

FOR SALE

LAND - OUTPARCEL | \$500,000

Baldwin
PROPERTIES



OUTPARCEL

PROPERTY HIGHLIGHTS

- Yadkinville Rd. AADT 10,000 / Reynolda Rd. AADT 18,000
- Frontage Along Yadkinville Rd.
- 1-3 Mile Population ranging from 20k - 78k
- ~ 3 Miles From the new Interstate 74 Beltway Interchange

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LAND

OUTPARCEL FOR SALE

3640 Reynolda Rd. Winston Salem, NC

- Steady population growth in the 1-3 mile range from property.
- Approximately 28,000 combined AADT

LEARN MORE ABOUT THIS PROPERTY

KEVIN WILLIAMS

(770) 822-6586

kwilliams@baldwinco.com

1500 S. HAWTHORNE ROAD WINSTON SALEM 27103 | (336) 201-0965 | WWW.BALDWINCO.COM

FOR SALE

LAND - OUTPARCEL | \$500,000

1 MILE

Population

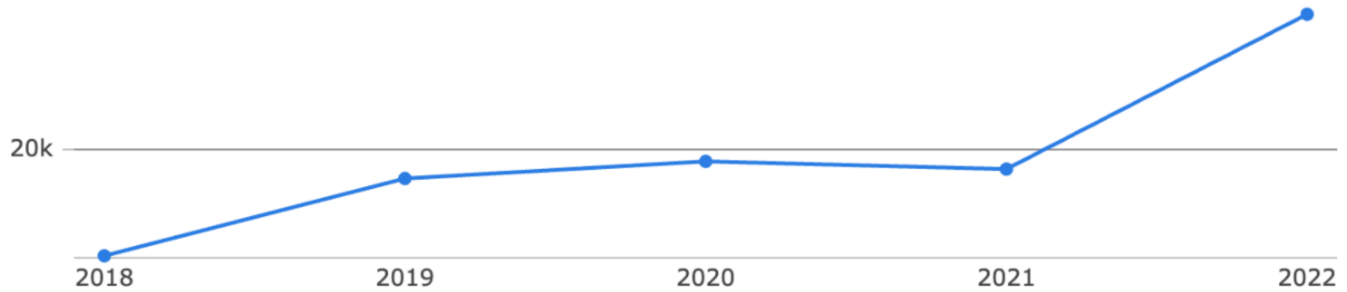
20.8k

↑ 4%

Compared to 19.8k in 2021

↑ 7%

Compared to 19.3k in 2018



3 MILES

Population

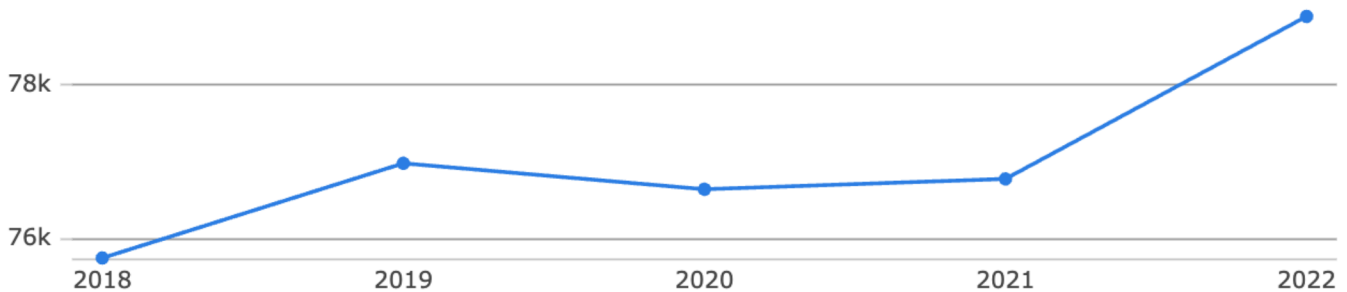
78.8k

↑ 2%

Compared to 76.7k in 2021

↑ 4%

Compared to 75.7k in 2018



Housing Occupancy Ratio

7:1

12:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:1

1:1 predicted by 2028

Renters

Homeowner

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PROPERTY TYPE

Land (outparcel)

PIN

6817-17-2992

LOT SIZE

~ 1 acre +/-

ZONING

HB

GAS

PNB

COUNTY

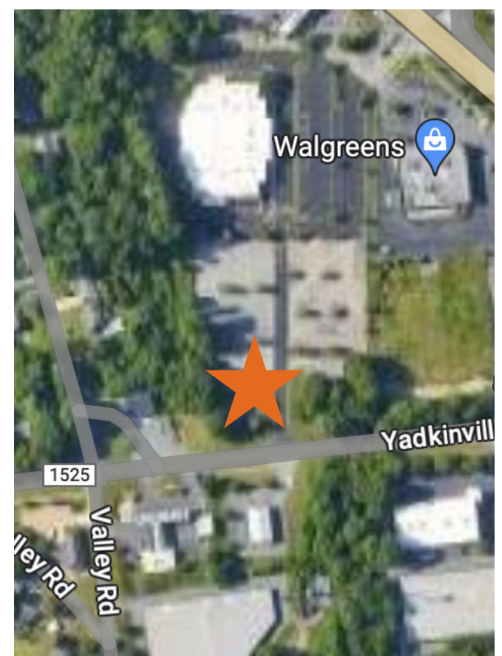
Forsyth

ELECTRICAL

Duke Power

SEWER

Municipal



Baldwin

PROPERTIES



Kevin Williams

Vice President

(770) 822-6586

kwilliams@baldwinco.com

www.baldwinco.com

