



STEWART REALTY

8 W. Third Street, Suite 200 • Winston-Salem, North Carolina 27101

SINGLE-FAMILY LAND SALES

These sales are just a sampling of our experience in selling land in the Triad area of North Carolina. Stewart Realty has an extensive track record in representing landowners in obtaining the highest possible exposure and price for their property. The experience and contacts gained over the past 23 years in marketing land and getting property professionally planned, rezoned, and sold are some of the most valuable services we offer our clients.

1) Long Creek Subdivision, Rural Hall, NC

170 acres of original Long Creek Subdivision. This land was separated from original development by Northern Beltway. Site had severe impediments to develop due to extreme topography and numerous creeks. Eventually foreclosed by lender and sold to timber company for tree harvesting.

Reference: BB&T Bank

2) Lasater Road, Clemmons, NC

29 acre subdivision site foreclosed on by lender. Property was rezoned to 51 single-family home development in spite of strong neighborhood opposition due to perceived problems with storm water controls. Coordinated rezoning with community and Buyer to alleviate their concerns.

Reference: R.S. Parker Homes

3) Middlebrook Road, Clemmons, NC

15.4 acres. Property purchased for new 31 lot single-family detached homes. Houses to be marketed to empty nesters. Sewer easement and additional land assemblage required before closing.

Reference: Mary Hensley

4) Robbins Road/Kernersville

50-acre site. Site was already zoned single-family with all utilities in place. Assembled three landowners to create better access and square configuration to maximize utilization of the land. Negotiated with DOT regarding turn lanes on Robbins Road and Highway 150. Land sold for \$30,000 per acre after initial asking price of \$25,000 per acre before assemblage.

Reference: Mr. Doug Dampier

- 5) **Pecan Lane at Union Cross Road, Kernersville, NC**
13.5 acres located near intersection of I-40 and Union Cross Road. First Christian Church purchased this site and an additional 9.5 acres for a new more centralized home with Interstate exposure.
Reference: Brian Griffin
- 6) **Reynolda Road at Bethabara Road**
32-acre single-family site in NW Winston-Salem. Buyer worked closely with Seller's extended family and neighbors to maintain Moravian Heritage of area in designing the new development. Land sold for \$25,600 per acre.
Reference: Mr. Stan Studer, Jr.
- 7) **Robinhood Road**
30-acre site located just east of Muddy Creek. Zoned single-family. Developer built 40 high-end homes. Majority of property in flood plain and was not useable. City required double turn lanes into site and new sidewalk down Robinhood Road to Muddy Creek. Sale closed for \$36,913 per acre.
Reference: Mr. Sam Craft
- 8) **Peters Creek Parkway at Wilshire Golf Course**
62-acre residential site. Land was rezoned from RS-9 to mixed-use residential development containing single-family homes, owner-occupied condos, and multi-family units for rent. A sewer extension outfall was negotiated and obtained to develop this site. Sales price of \$14,000 per acre.
Reference: Mr. Graham Right
- 9) **Union Cross Road/Kernersville**
19-acre site sold in conjunction with an adjoining 68-acre site. Buyer developed a residential mixed-use development. Property rezoned for a combination of single-family homes and town homes. Negotiated with the City/County Utilities Commission to bring sewer a distance of 7,000 feet.
Reference: Mr. Charles Willard
- 10) **Lewisville-Clemmons Road/Clemmons**
26-acre site sold to local homebuilder. Plans called for condominiums and single-family homes. Extensive work with DOT for adequate road access and with City/County Utilities for sewer. Land located in watershed that required creative planning to maximize land utilization resulting in a higher final sales price of \$31,980 per acre.
Reference: Mr. Olin Reavis
- 11) **Glenn Hi Road /Kernersville**
56-acre site for new single-family development. Was recently rezoned from agriculture to RS-15 (single-family homes). Developer included extra open/common areas and walking trails to obtain rezoning. Property purchased in two phases. Sales price of \$23,645 per acre.
Reference: Landcraft Properties