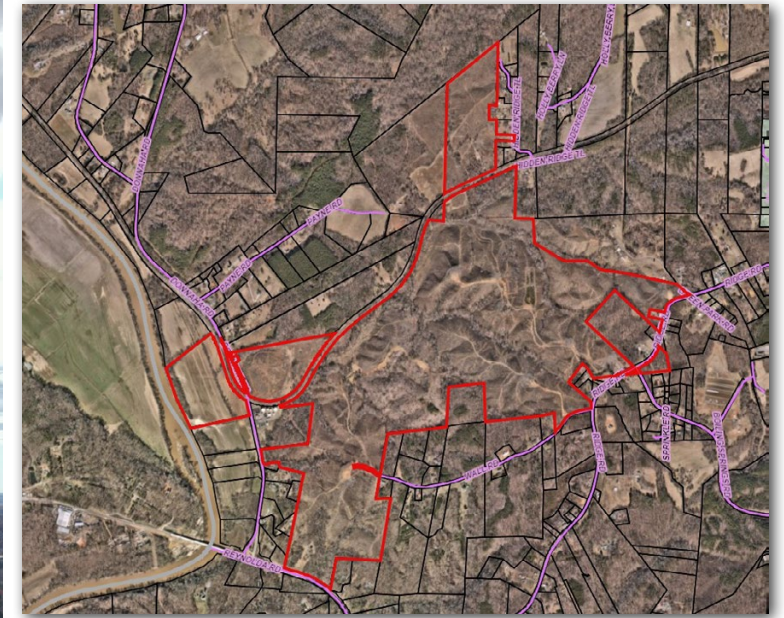


9923

REYNOLDA RD.
TOBACCOVILLE, NC



LAND PROPERTY
OFFERING MEMORANDUM

541.96 ACRES OF PRIME DEVELOPMENT LAND FOR SALE

NAI Piedmont Triad

Commercial Real Estate Services, World Wide

250 W. First Street (Suite 301) • Winston-Salem, NC 27101 • naipt.com

TIM LICHTENSTEIN, CCIM
BROKER
336.423.8292
tlichtenstein@naipt.com

BOB LEWIS, CCIM, SIOR
BROKER
336.584.9033
blewis@naipt.com

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MARKETING TEAM

- **Tim Lichtenstein, CCIM**
Broker | NAI Piedmont Triad
- **Bob Lewis, SIOR, CCIM**
Broker | NAI Piedmont Triad

SUPPORT

- **Mandy Foster**
Administrative Coordinator | NAI Piedmont Triad
- **Thomas Massey**
Marketing Specialist | NAI Piedmont Triad

About NAI Piedmont Triad

NAI Piedmont Triad (NAIPT) has been one of the Triad's most respected brokerage firms for more than three decades. With two offices covering Greensboro, Burlington, High Point, and Winston-Salem, its presence is far-reaching and committed to quality client services and proven results.

NAIPT's team is comprised of the area's leading commercial real estate experts who thrive in a culture based on collaborative efforts and shared success. Focused on client success and committed to the community, NAIPT continues to improve the Triad's commercial real estate landscape with a progressive vision and trusted experience.

To learn more, visit: www.naipt.com



EXECUTIVE SUMMARY

Property Overview

The subject property, spans 541.96 acres, is in the jurisdiction of the Village of Tobaccolville, NC. Characterized by rolling topography, the land offers stunning views of Pilot Mountain and the Yadkin River, with hills and valleys that enhance its natural appeal. The property was select cut two years ago, leaving a well-maintained landscape suitable for redevelopment or investment.

Key Features

- **Acreage Breakdown:**
 - o 5.42–17.99 acres within a Railroad Right of Way.
 - o 72 acres in a Flood Plain (as per the Gizinski Surveying Co. survey dated June 3, 2021, recorded in Plat Book 74, Page 110).
- **Utilities:** Abundant public water supply from the City of King.
- **Access Points:** Multiple ingress and egress options across Wall, Donnaha, and Ridge Roads, totaling seven access points:
 - o 876 LF on Reynolda Rd.
 - o 240, 340, and 218 LF on Donnaha Rd.
 - o 577 LF on Ridge Rd.
 - o 776 LF on Wall Rd. (including a road that dead ends into the site).

