

ROBINHOOD ROAD RESIDENTIAL DEVELOPMENT LAND

6282 Robinhood Road
Lewisville, NC 27040

- 10.87 acres on 4 tax parcels
- \$1,495,000
- +/- 6,474 sf out-building
- +/- 5,088 sf residential home
- Zoned RS-9

Scotty Beal | 336.926.3530 | scotty@scottybeal.com
Coldwell Banker Commercial Advantage
285 S. Stratford Rd., Winston-Salem, NC 27103



COLDWELL BANKER
COMMERCIAL
ADVANTAGE

©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. ©2024 Scotty Beal

TABLE OF CONTENTS

3	Executive Summary
5	Property Detail
10	Tax Map
13	Zoning
15	Topography
17	Utilities
20	Drive Times
22	Demographics
26	Environmental Radius Report
28	Flood Risk Assessment
30	Aerial Photographs
41	Proximity Mapping
45	Broker Information & Confidentiality



COLDWELL BANKER
COMMERCIAL
ADVANTAGE

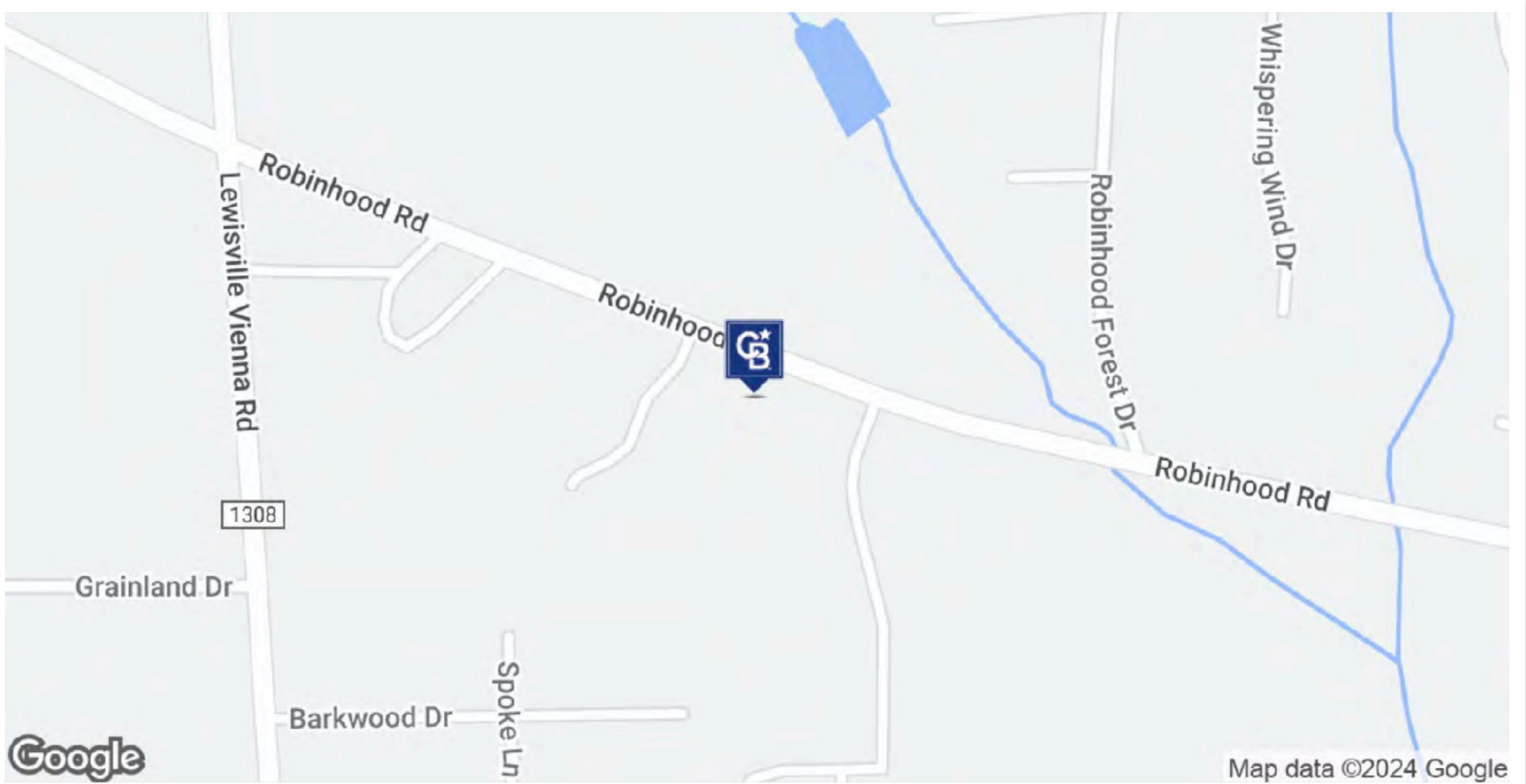
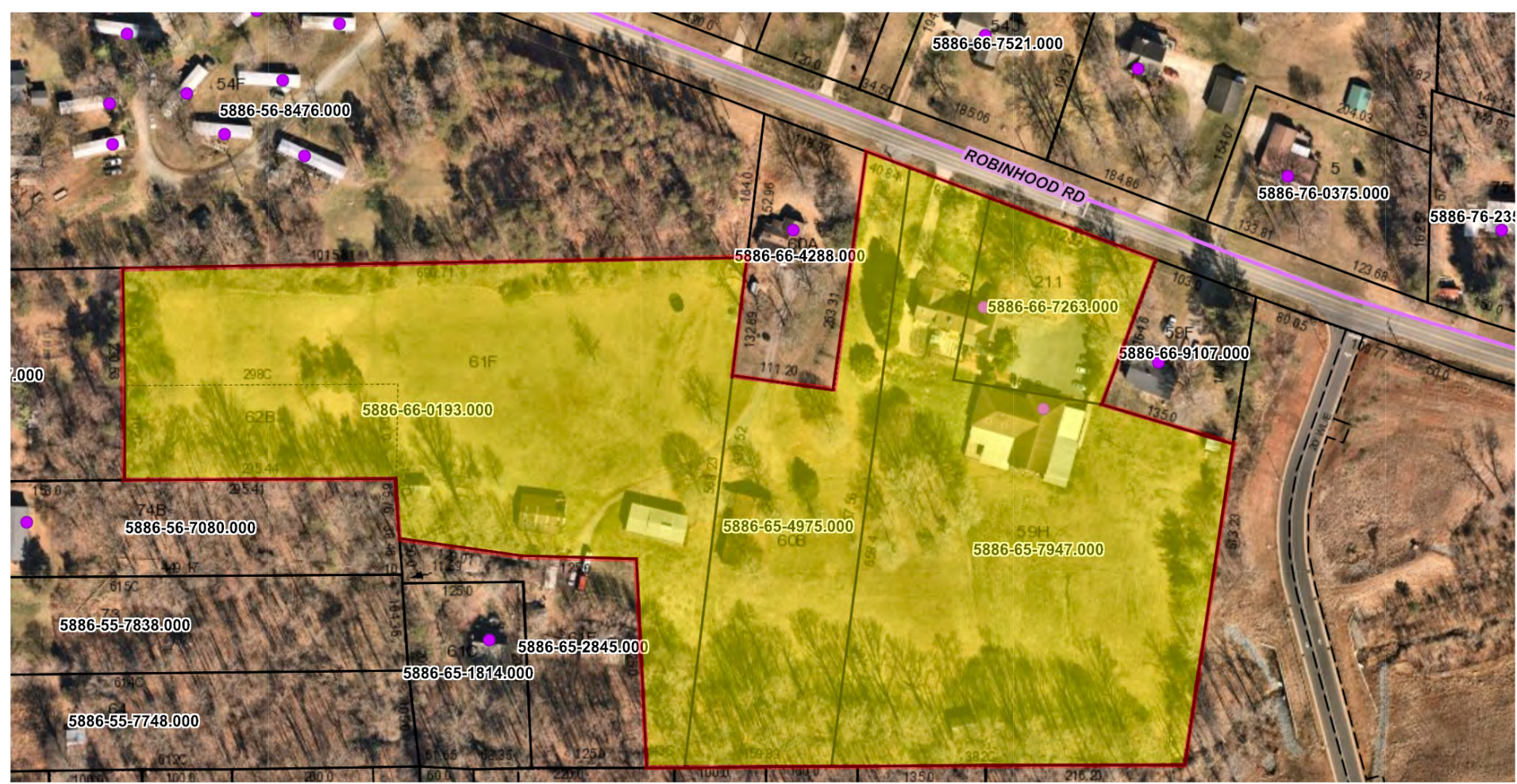
Scotty Beal
336.926.3530
scotty@scottybeal.com

EXECUTIVE SUMMARY



Scotty Beal
336.926.3530
scotty@scottybeal.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,495,000
Buildings	5
Acres	10.87
Zoning:	RS-9
Utilities:	Public water onsite, sewer nearby

OVERVIEW

Coldwell Banker Commercial Advantage and Scotty Beal are pleased to present this residential investment property for sale at 6282 Robinhood Road in Lewisville, North Carolina. The residential portion of the property was built in 1981, and spans +/- 5,088 sf on +/- 0.74 acres. Home was remodeled to accommodate the veterinary clinic as well as a separate apartment in the upper southwest corner. This former veterinary clinic and boarding facility was built in 1978 and remodeled in 1996, and boasts +/- 6,474 sf. The entire property encompasses 4 separate tax parcels and totals +/- 10.87 acres.

