

NC-14

REIDSVILLE, NC

For Sale: \$695,000

2 Adjacent Parcels
4.6 Acres Each

Development
OPPORTUNITY



9.2 Acres Hwy 14

NAI Piedmont Triad
Commercial Real Estate Services, World Wide

JASON SMITH
BROKER

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PROPERTY HIGHLIGHTS

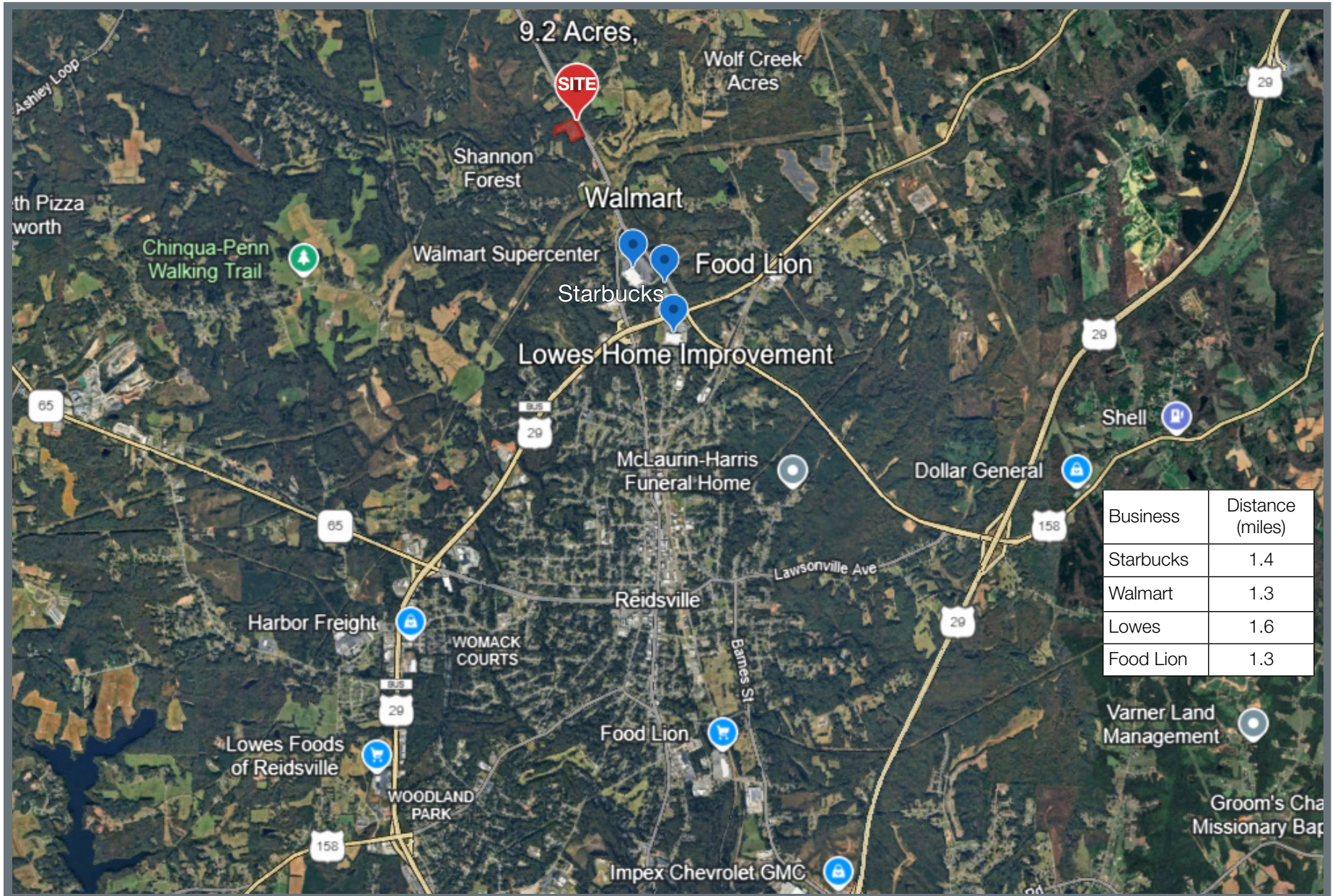
- Price: \$695,000
- Two parcels, each 4.6 acres, 9.2 acres total
- Approximately 705 feet of road frontage
- Zoned HC/CU
- NCDOT 17k VPD
- Four lane divided highway with center turn lane
- 55 mph speed limit
- Pad ready site 705 ft wide and 250 ft deep with a 99% compaction rate
- All of DOT drain boxes are complete and have been approved by the DOT
- NCDOT permission to remove guardrails at owners discretion
- There are approximately 50,000 yds of compactible soil on the remainder of the property that can be sold
- 6-in water main supplied by Dan River Water at 2021 NC-14 and there's a 12-in sewer line at 1962 NC-14 (1,112 feet from subject parcel) provided by City of Reidsville
- The property can be cut further back to the property line to gain more compatible building area if needed



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PROPERTY INFORMATION



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	9,194	21,723	58,464
Total Households	3,982	9,409	25,078
Average Household Income	\$47,276	\$54,391	\$57,473

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BROKERAGE
DEVELOPMENT
INVESTMENTS

NAI Piedmont Triad

FOR MORE INFORMATION, CONTACT:



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