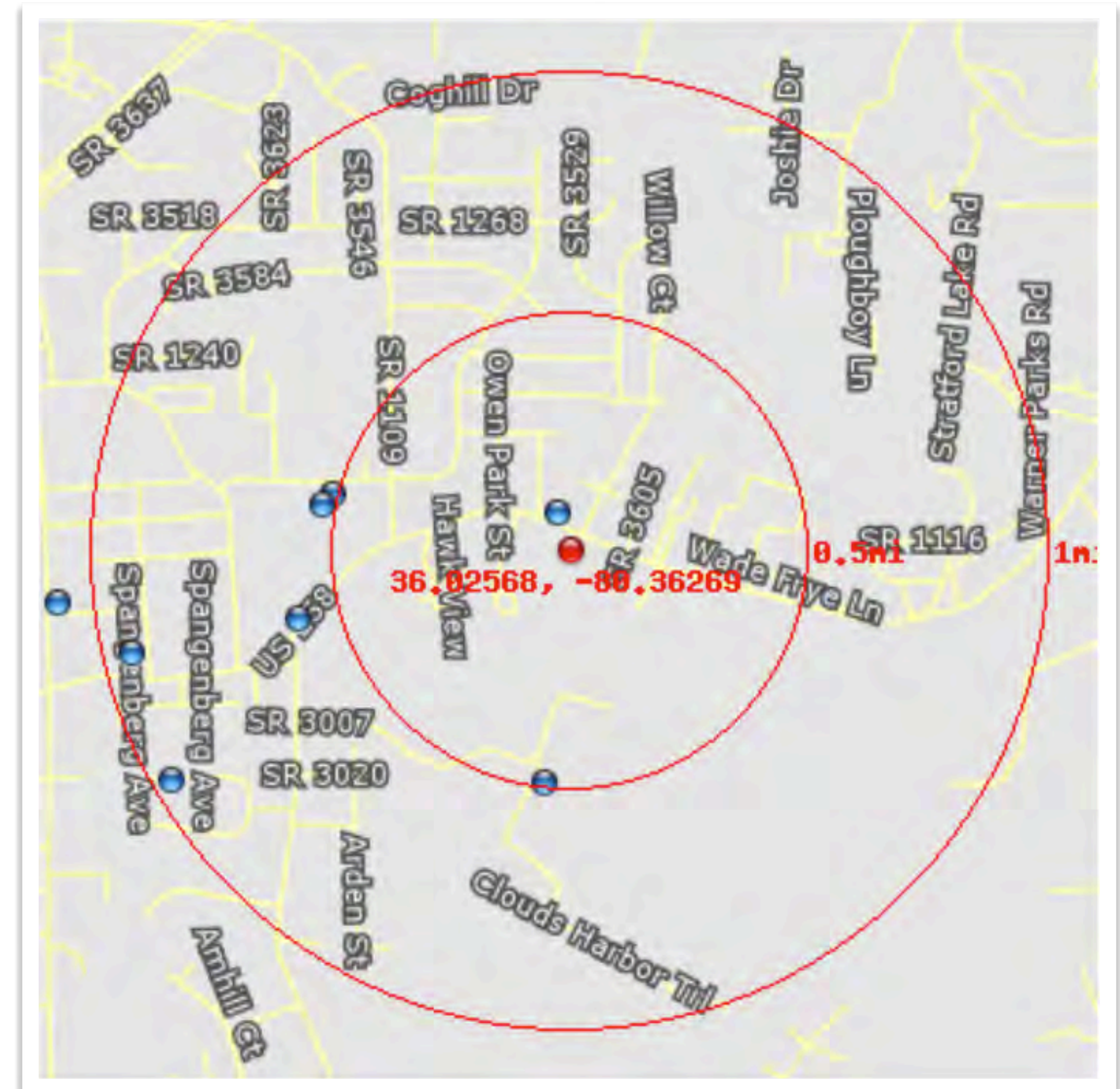
Unemployment Rate

ENVIRONMENTAL RADIUS REPORT

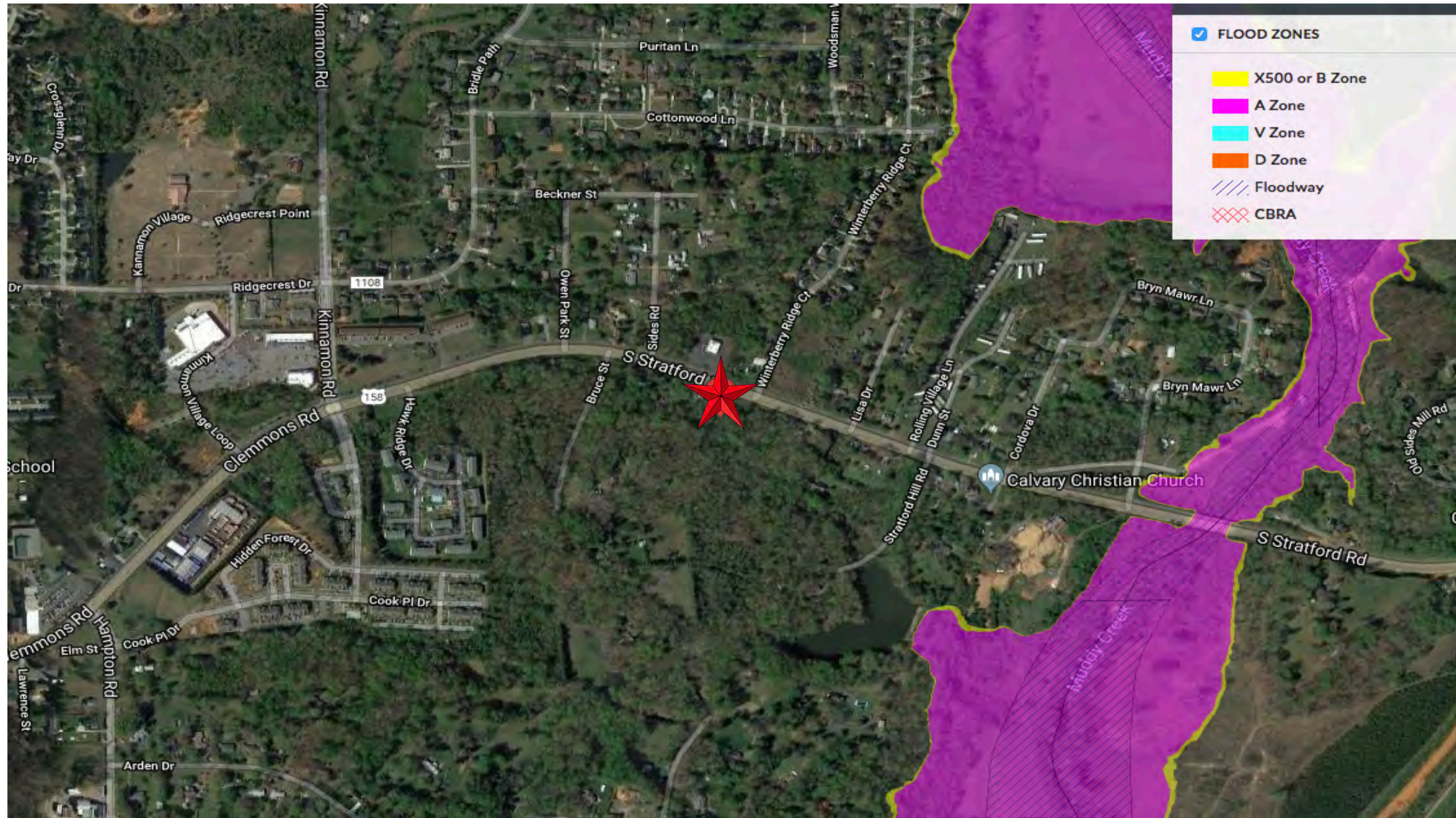
Nationwide Environmental Title Research

Our Environmental Radius analysis reveals that the following exist within one quarter (0.25) miles of the subject property: One (1) leaking underground storage tank

The underground storage tank at issue is across Stratford Road, approximately 392' away, at 3260 S. Stratford Road. This is an NCDOT site that was first detected in October, 1995. This reported incident does not present any on-going issues.