The entire property is neighbor to the Lewisville Middle School and is prime location for residential development.

PROPERTY DETAIL

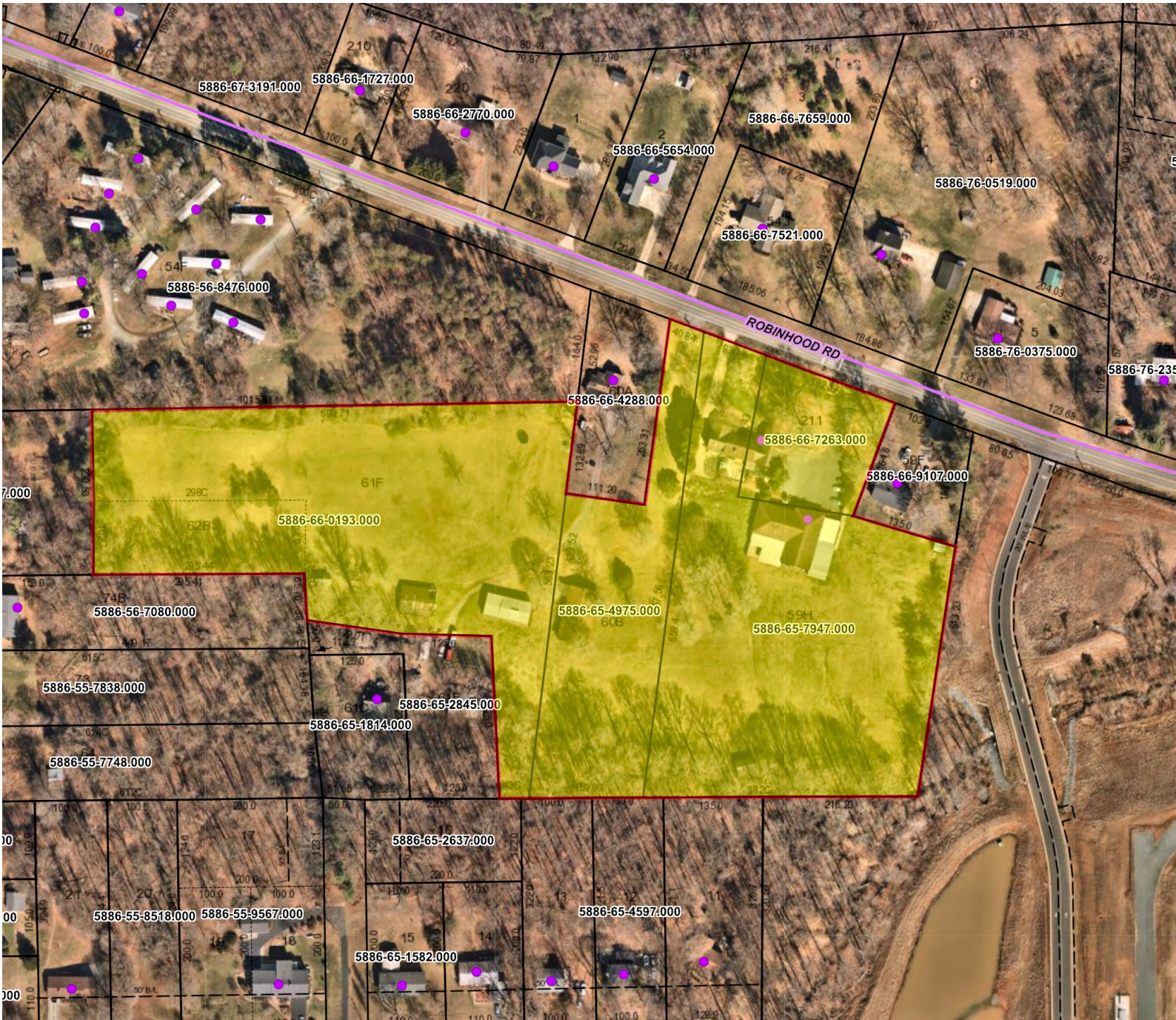


COLDWELL BANKER
COMMERCIAL
ADVANTAGE

Scotty Beal
336.926.3530
scotty@scottybeal.com

THE LOCATION

Address	6282 Robinhood Road, Lewisville, NC 27040 [within limits of Town of Lewisville, but Pfafftown mailbox]				
Within City Limits	Lewisville	Zoning	RS-9	MSA & Rank	Winston-Salem
County	Forsyth	Setting	Residential	MSA Population	686,841
Submarket	W Forsyth	Intersection	Robinhood Forest Dr	MSA Per Capita Inc	\$43,976
Property Type	Resi-Comm	Water	Public water to site	Interstate Exposure	No
Property Subtype	Veterinary	Sewer	Private septic	Interstate Proximity	3.56 mi to US-421
Latitude & Longitude	36.121695, -80.399309	Public Transport	No	Airport Proximity	37.7 miles to PTI
Total Acres	10.87	Land Shape	Irregular	Parking Spaces	≈ 10 unreserved
Parcel ID #	5886654975 & -7947, 5886667263 & -0193				
				Parking Ratio	N/a