Location and Accessibility

The property is strategically located just outside Winston-Salem's upcoming Outer Loop (Project R-2247 EA), with construction set to begin in 2030. Its proximity to the planned infrastructure enhances its potential for growth and development.

Zoning and Future

Use Currently zoned AG, the Tobaccolville Area Plan recommends the property for future Large-Lot Residential use (parcels over 5 acres). The Area Plan provides a clear vision for sustainable development, ensuring alignment with local growth objectives.

Investment Highlights

- **Unique Opportunity:** Situated just outside the new Beltway, this property offers tremendous redevelopment or investment possibilities.
- **Versatility:** Ideal for large-lot residential development or alternative uses, subject to rezoning approvals.
- **Connectivity:** Accessibility and abundant public water infrastructure position the site as a valuable asset for investors and developers.

For more details, refer to the Tobaccolville Area Plan - <https://nc-winston-salem.civicplus.com/DocumentCenter/View/2342/Tobaccolville-Area-Plan-Update-PD>

SPECIFICATIONS

HIGHLIGHTS

- 541.96 Acres of Prime Development Land in Tobaccolville, NC
- Ideal for Large-Lot Residential Use
- Scenic Views of Pilot Mountain

SALE PRICE

- \$8,129,400
- \$15,000/AC

PROPERTY OVERVIEW

- Location: NW Forsyth County -Tobaccolville, NC (Zoning Jurisdiction)
- Acreage: 541.96 Acres
- Topography: Rolling topography with hills, valleys, with beautiful views of Pilot Mountain and the Yadkin River
- Timber: Select cut two years ago

KEY FEATURES

- Public Water Access:
 - Supplied by City of King
 - 10" water main on Ridge Rd
 - 12" water main on Reynolda/Highway 67
 - 2" water line on Wall Rd (serves first 4-5 homes); a 6" water main would be required from Ridge Rd down Wall Rd to fully access the property
- Access Points:
 - 876 feet of frontage on Reynolda Rd
 - 240, 340, and 218 feet of frontage on Donnaha Rd
 - 577 feet of frontage on Ridge Rd
 - 776 feet on Wall Rd (dead-ends into the property)
- Utilities: Public water with multiple access points

ZONING & FUTURE DEVELOPMENT

- Current Zoning: AG (Agricultural)
- Future Land Use: As per the Tobaccolville Area Plan, recommends for Large-Lot Residential (over 5 acres) per home site.

ADDITIONAL INFORMATION

- Flood Plain Area: Approximately 72 acres
- Railroad Right of Way: 5.42 to 17.99 acres
- Upcoming Infrastructure: Located within the WS Outer Loop Section R-2247 EA, with construction expected to start in 2030 (per the City of Winston-Salem)

AERIAL PHOTOS

Tobaccoville, North Carolina

9923 Reynolda Rd.

NAI Piedmont Triad



SURVEY

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, (or we) the undersigned hereby acknowledge that I (or we) an (or are) the owner(s) of the property shown and described hereon and that I (we) hereby dedicate this plan and subdivision with all loads, free egress and egress easements for public use and approval by the City-County Planning Board of Winston-Salem and Forsyth County and that this plan and subdivision shall be recorded in the Office of the Register of Deeds of Forsyth County.

Signature: *Michael E. Gizinski* Date: *9/08/2021*
 C and S Land LLC, by Michael E. Gizinski, Licensed Surveyor, L-1540
 110 Member/Manager, by Mark S. Church, Manager

SURVEYOR'S CERTIFICATION
 I, Michael E. Gizinski, Professional Land Surveyor No. L-1540 certify that this plat is a survey of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

Signature: *Michael E. Gizinski* License Number: *L-1540*
 Michael E. Gizinski
 NORTH CAROLINA - FORSYTH COUNTY

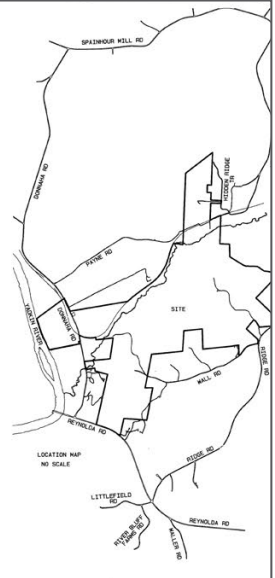
SURVEYOR'S CERTIFICATION
 I, Michael E. Gizinski, certify that this plat was drawn under my supervision from an actual survey made under my supervision. (See certification recorded as noted): that the boundaries not surveyed are clearly indicated or drawn from information found in these records, that the area of this plat is calculated to 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended; Witness my original signature, license number and seal.

