

For Sale
49.9 Acres
\$925,000

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

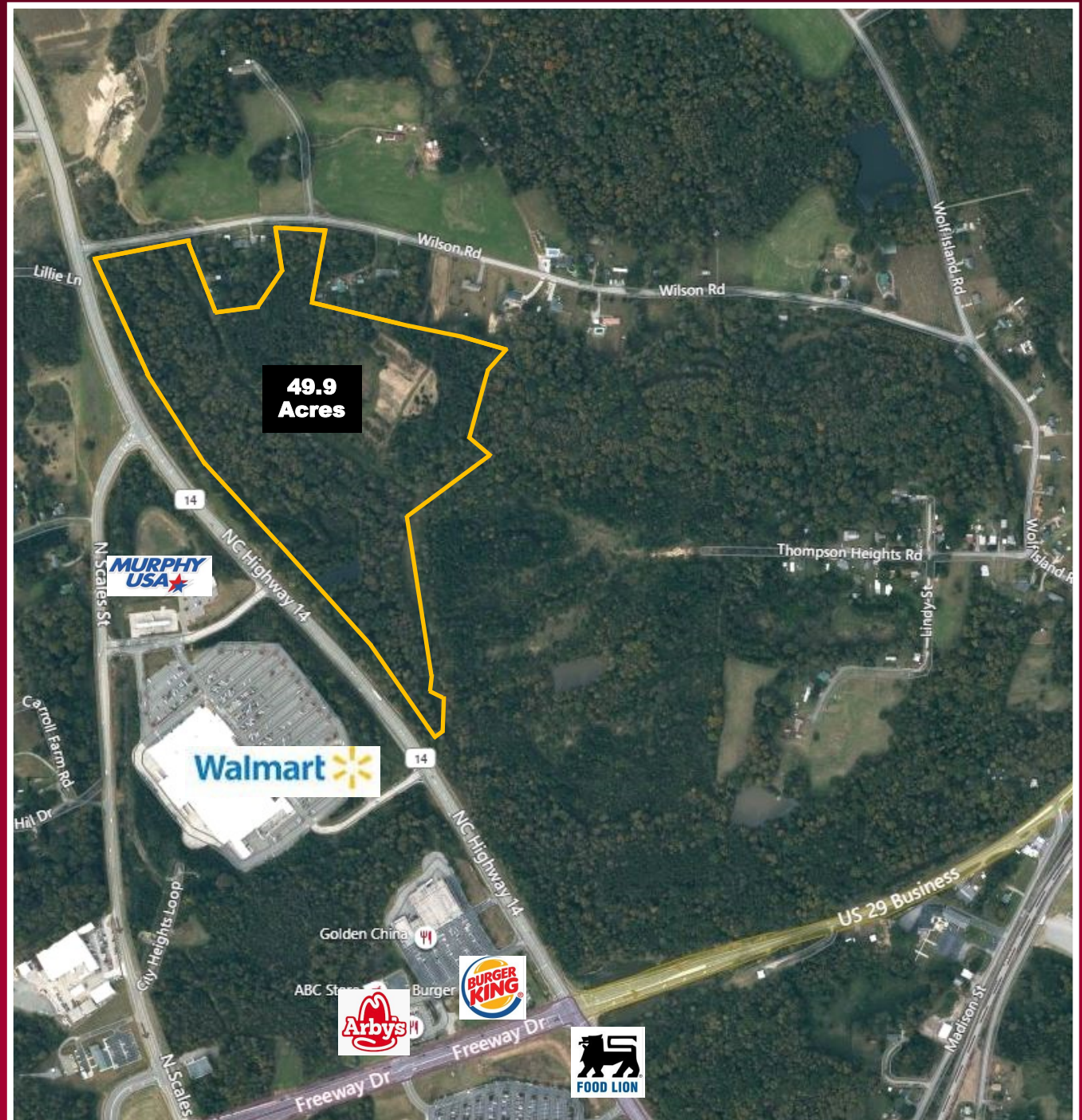
Directions: US-29 North to US-158 West. US-158 becomes NC-14 after it passes Business 29. Property will be on the right across from the Walmart Supercenter.



