

+/-13.8 Acre Residential Development Opportunity

Old Glory Road at Lewisville-Clemmons Road, Clemmons NC



Location: Located in a private setting convenient to Lewisville-Clemmons Road, Clemmons' premier retail corridor, Close proximity to schools, Atrium WFU Davie Medical Center, and ancillary medical services. Clemmons enjoys steady to moderate growth of residential rooftops, retail, and professional services.

Area Generators: Lowe's Foods, Staples, Publix, Walmart Grocery, Walgreens, Chick-Fil-A, Cracker Barrel, Wendy's, Biscuitville, Aldi, Ross, Ulta, and many others.

Demographics: (2021)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	4,296	29,642	74,232
	Avg HH Income:	\$83,904	\$99,492	\$93,361
	Daytime Pop:	7,192	21,630	57,191

Traffic Counts: Lewisville-Clemmons Road 30,500 ADT
(NCDOT 2021)

Call for Pricing and Additional Information

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 FAX: (336) 768-2055 EM: ray@collinscommprop.com WEBSITE: www.collinscommprop.com</p>		<p>COLLINS COMMERCIAL PROPERTIES, INC. 2990 Bethesda Place, Suite 601C Winston-Salem, NC 27103</p>
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**Prime Residential Development Opportunity - +/-13.8 Acres
Old Glory Road west of Lewisville Clemmons Road, Clemmons NC**



Tax Parcel Viewer



7/13/2022, 1:32:43 PM

1:4,514

- Address Points
- Forsyth County Boundary
- Streets
- Parcels
- Parcels - Mailing Labels
- Tax Municipal Polygon
- Clemmons
- 2018 Aerial Imagery
- Red: Band_1
- Green: Band_2
- Blue: Band_3