Signature: *Michael E. Gizinski* License Number: *L-1540*
 Michael E. Gizinski
 NORTH CAROLINA - FORSYTH COUNTY

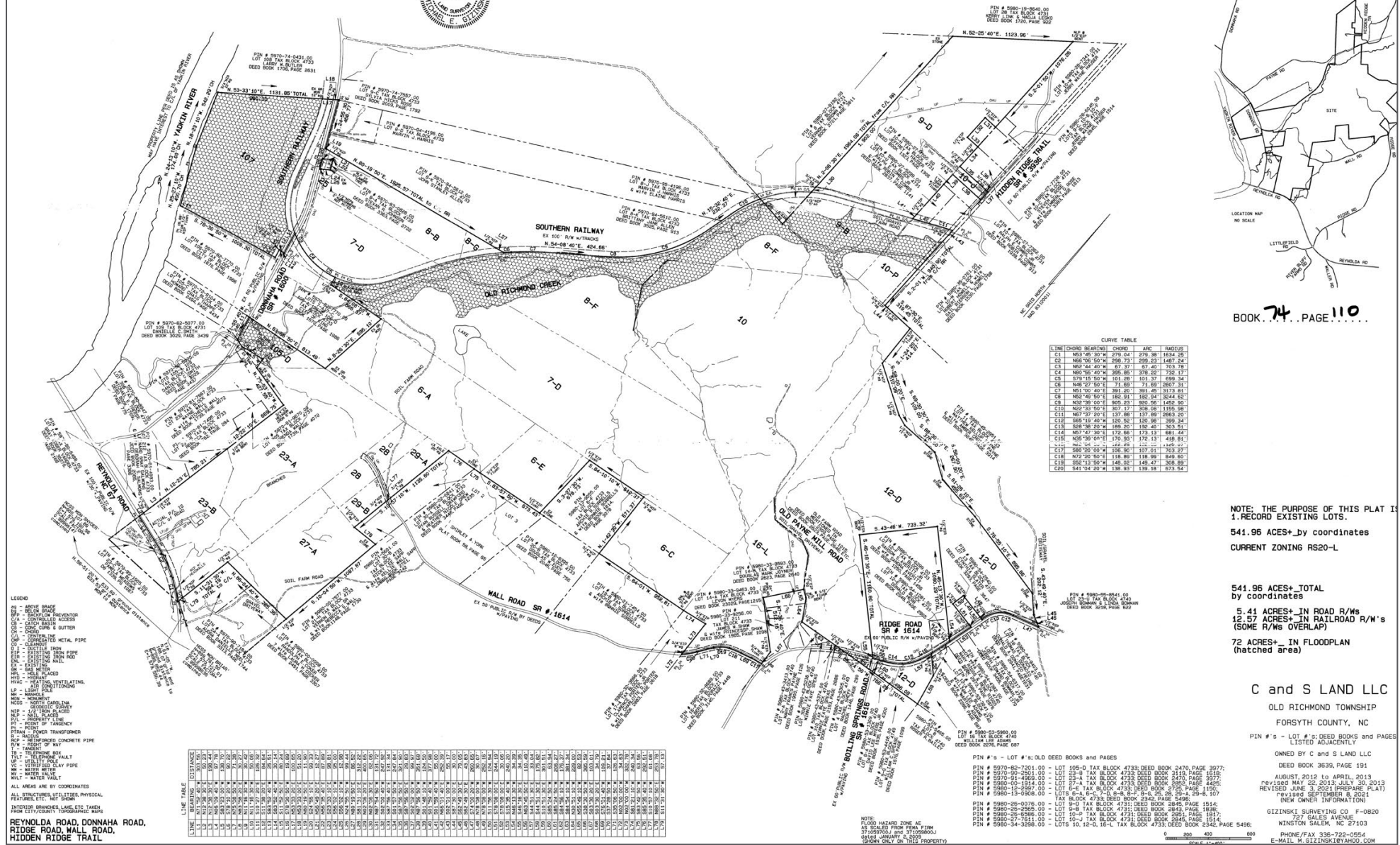
PLANNING DEPARTMENT / REVIEW OFFICER
 CERTIFICATION STATE OF NORTH CAROLINA
 Review Officer of Forsyth County, certify that the map to which this certification is affixed is exempt from review officer examination.