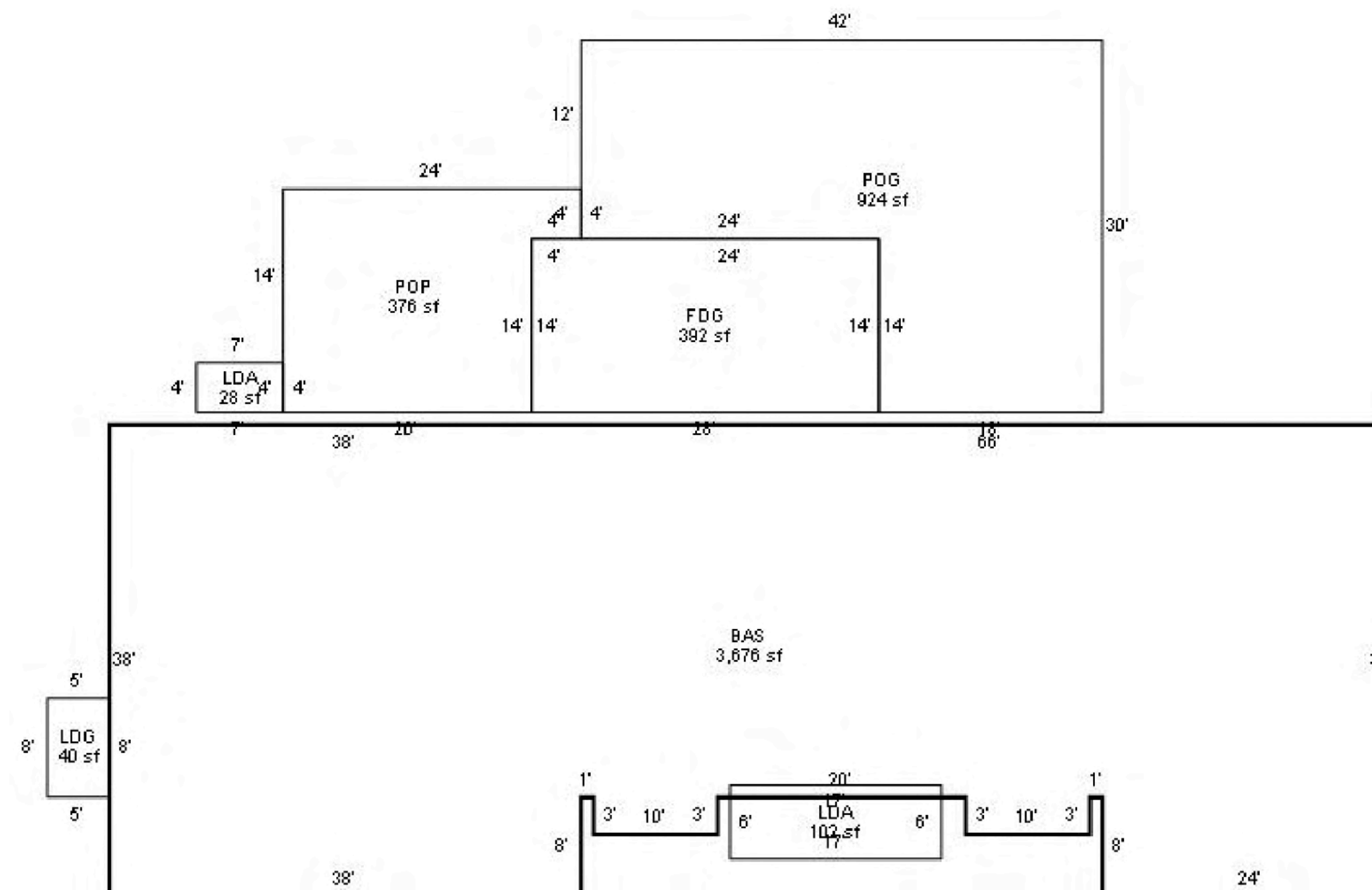
SALE

ROBINHOOD ROAD RESIDENTIAL DEVELOPMENT

6282 Robinhood Road, Lewisville, NC 27040

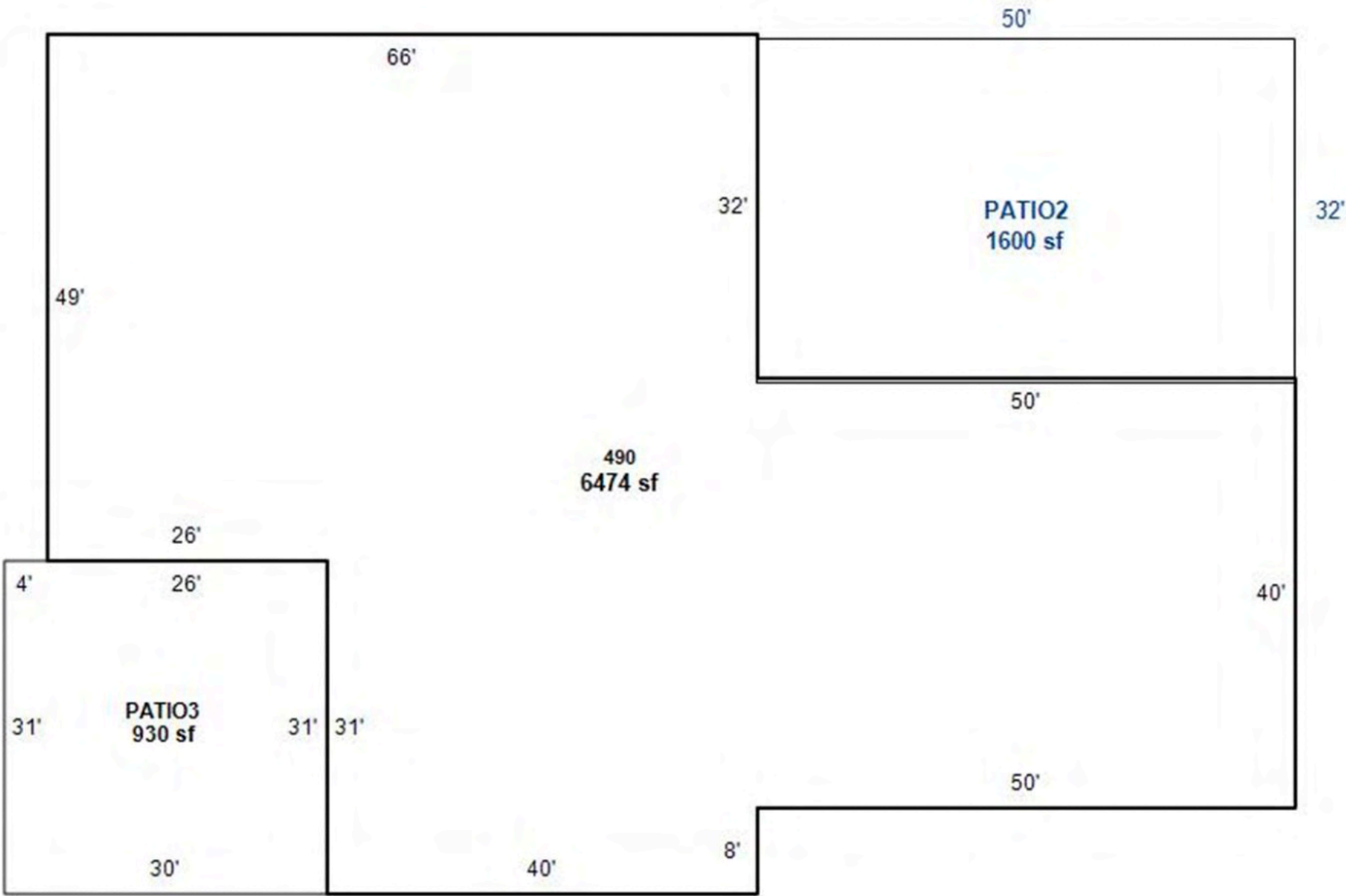
RESIDENTIAL HOME

Total SF	+/- 5,088	Buildings	1	Bathrooms	3.5	Tax Value	522,000
GLA	+/- 5,088	Units	1.5	Ceiling	≈ 9'	Property Tax	\$4,926.12
Year Built	1981	Construction	Block/masonry	Ceiling Height	≈ 9'	Exterior Signage	Yes
Dimensions	≈ 38' x 113'	Facade	Brick/siding	Flooring	Carpet	Core Factor	N/a
Stories	1.5	Roof	Asphalt shingle	Interior walls	Drywall	Security System	N/a
Former Use	Veterinary Clinic in portion of home	Roof Warranty	N/a	Lighting	Mixed	Tax Parcel	5886-66-7263
Frontage	337'	HVAC	Heat pump	Entrances	5	Acres	0.74



KENNEL BUILDING

Total SF	+/- 6,474	Buildings	1	Bathrooms	3.5	Tax Value	522,000
GLA	+/- 6,474	Units	1.5	Ceiling	≈ 9'	Property Tax	\$4,926.12
Year Built	1978 / 1996	Construction	Block/masonry	Ceiling Height	≈ 9'	Exterior Signage	Yes
Dimensions	≈ 60' x 100'	Facade	Brick/siding	Flooring	Carpet	Core Factor	N/a
Stories	1.5	Roof	Asphalt shingle	Interior walls	Drywall	Security System	N/a
Former Use	Veterinary Clinic in portion of home	Roof Warranty	N/a	Lighting	Mixed	Tax Parcel	5886-65-7947
Frontage	337'	HVAC	Heat pump	Entrances	5	Acres	3.92



