

FREEMAN | COMMERCIAL REAL ESTATE



RARE ACREAGE ON HIGH GROWTH CORRIDOR

OLD HWY 52 | WELCOME, NC 27374
23.71 +/- AC, less than a mile from I-285 interchange

CHARLIE FREEMAN
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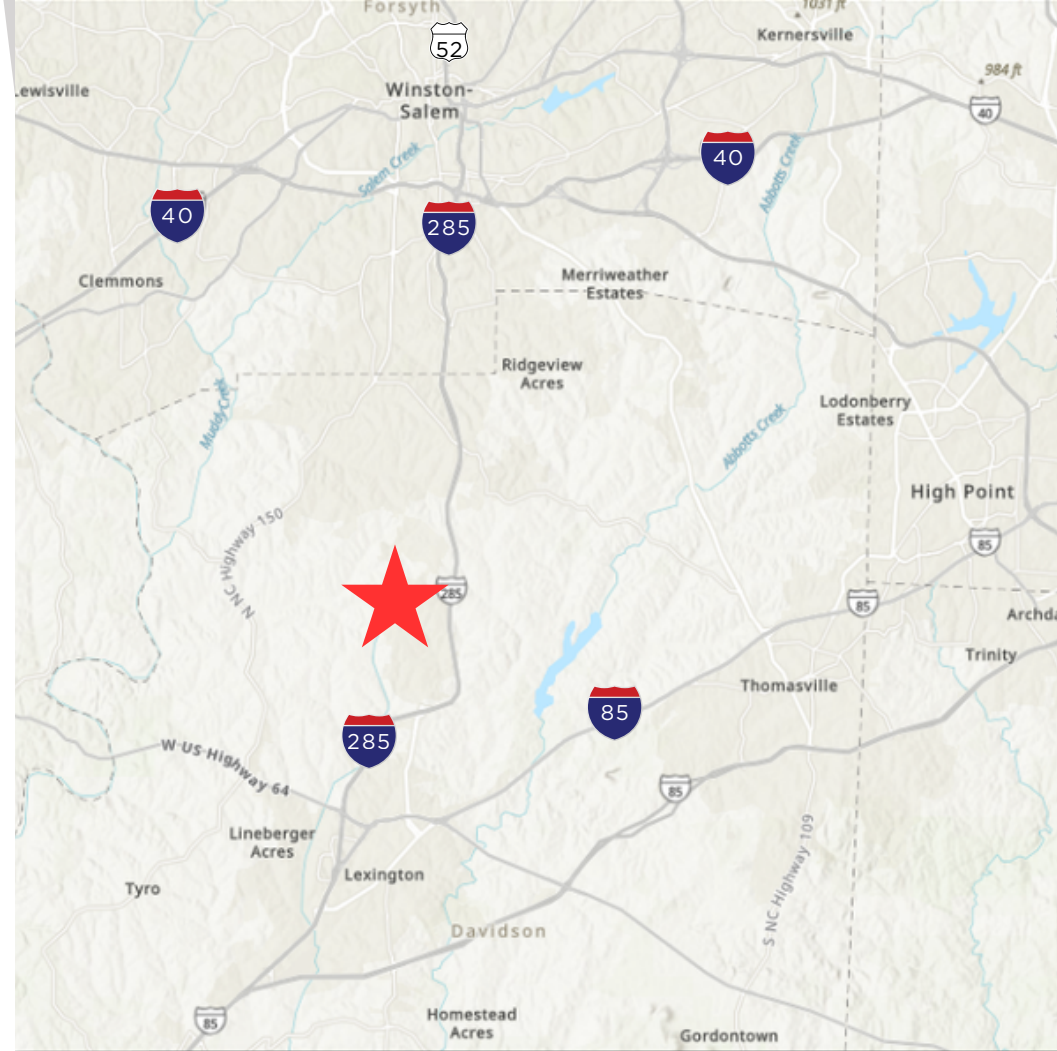
FOR SALE

DEVELOPMENT OPPORTUNITY

This 23± acre development opportunity is located just off Old US Highway 52, adjacent to Food Lion-anchored Welcome Plaza. Surrounded by established retail, residential neighborhoods and schools, the site offers convenient access to US 52/I-285 and potential for a variety of uses, subject to zoning and approvals.

ADDRESS	Old Hwy 52
CITY, STATE, ZIP	Welcome, NC
COUNTY	Davidson County
PIN	6729-04-90-1698 6729-04-80-5435
ZONING	RA-3
LAND AREA	23.71 +/- AC

- Located along well-traveled commercial corridor with approximately **15,000 VPD**
- Approximately one mile south of North Davidson High School with convenient access to US Highway 52/I-285, providing connectivity to Winston-Salem, Lexington, I-40 and I-85
- Potential uses may include residential, multifamily, commercial, mixed-use or institutional development, subject to zoning approvals
- Positioned within growing northern Davidson County, where the population has increased substantially since 2000



2026	3 mi.	5 mi.	7 mi.
Population	8,857	28,645	64,822
Avg HH Income	\$101,655	\$104,793	\$92,725
Total Households	3,650	11,734	27,002

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Richard
Childress
Racing

15,000 VPD

Old Hwy 52

23.71 +/- AC

FAMILY DOLLAR

O'Reilly AUTO PARTS

McDonald's

USPS

FOOD LION

Domino's

SUBWAY

DOLLAR GENERAL

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MARKET INSIGHT

DAVIDSON COUNTY, NC

Davidson County currently has 83 active economic development projects underway, projected to bring more than 25,000 new jobs to the area. This surge in employment and investment is fueling rapid growth, making the region a dynamic market in the Piedmont Triad for future residential, retail and commercial development.

- “Project Cobalt Green” - \$15.4 million expansion of Central Carolina Seeding
- “Project Yacht” - Potential new \$25 million textile manufacturing plant
- Sky Aircraft Maintenance Expansion underway
- “LexxConnect” Lexington Airport Upgrades underway including
- Southmont Sportsplex - \$65 million, 350 acre sports complex, Lexington NC
- CentrePoint 85 Class A Industrial Center 3,749,000 SF Industrial under construction

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