

FOR SALE

# Stone Family Property Reidsville, NC 27320

25 Acres

\$400,000



1007 Battleground Avenue, Suite 401  
Greensboro, NC 27408  
336-379-8771



Tim Knowles, Broker  
tknowles@bipinc.com  
P: 336-541-5508  
C: 336-215-5716



Brian Burnham, Broker  
bburnham@bipinc.com  
P: 336-541-5522  
C: 336-362-5612

# Stone Family Property Description

## PROPERTY FEATURES

- 25+/- Total Acres
- The owners will consider subdividing.
- The property may be best suited for residential along Wilson Rd
- Sewer is on site approximately in the middle portion of the site
- Water is available along part of NC-14

## LOCATION

- This property is on the north side of Reidsville between Reidsville and Eden, NC along NC-14.
- The site can be accessed easily from US-29 and US 158 (NC-14) exit or from Business 29 which travels through Reidsville.
- Nearby retail includes Walmart, Food Lion and Lowes Home Improvement, along with other smaller retail shops. Fast food restaurants include Arby's and Burger King nearby.

## POTENTIAL USES - PROPOSED COMMERCIAL PORTION (25 Acres)

(requires rezoning)

- Retail Strip Center and/or Outparcels
- Sales Center/Yard
- Light Industrial/Warehouse

## POTENTIAL USES - PROPOSED RESIDENTIAL PORTION (25 Acres)

(requires rezoning)

- Single Family Lots
- Senior Facility

## POPULATION



2 Mile	5 Miles	10 Miles
4,923	23,124	54,233

## AVERAGE HH INCOME



2 Mile	5 Miles	10 Miles
\$41,347	\$50,485	\$53,360

## TRAFFIC



NC Hwy 14 and Wilson Road  
5,970 Vehicles Per Day



# Retail Strip Illustration for Additional Acreage Available



SHOE SHOW MEGA STORE  
& MURPHY USA

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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WALMART  
SUPERCENTER

## STONE FAMILY PROPERTY RETAIL DEVELOPMENT LAYOUT - CONCEPT PLAN

# Outparcel Illustration for Additional Acreage Available



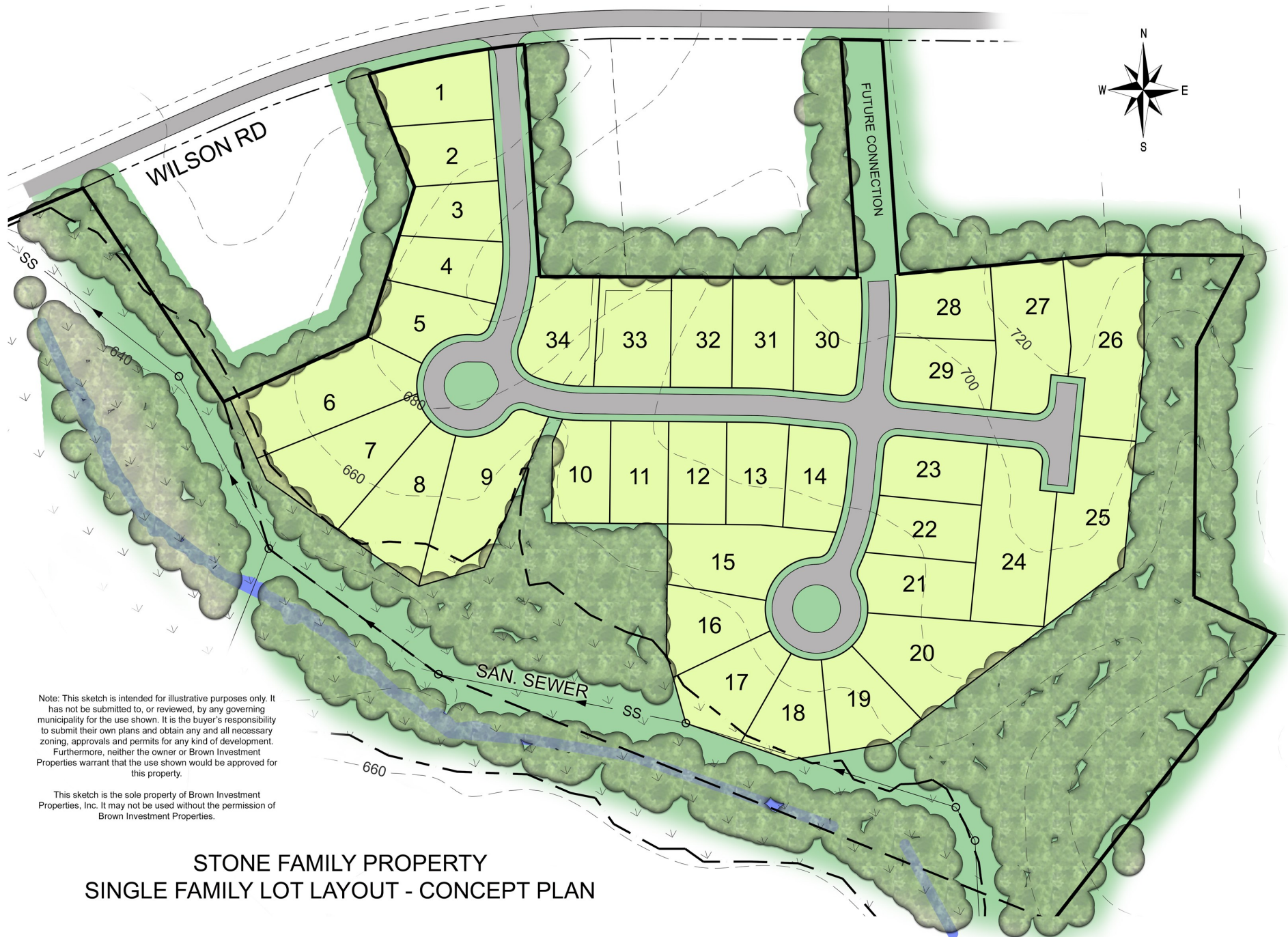
SHOE SHOW MEGA STORE  
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WALMART  
SUPERCENTER