SALE

ROBINHOOD ROAD RESIDENTIAL DEVELOPMENT

6282 Robinhood Road, Lewisville, NC 27040

OUT BUILDINGS



COLDWELL BANKER
COMMERCIAL
ADVANTAGE

TAX MAP



COLDWELL BANKER
COMMERCIAL
ADVANTAGE

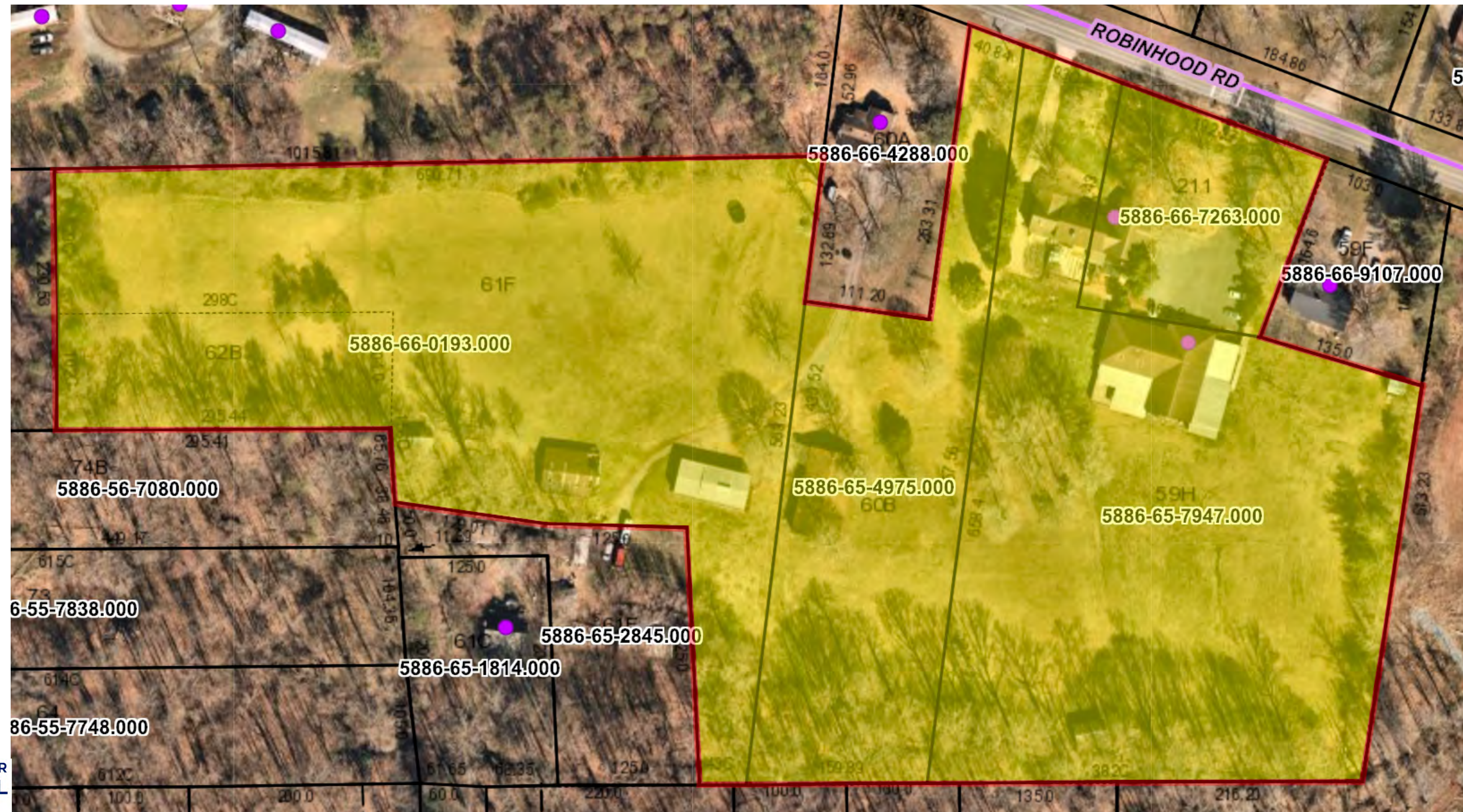
Scotty Beal
336.926.3530
scotty@scottybeal.com

