

# +/-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.

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

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

### Call for Pricing and Additional Information

<p><b>RAYMOND D. COLLINS, JR., CCIM</b>  <b>OFC: (336) 768-0555</b>  <b>FAX: (336) 768-2055</b>  <b>EM: ray@collinscommprop.com</b>  <b>WEBSITE: www.collinscommprop.com</b></p>	 <p><b>COLLINS COMMERCIAL PROPERTIES, INC.</b>          2990 Bethesda Place, Suite 601C          Winston-Salem, NC 27103</p>
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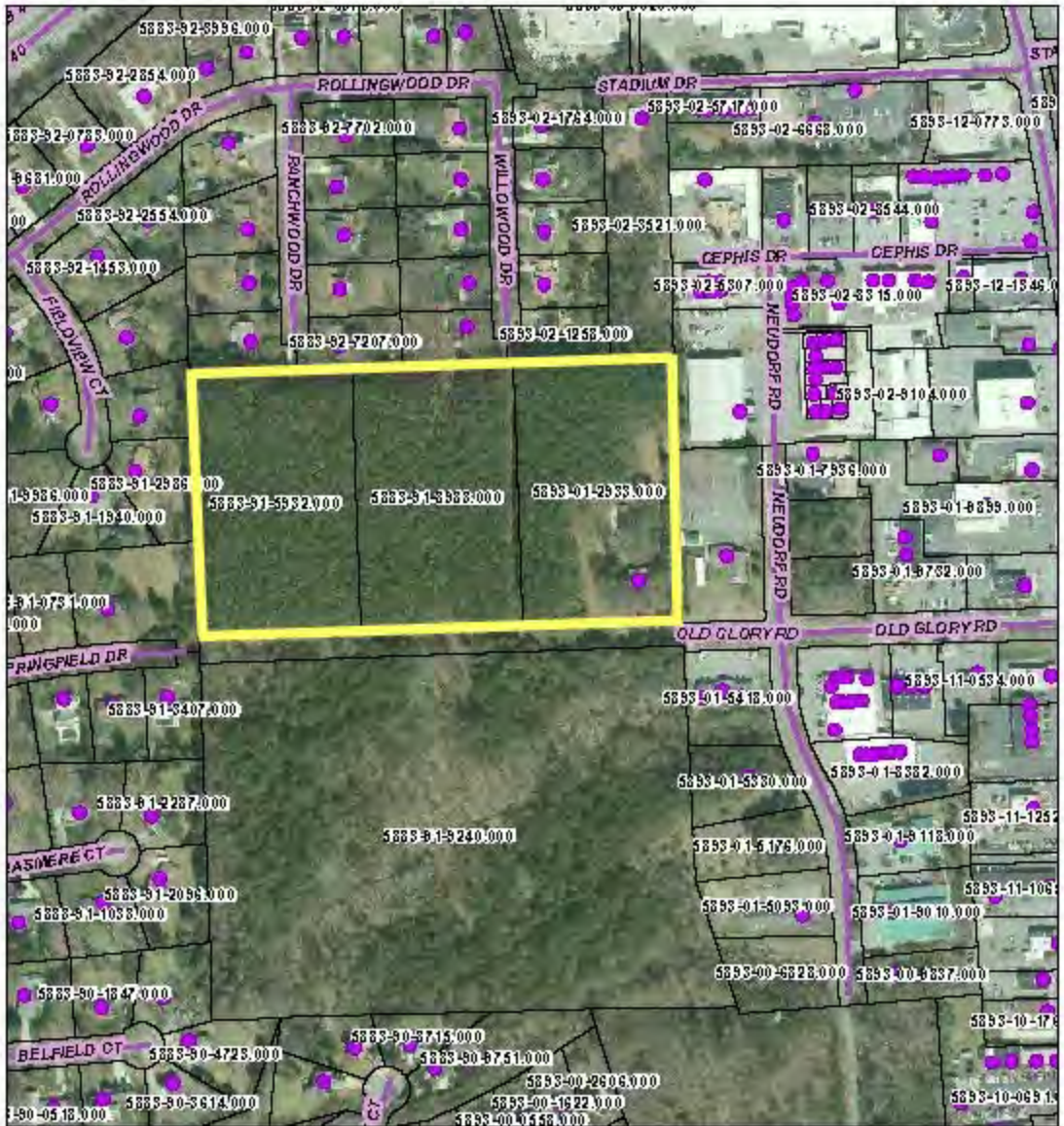


**Prime Residential Development Opportunity - +/-13.8 Acres  
Old Glory Road west of Lewisville Clemmons Road, Clemmons NC**





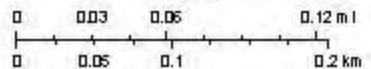
# Tax Parcel Viewer



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



Line	Boundary	Reference
1	89'-00" - 00" E	68332
2	89'-00" - 00" W	11822
3	89'-00" - 00" E	11822

# PRELIMINARY NOT FOR DEEDS CONVEYANCES OR SALES

NOT TO SCALE

KIOWA MAP

