



Acresage
For Sale
\$982,500

Freeway Drive, Reidsville, NC 27320
Located off intersection of Hwy 158 and Freeway Drive



Contact:
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Property Features

- Freeway Drive is one of Reidsville's most traveled by-ways consisting of a dominant share of restaurants, shopping centers, business services and entertainment.
- This site is positioned between two roads (Freeway Drive and Sherwood Drive) creating a natural transition from residential to retail, allowing developer to infill with patio homes, townhomes, multifamily and a new shopping center on Freeway Drive.
- Particular needs include a movie theatre, shopping, grocery and entertainment
- Site is made up of 2 parcels

Acreage: 46.34 +/- acres

Zoning: Mixed Use HB (Highway Business), R-20

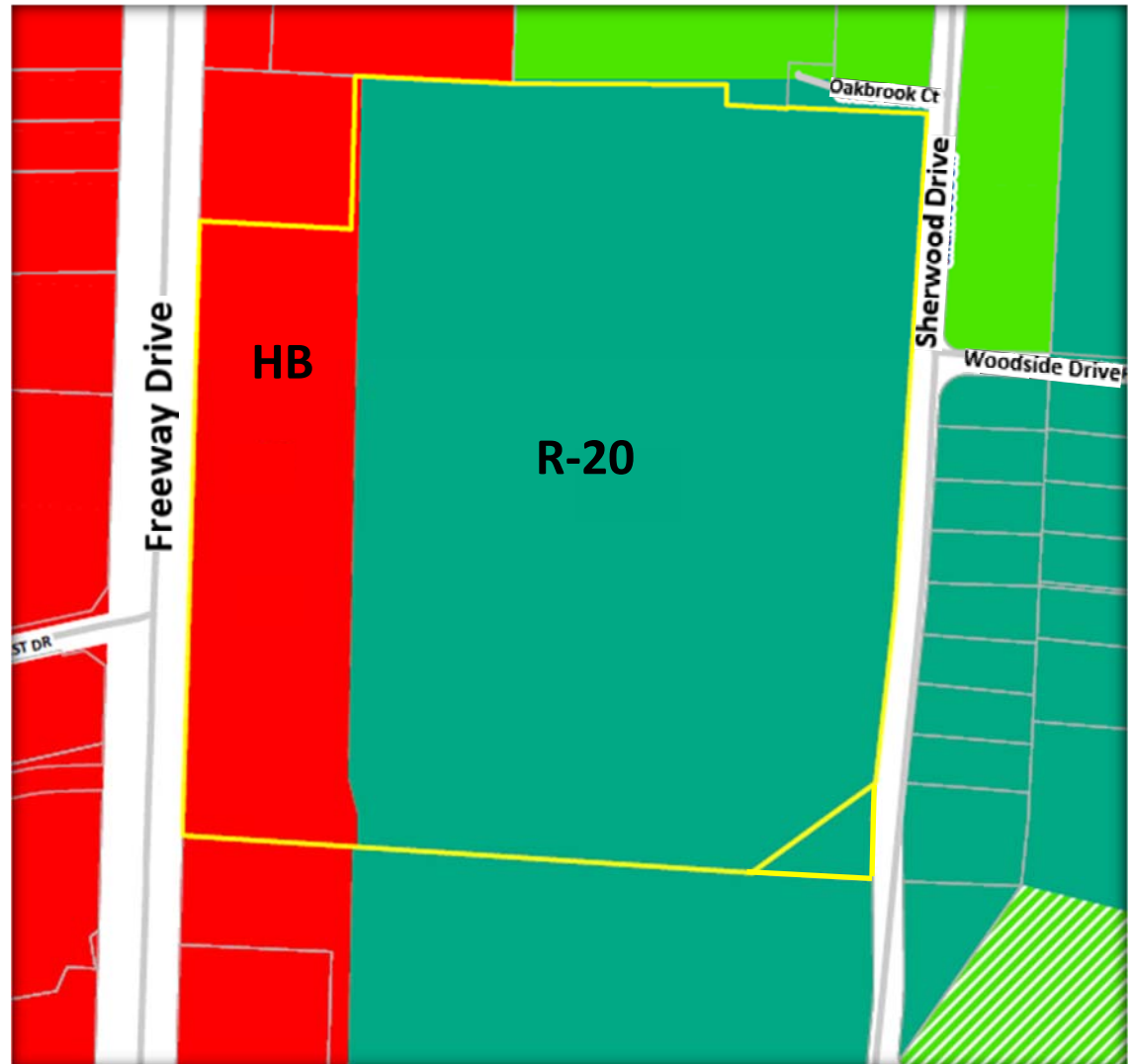
Road Frontage: 1,585 ft. Freeway Drive
1,500 ft. Sherwood

	3 Miles	5 Miles
Population	16,117	22,735
Avg HH Income	\$50,017	\$51,207
Vehicles Per Day	14,820	



440 West Market Street, Greensboro, NC 27401
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Zoning Map of the Site



The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.

HB Zoning

4.5 Acres 'Usable' @ \$100,000/Acre
4 Acres flood zone & sewer easement @ \$20,000/Acre

$$\$450,000 + 80,000 = \$530,000$$

RS-20 Zoning

26 Acres 'Usable' @ \$15,000/Acre
12.5 Acres Flood Zone @ \$5,000/Acre

$$\$390,100 + \$62,500 = \$452,500$$

List Price: \$982,500

46.34 Acres @ \$21,202/Acre

Key:

Property Lines for Primary Site (2 Parcels)



HB Zoning



Topo Lines 4'



Flood Zone/Sewer Line



Creek



Secondary Site Available
(0.48 Acres available, sold as a separate lot for \$20,000.)



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