FLOOD RISK PROFILE



SALE

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3255 S. Stratford Rd., Clemmons, NC 27103

OVERHEAD VIEW



SALE

CLEMMONS COMMERCIAL PARCEL

3255 S. Stratford Rd., Clemmons, NC 27103

NORTH VIEW



SALE

CLEMMONS COMMERCIAL PARCEL

3255 S. Stratford Rd., Clemmons, NC 27103

SOUTHEAST VIEW



SALE

CLEMMONS COMMERCIAL PARCEL

3255 S. Stratford Rd., Clemmons, NC 27103

NORTHEAST VIEW



SALE

CLEMMONS COMMERCIAL PARCEL

3255 S. Stratford Rd., Clemmons, NC 27103



NORTHWEST
VIEW

SALE

CLEMMONS COMMERCIAL PARCEL

3255 S. Stratford Rd., Clemmons, NC 27103



SOUTHEAST
VIEW

SALE

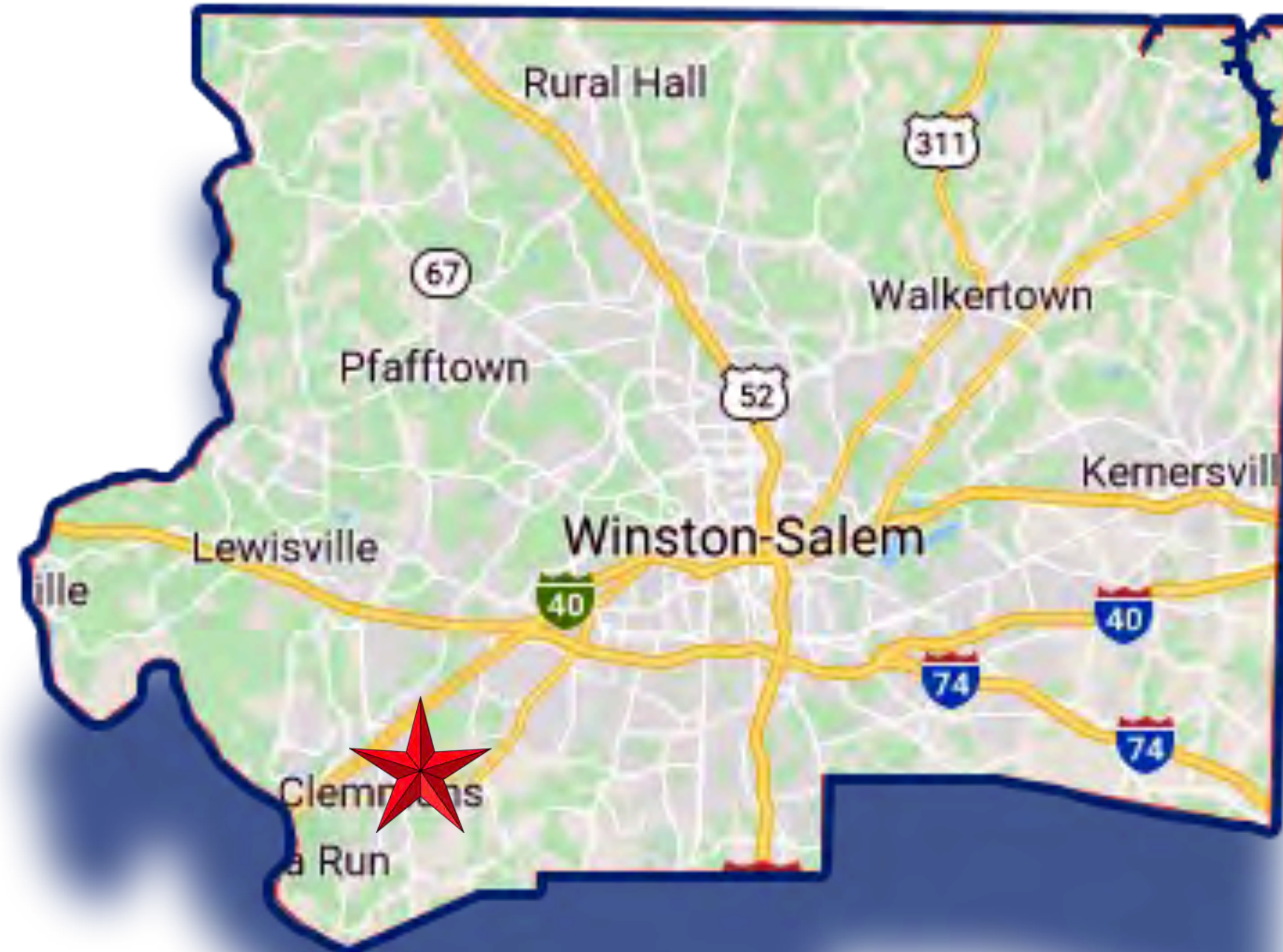
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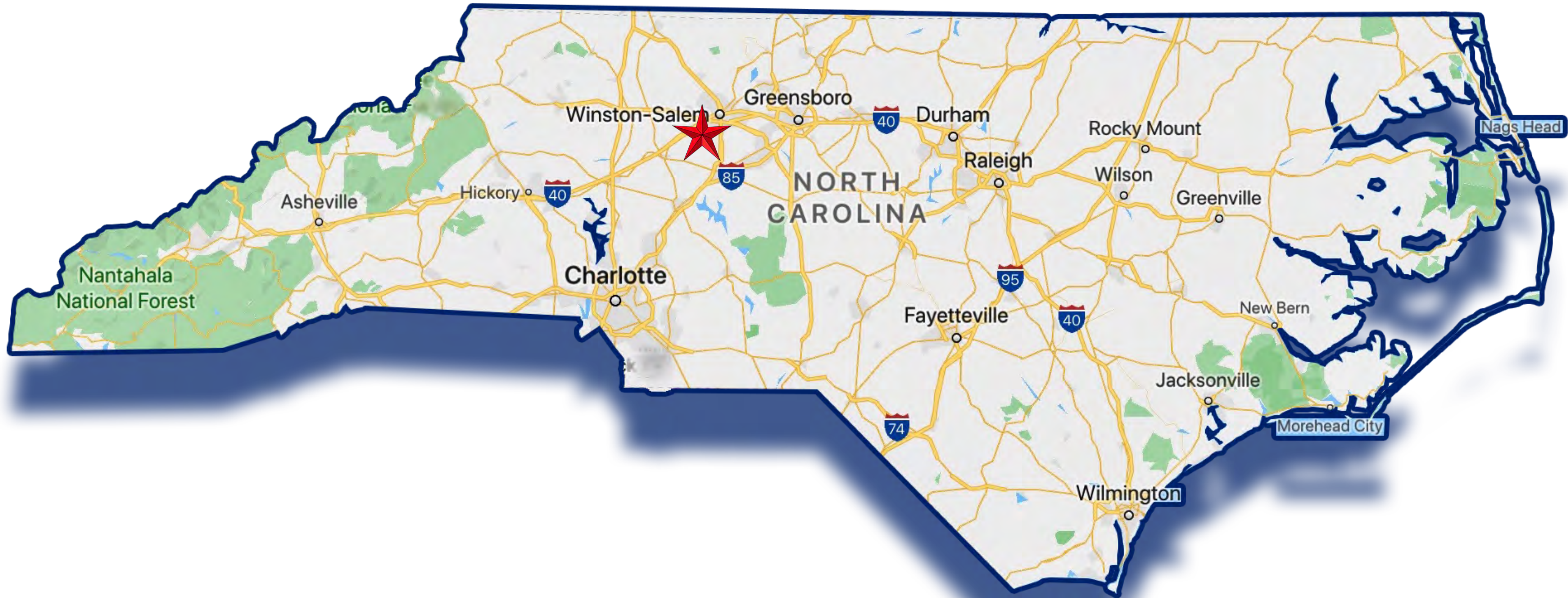


SOUTHWEST
VIEW

FORSYTH COUNTY



Proximity Miles					
Winston-Salem	Charlotte	Raleigh	Wilmington	Piedmont Triad International	Charlotte Douglas International
11	74	112	240	31	79



PROXIMITY MILES

Atlanta	Columbia	Nashville	Louisville	Richmond	Washington
312	166	428	474	237	344



CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential purchaser in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



FOR MORE INFORMATION:



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