SALE

ROBINHOOD ROAD RESIDENTIAL DEVELOPMENT

6282 Robinhood Road, Lewisville, NC 27040

TAX MAP FOR ALL PARCELS

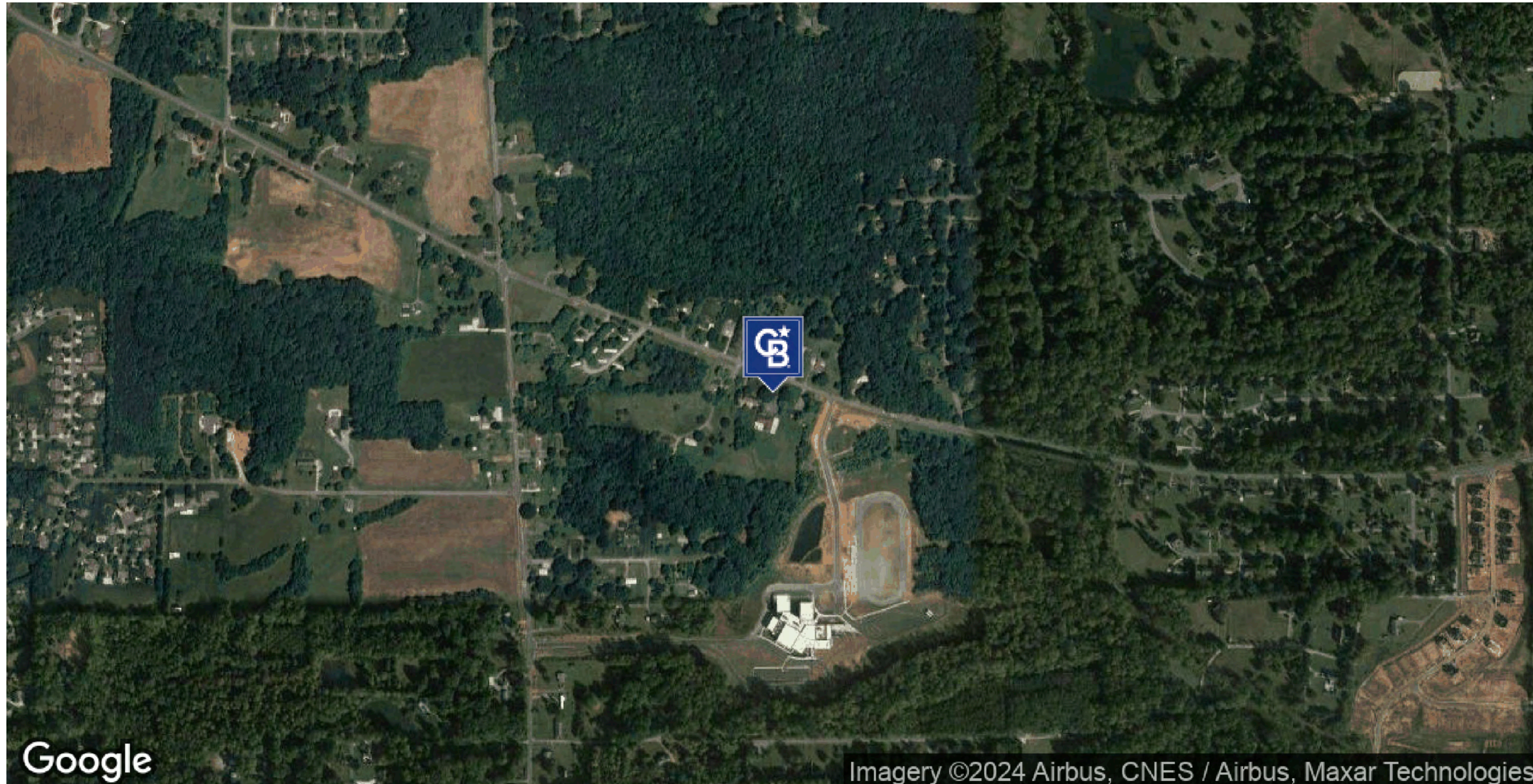


SALE

ROBINHOOD ROAD RESIDENTIAL DEVELOPMENT

6282 Robinhood Road, Lewisville, NC 27040

TAX MAP FOR ALL PARCELS



COLDWELL BANKER
COMMERCIAL
ADVANTAGE

ZONING



Scotty Beal
336.926.3530
scotty@scottybeal.com

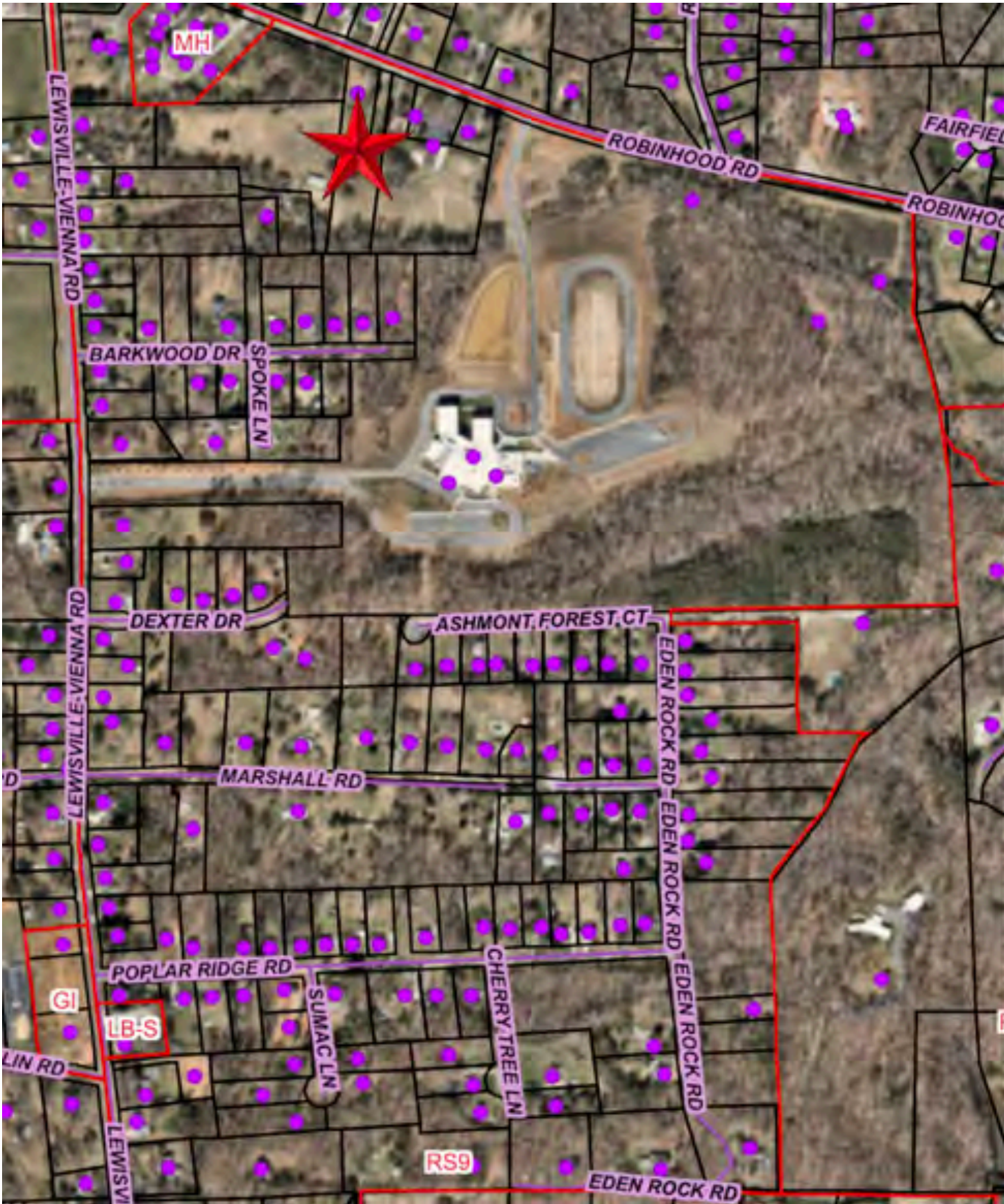
ZONING

RS-9 Residential Single Family District

The residential single family zoning district has a minimum 9,000 sf lot size requirement. Each residential district is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, protected from incompatible and disruptive activities which more properly belong in nonresidential districts.

The RS-9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3, and may be suitable in Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

Zoning District	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
					Side 1				
	Area (sf)	Width (ft)	Front (ft)	Rear (ft)	One Side (ft)	Combined (ft)	Street (ft)		
RS-9	9,000	65	20	25	7	20	20	—	40



TOPOGRAPHY

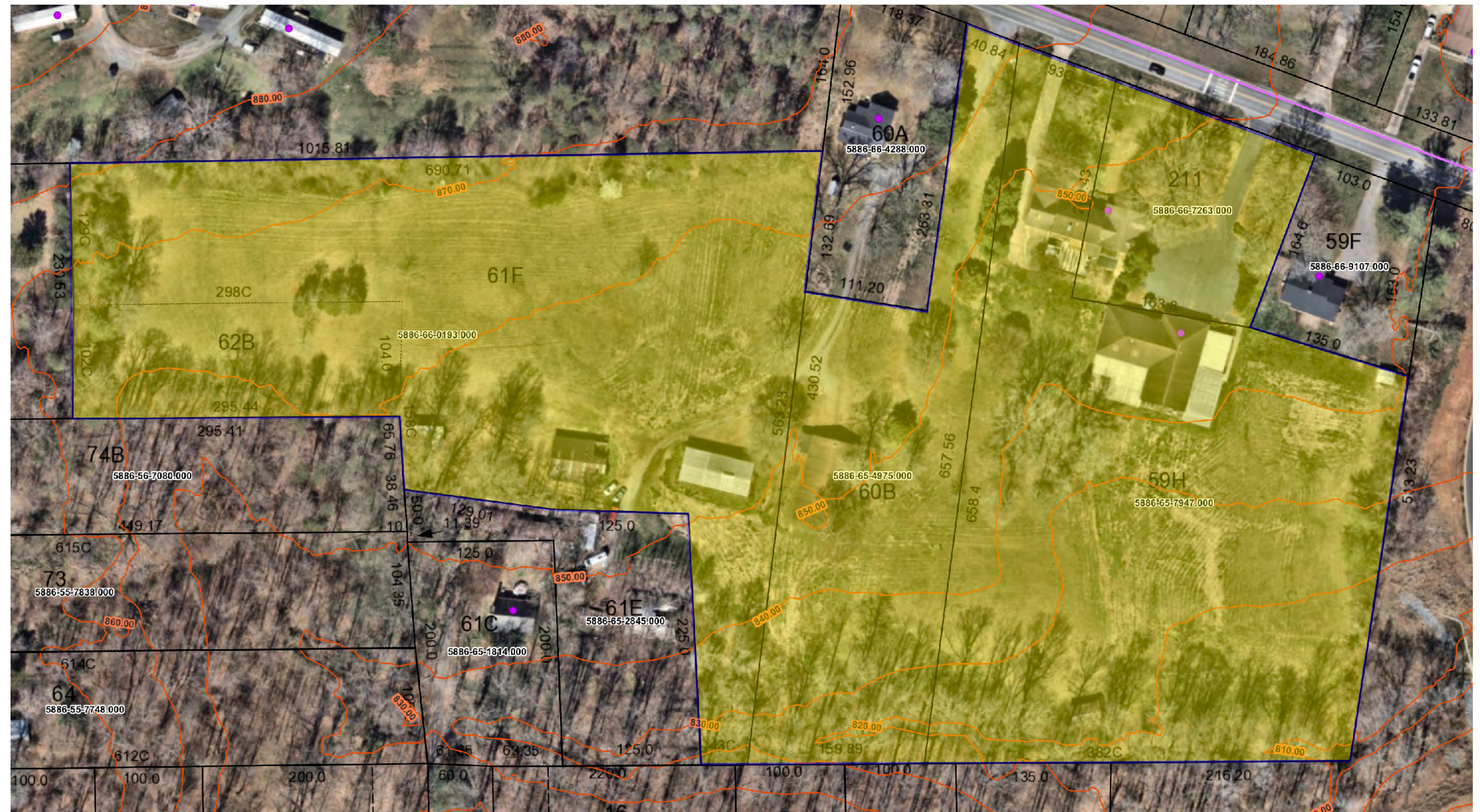


COLDWELL BANKER
COMMERCIAL
ADVANTAGE

Scotty Beal
336.926.3530
scotty@scottybeal.com

TOPOGRAPHY

At its highest point, the subject property reaches an elevation of just over 880', in the northwest corner of the property. The property gradually slopes to the east to its lowest point in the southeast corner where the reported elevation is 810'. This represents an overall slope percentage of approximately 4.51%.