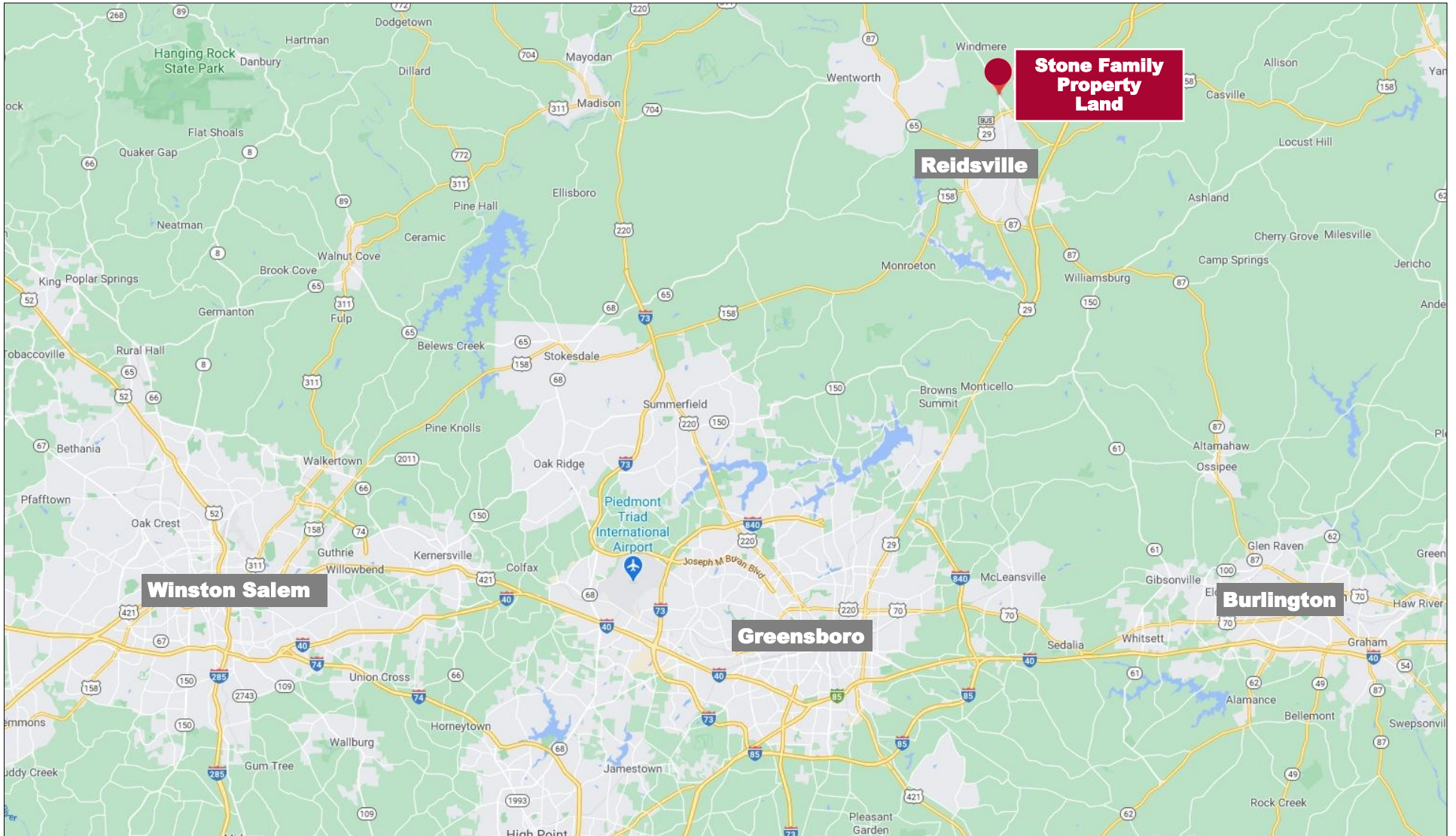
## STONE FAMILY PROPERTY RETAIL OUTPARCEL LAYOUT - CONCEPT PLAN



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## STONE FAMILY PROPERTY SINGLE FAMILY LOT LAYOUT - CONCEPT PLAN



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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.