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Stone Family Property Description

PROPERTY FEATURES

- 49.9+/- 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 - The proposed acreage for splitting the properties may vary depending on a survey to divide the properties into 2 parcels)

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

POTENTIAL USES - PROPOSED RESIDENTIAL PORTION

(requires rezoning - The proposed acreage for splitting the properties may vary depending on a survey to divide the properties into 2 parcels)

- Single Family Lots
- Senior Facility

Note: All proposed uses are only a recommendation. The proposed acreage for splitting the properties may vary depending on a survey to divide the properties into 2 parcels. 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)			





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



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WALMART
SUPERCENTER

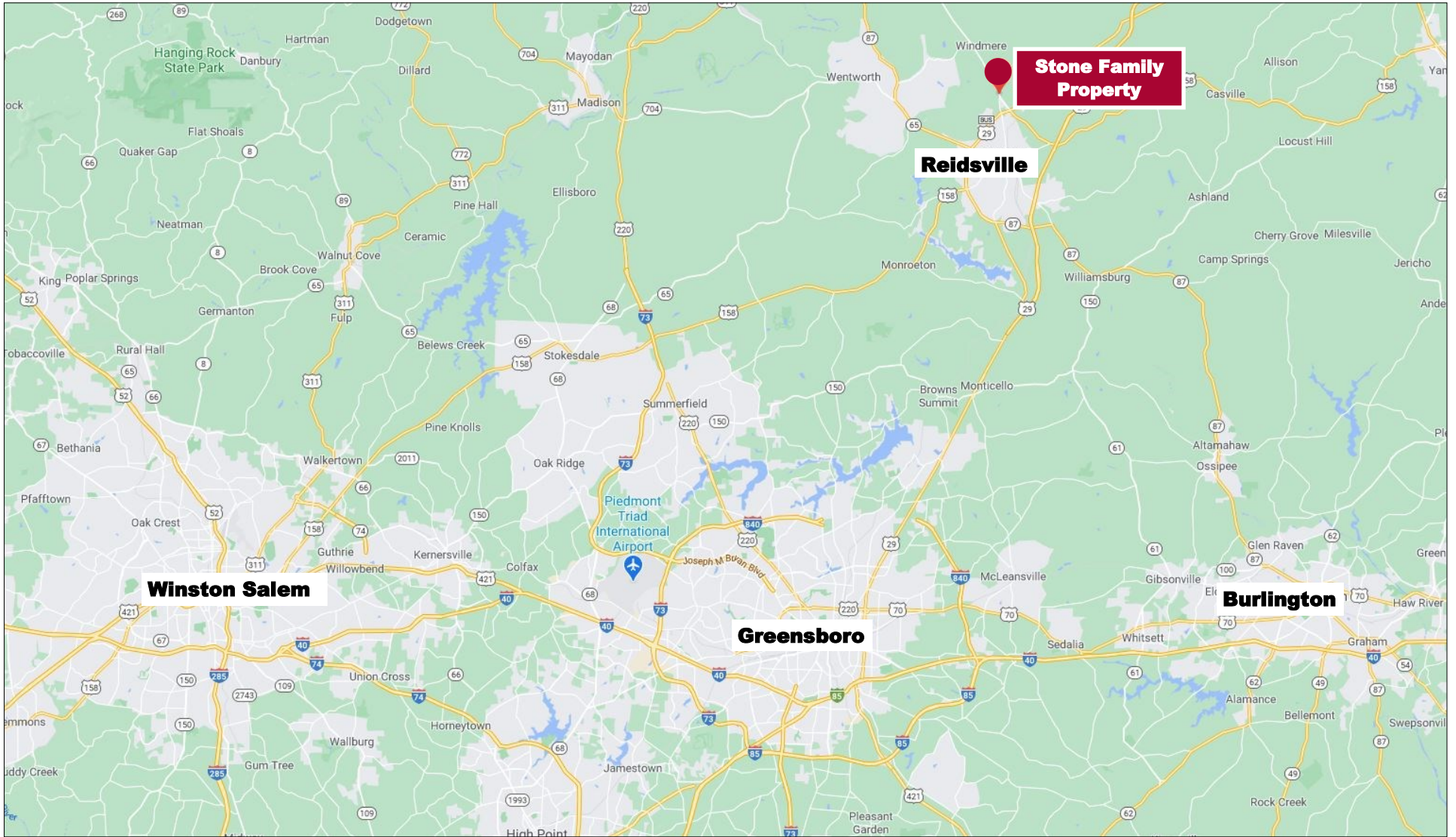
**STONE FAMILY PROPERTY
RETAIL OUTPARCEL LAYOUT - CONCEPT PLAN**



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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.