UTILITIES



Scotty Beal
336.926.3530
scotty@scottybeal.com

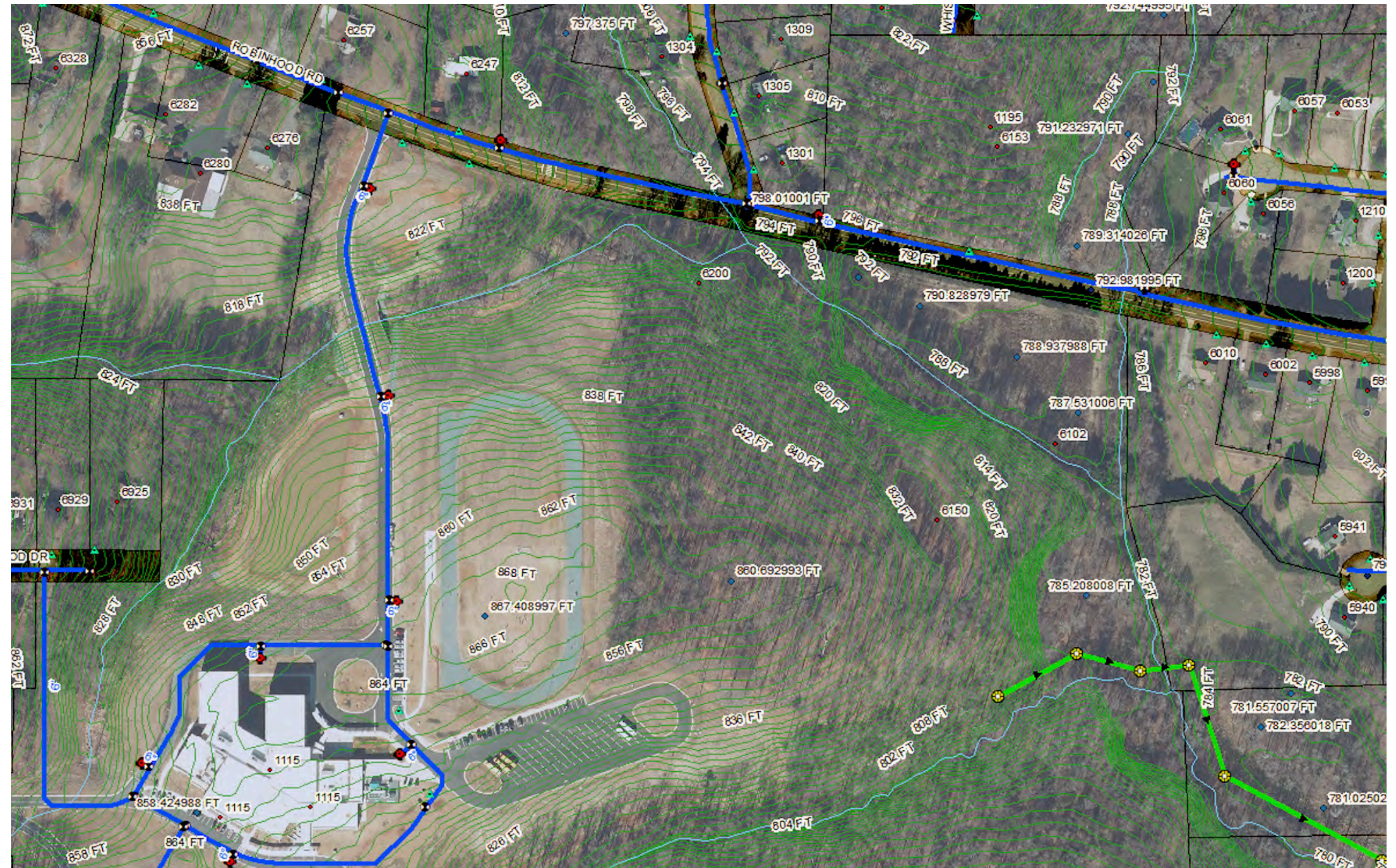
EXISTING WATER AND SEWER

Water

Winston Salem Forsyth County Utilities currently has a 6" waterline running along the north side of Robinhood Road and the subject property taps into that line. There is also a 6" line running along the east side of the property serving Lewisville Middle School.

Sewer

During the planning phase for Lewisville Middle School, WSFC Schools, the Town of Lewisville, and WSFC Utilities jointly planned and paid for the extension of the sewer main to the location in the southeast corner of this map (green line). This line currently serves the Middle School only, however, many discussions were had during this process concerning extension of this sewer line to serve potential customers to the west of the Middle School.

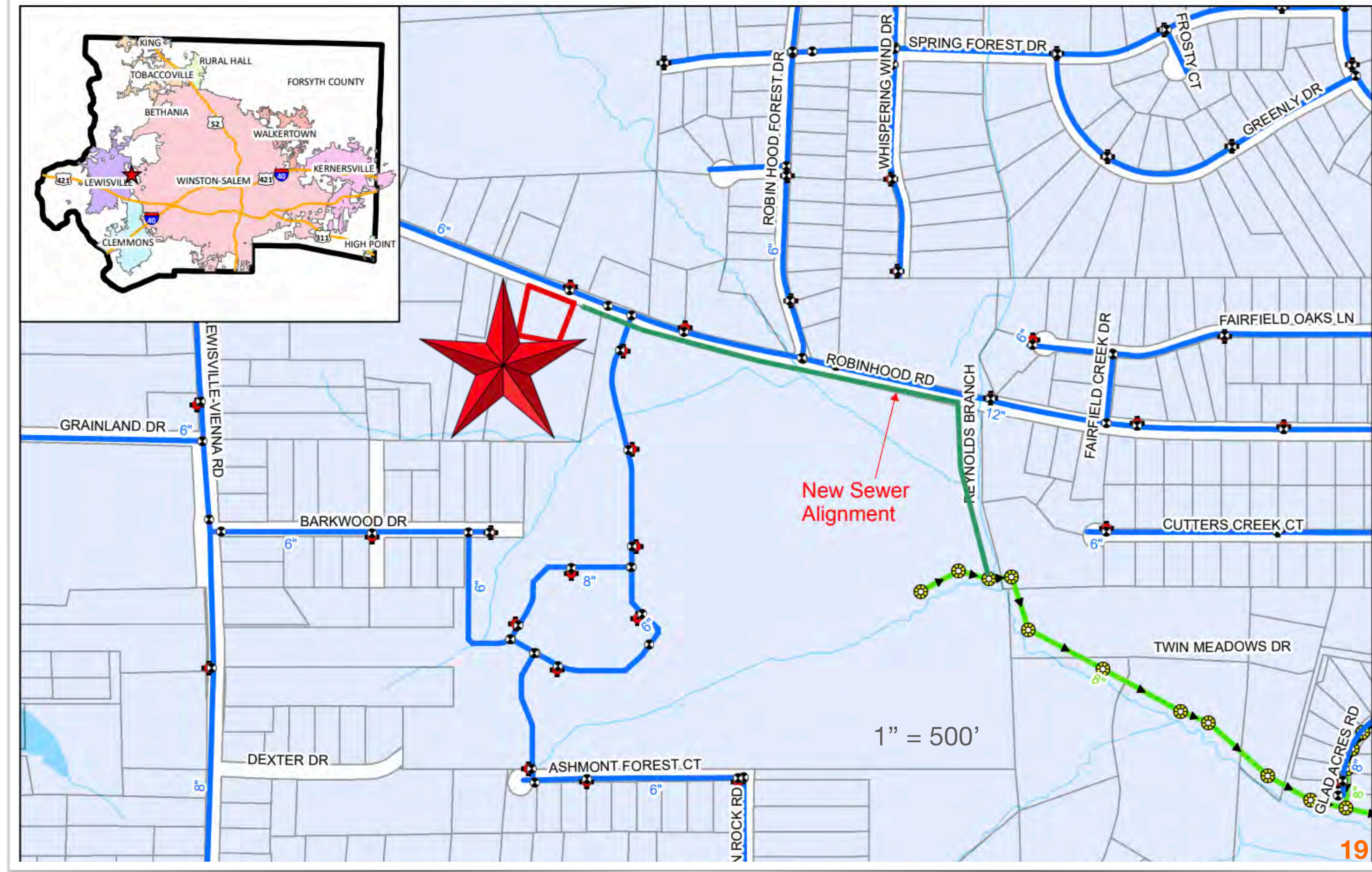


POTENTIAL SEWER EXTENSION

Potential Sewer Extension

WSFC Utilities has indicated that the preferred path to extend the existing sewer is depicted in solid green line.

This extension would provide the ability of properties to the west, along Robinhood Road, to access public sewer.



