

For Sale
50.6 Acres
\$1,018,440

Stone Family Property
Reidsville, NC 27320
(near 1407 S. Scales Street)

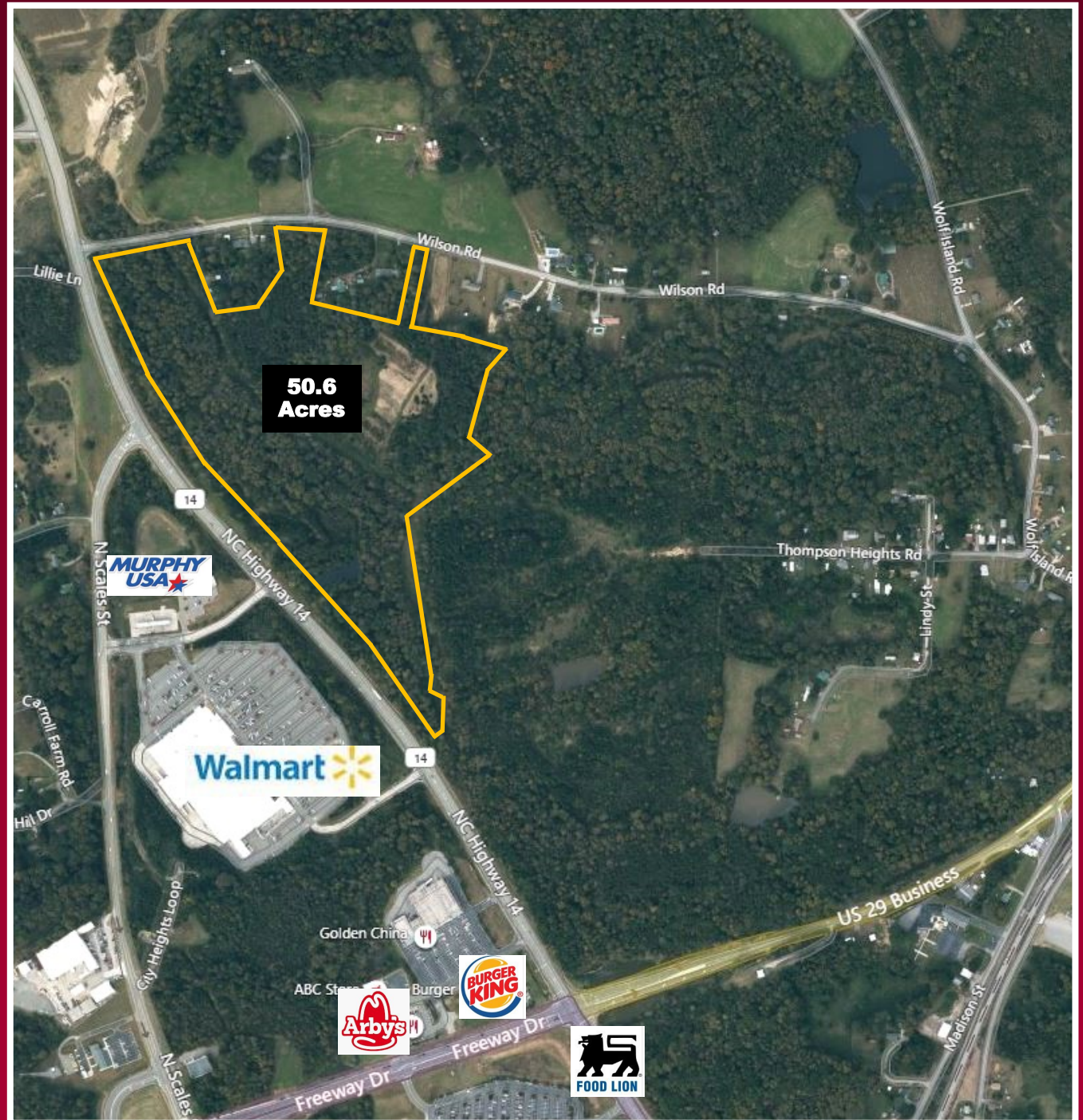
Directions: US-29 North to US-158 West. US-158 becomes NC-14 after it passes Business 29. Property will be on the right across from the Walmart Supercenter.



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Stone Family Property Description

PROPERTY FEATURES

- 50.6+/- Total Acres
- The owners will consider subdividing.
- The property may be best suited for 2 separate uses – approximately one half for residential along Wilson Rd and the other half for commercial along NC-14.
- Sewer is on site approximately in the middle portion of the site between the 2 proposed uses.
- Water is available along part of NC-14, which is adjacent to the proposed commercial portion of the site.

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

(requires rezoning)

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

POTENTIAL USES - PROPOSED RESIDENTIAL PORTION

(requires rezoning)

- Single Family Lots
- Senior Facility

Note: All proposed uses are only a recommendation. All uses are subject to planning and zoning approval with annexation. Demographics taken from CoStar.

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2020 Population	5,800	22,968	52,884
Avg. HH Income	\$43,813	\$53,037	\$54,873
12,219 VPD along NC-14 (2015 data)			



