



**8.38
Acres**

Freeway Drive, Reidsville, NC 27320

For Sale
\$495,000



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Property Features

8.38 +/- acres (per survey by Wilson Surveying, Inc. dated 9/16/14). Rockingham County records list the property at 9.39 acres. A copy of the survey is available if requested.

Zoned for a mixed use of Highway Business (HB), Conditional Use-Highway Business (CU-HB) and Residential (RA-20). The proposed uses would be a mix of commercial and residential or possibly all residential with a mix of single and multi-family or all multi-family.

The property is along the western outer loop, north of downtown Reidsville and adjacent to the Reidsville Goodwill Store on Freeway Drive (Business 29/87).

Water, Sewer and Electric are all along Freeway Drive.

The topography features gently rolling hills on land that was primarily used for agricultural purposes.

The surrounding area along Freeway Drive is mostly commercial uses. Older low-density neighborhoods existing to the east with one newer higher density single family neighborhood to the northwest. Apartment properties are to the north and south of the site making this property a prime location for apartments or other higher density residential use.

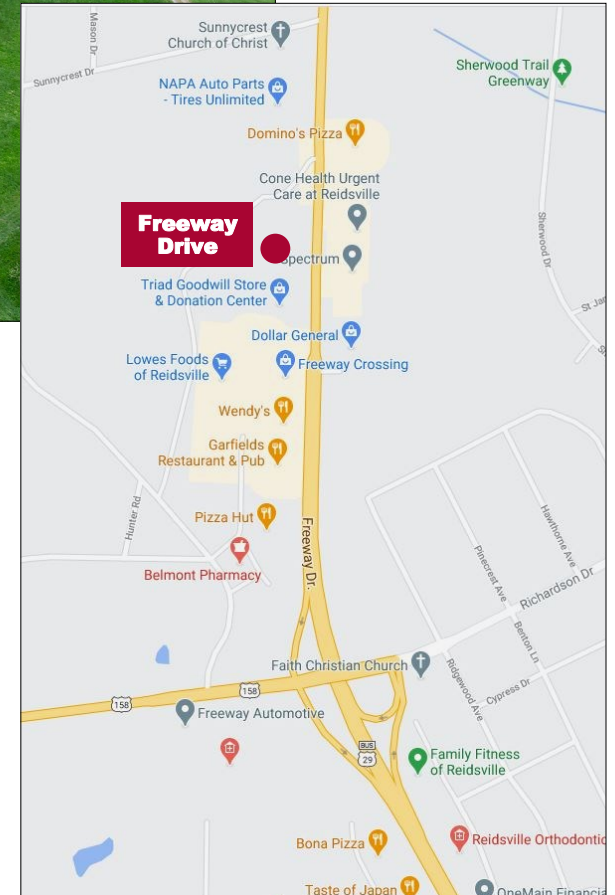
Rockingham County is now more viable and desirable for development as the infrastructure has been put in place and lower tax rates make it more affordable than other locations in the Triad area. Reidsville has all of this while still maintaining a rural charm.

An appraisal was done in 2014 by Foster Appraisal Services, Inc. The current list price is well below the appraisal price.