DRIVE TIMES



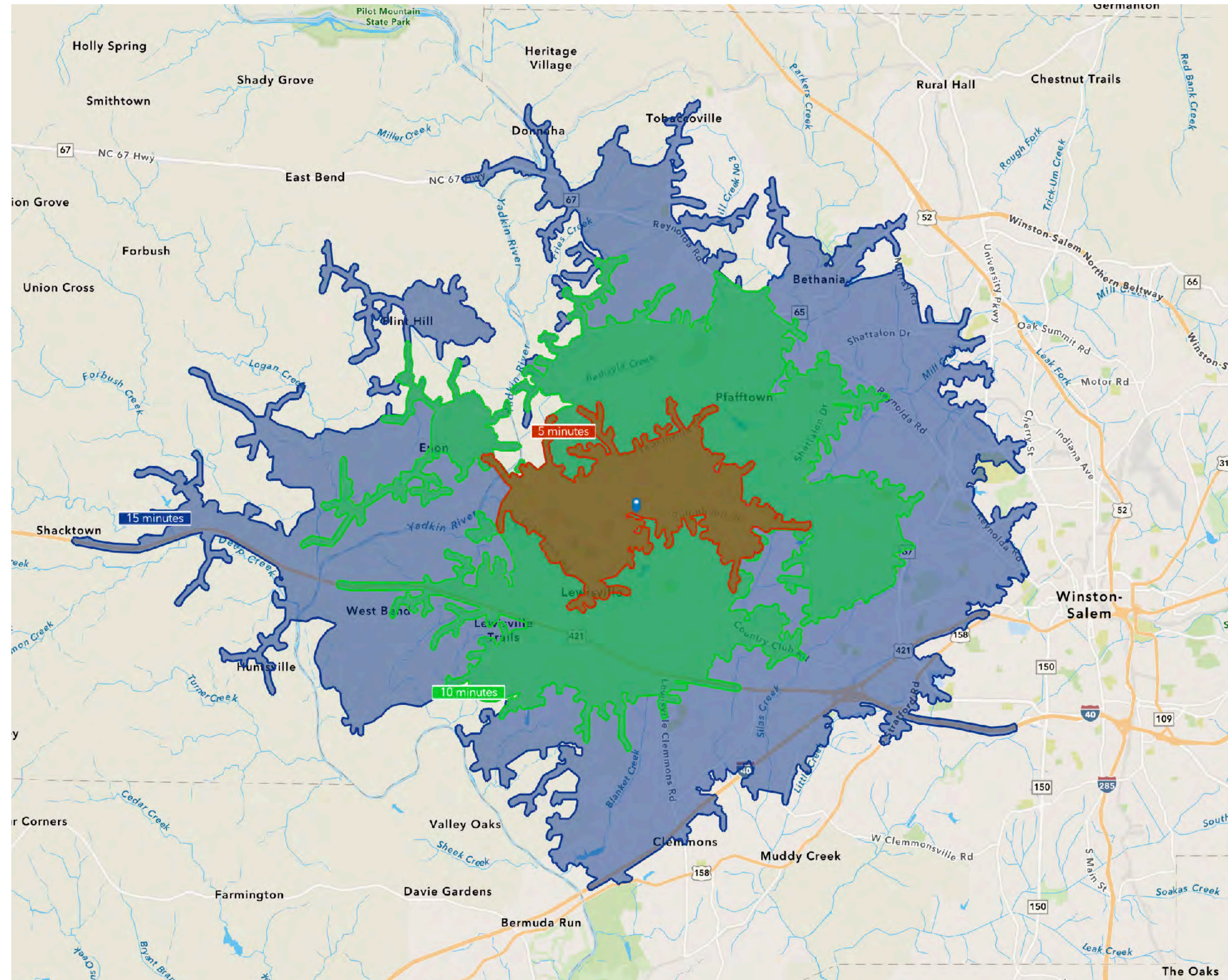
Scotty Beal
336.926.3530
scotty@scottybeal.com