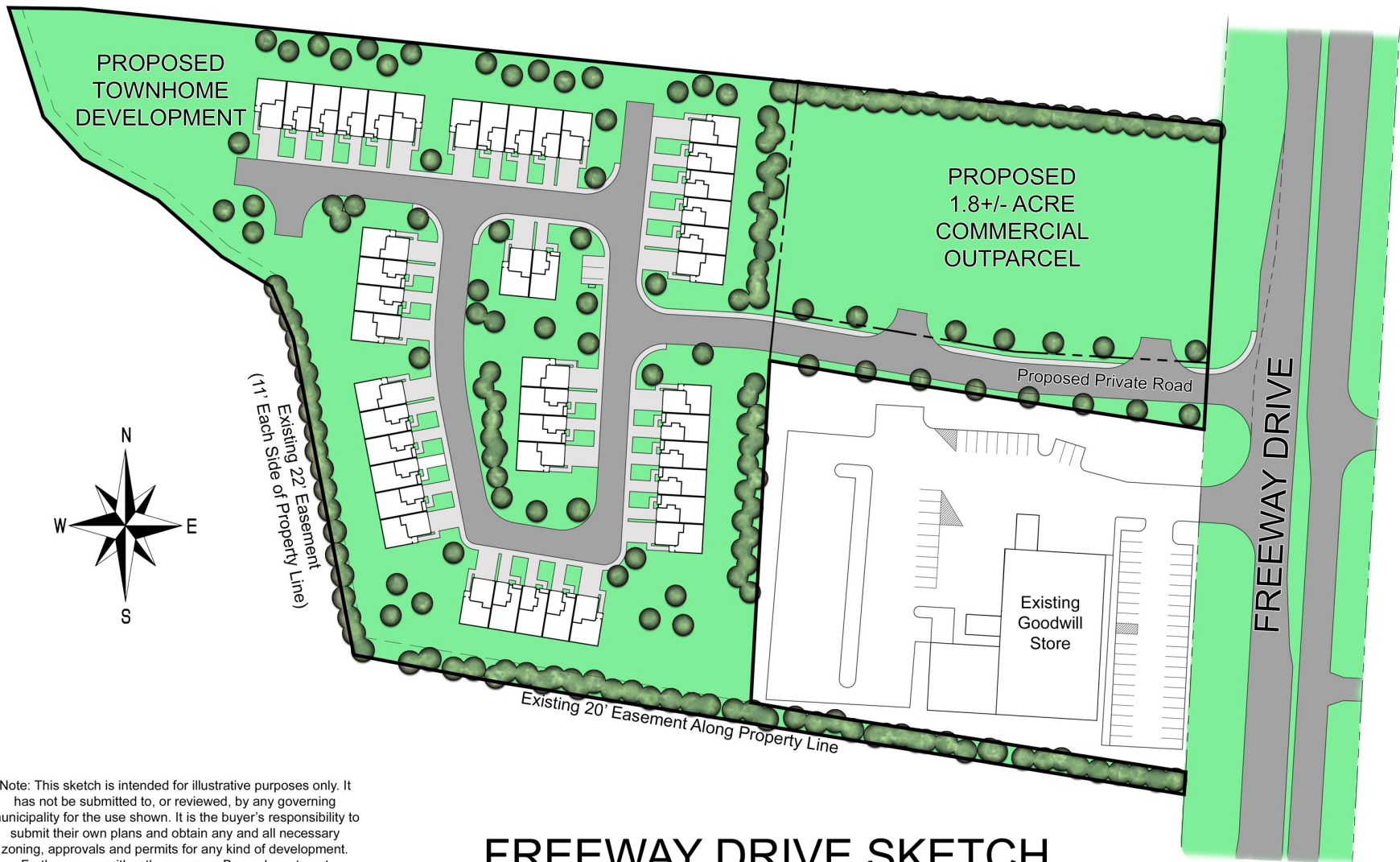


The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information. Note: All proposed uses are only a recommendation. All uses are subject to planning and zoning approval with annexation. Demographics taken from CoStar and NCDOT.





2020 Demographics	2 Miles	5 Miles	10 Miles
Population	9,969	23,372	48,231
Average HH Income	\$53,869	\$53,655	\$65,072
Traffic Volume Along Freeway Drive - 14,706 VPD			



Note: This sketch is intended for illustrative purposes only. It has not been submitted to, or reviewed, by any governing municipality for the use shown. It is the buyer's responsibility to submit their own plans and obtain any and all necessary zoning, approvals and permits for any kind of development. Furthermore, neither the owner or Brown Investment Properties warrant that the use shown would be approved for this property.

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FREEWAY DRIVE SKETCH

44 TOWNHOMES PROPOSED
1.8 ACRE COMMERCIAL OUTPARCEL PROPOSED

Reidsville Regional Map