SALE

ROBINHOOD ROAD RESIDENTIAL DEVELOPMENT

6282 Robinhood Road, Lewisville, NC 27040

DRIVE TIMES

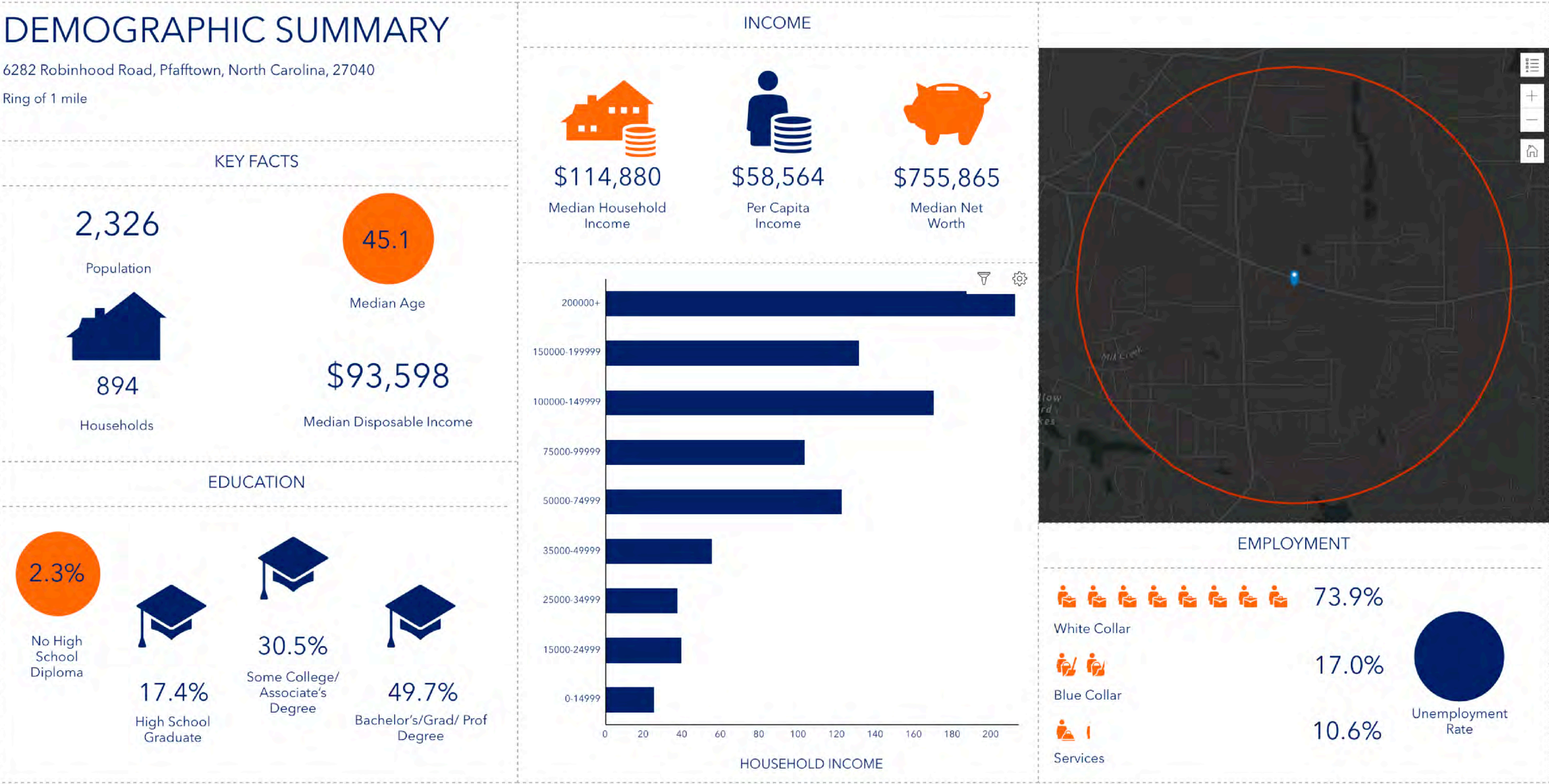


DEMOGRAPHICS



Scotty Beal
336.926.3530
scotty@scottybeal.com

ONE MILE



THREE MILE

DEMOGRAPHIC SUMMARY

6282 Robinhood Road, Pfafftown, North Carolina, 27040

Ring of 3 miles

KEY FACTS

24,342

Population



9,490

Households

43.2

Median Age

\$85,779

Median Disposable Income

EDUCATION

2.6%

No High School Diploma



15.7%

High School Graduate



25.1%

Some College/ Associate's Degree



56.5%

Bachelor's/Grad/ Prof Degree

INCOME



\$106,518

Median Household Income



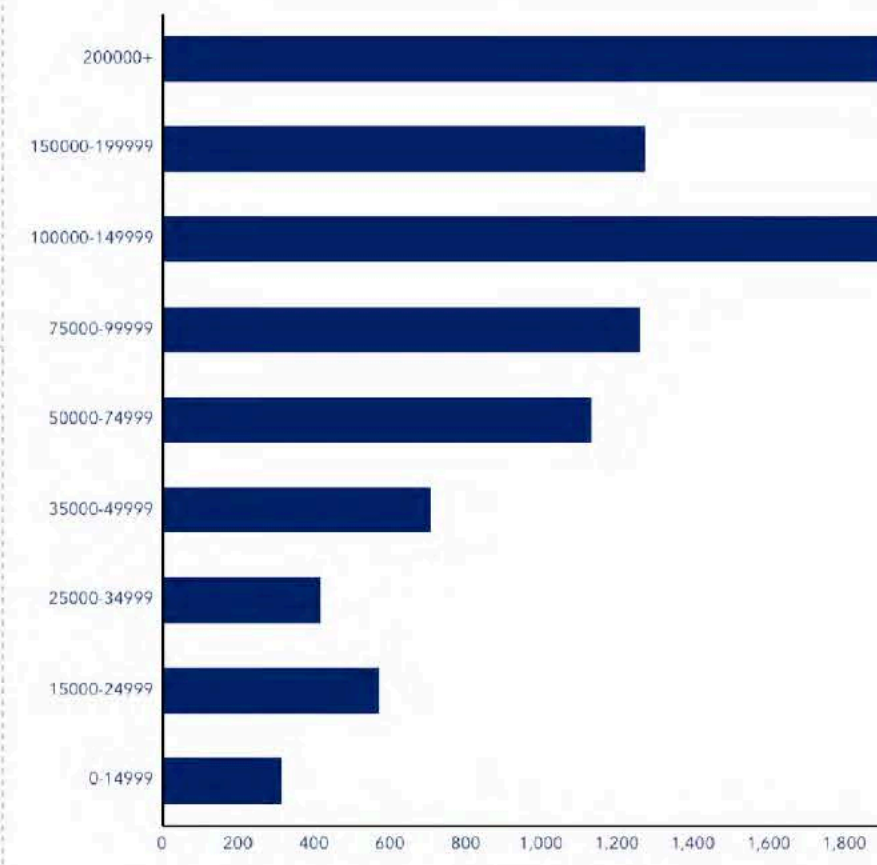
\$55,818

Per Capita Income

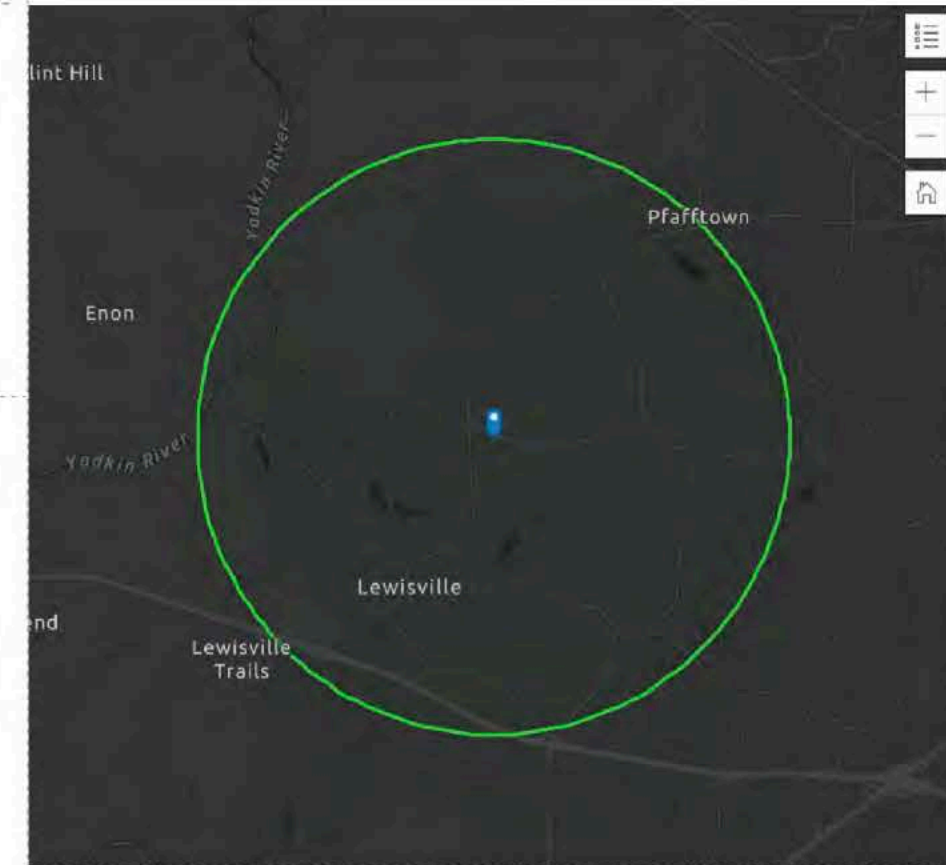


\$548,363

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

76.0%



Blue Collar

14.3%



Services

10.6%



Unemployment Rate

FIVE MILE

DEMOGRAPHIC SUMMARY

6282 Robinhood Road, Pfafftown, North Carolina, 27040

Ring of 5 miles

KEY FACTS

71,395

Population



29,361

Households

43.1

Median Age

\$75,964

Median Disposable Income

EDUCATION

3.5%

No High School Diploma



17.0%

High School Graduate



23.4%

Some College/ Associate's Degree



56.2%

Bachelor's/Grad/ Prof Degree

INCOME



\$93,387

Median Household Income



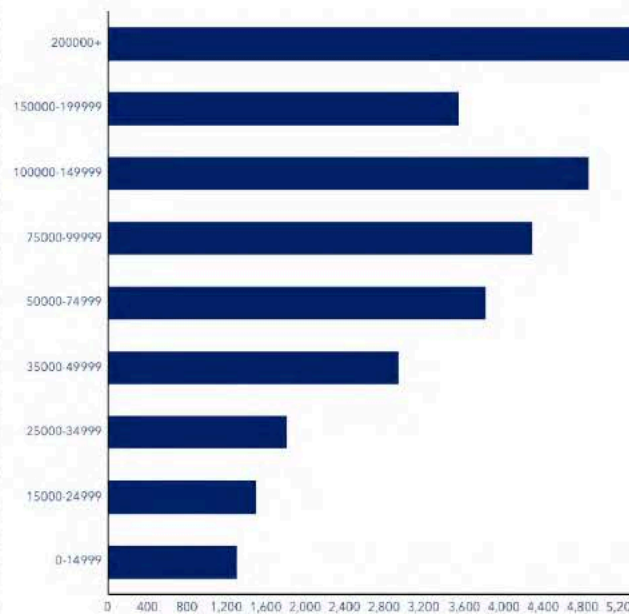
\$55,276

Per Capita Income

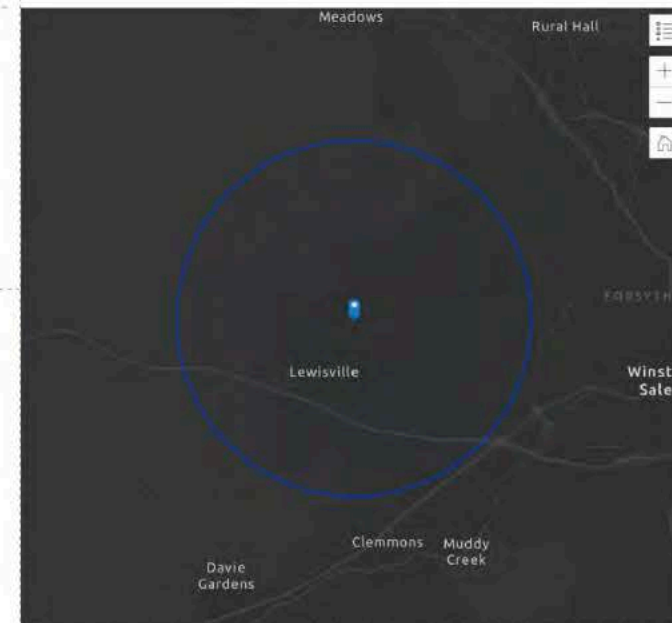


\$439,834

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

77.5%



Blue Collar

12.7%



Services

11.4%



Unemployment Rate