Signature: *Kirk Ellison*
 Kirk Ellison
 ASST. Director of Planning/Review Officer
 this the *17* day of *September*, 2021.
 NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
 PLAT REGISTRATION
 Filed for registration at *11:14* o'clock *A.* M.
 this the *17* day of *September*, 2021.
 and recording in file book *74*, Page *110*.
 Filing Fee *100.00*
 By: *Clara Johnson*, Register of Deeds
Clara Johnson, Assistant County
 NORTH CAROLINA - FORSYTH COUNTY



BOOK **74**, PAGE **110**



CURVE TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N63°46'00" W	279.04	279.38	1634.25
C2	N66°00'00" W	230.21	230.23	1481.24
C3	N68°44'40" W	167.37	167.40	1033.78
C4	N69°00'00" W	156.87	156.87	978.17
C5	S73°15'00" W	101.20	101.27	690.34
C6	N48°27'00" W	114.89	114.88	716.26
C7	N51°00'40" W	381.20	381.45	2173.81
C8	N62°48'00" W	180.21	180.34	1044.92
C9	N62°39'00" W	905.23	905.56	5145.90
C10	N62°43'00" W	907.27	906.88	5170.98
C11	N67°37'20" W	137.88	137.89	826.20
C12	S69°13'40" W	102.81	102.98	599.24
C13	S58°38'20" W	189.20	189.40	1031.51
C14	N67°47'30" W	172.88	172.13	1011.88
C15	N35°39'00" W	170.55	172.13	1011.88
C16	S68°20'00" W	106.56	107.01	625.27
C17	N72°20'00" W	118.80	118.99	646.80
C18	S26°13'00" W	140.00	140.47	808.85
C20	S41°04'20" W	130.93	139.18	673.54

NOTE: THE PURPOSE OF THIS PLAT IS
 1. RECORD EXISTING LOTS.
 541.96 ACES+ by coordinates
 CURRENT ZONING RS20-L

541.96 ACES+ TOTAL
 by coordinates
 5.41 ACRES+ IN ROAD R/Ws
 12.57 ACRES+ IN RAILROAD R/W'S
 (SOME R/Ws OVERLAP)
 72 ACRES+ IN FLOODPLAIN
 (hatched area)

C and S LAND LLC
 OLD RICHMOND TOWNSHIP
 FORSYTH COUNTY, NC
 PIN #'s - LOT #'s: DEED BOOKS and PAGES LISTED ADJACENTLY
 OWNED BY C and S LAND LLC
 DEED BOOK 3639, PAGE 191
 AUGUST, 2012 to APRIL, 2013
 REVISED MAY 22, 2013 - JULY 30, 2013
 REVISED JUNE 3, 2021 (PREPARE PLAT)
 REVISED SEPTEMBER 8, 2021
 (NEW OWNER INFORMATION)
 GIZINSKI SURVEYING CO F-0820
 727 SALES AVENUE
 WINSTON SALEM, NC 27103
 PHONE/FAX 336-722-0554
 E-MAIL M.GIZINSKI@YAHOO.COM

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 89° 14' 00" W	100.00	101	S 89° 14' 00" W	100.00
2	N 89° 14' 00" W	100.00	102	S 89° 14' 00" W	100.00
3	N 89° 14' 00" W	100.00	103	S 89° 14' 00" W	100.00
4	N 89° 14' 00" W	100.00	104	S 89° 14' 00" W	100.00
5	N 89° 14' 00" W	100.00	105	S 89° 14' 00" W	100.00
6	N 89° 14' 00" W	100.00	106	S 89° 14' 00" W	100.00
7	N 89° 14' 00" W	100.00	107	S 89° 14' 00" W	100.00
8	N 89° 14' 00" W	100.00	108	S 89° 14' 00" W	100.00
9	N 89° 14' 00" W	100.00	109	S 89° 14' 00" W	100.00
10	N 89° 14' 00" W	100.00	110	S 89° 14' 00" W	100.00
11	N 89° 14' 00" W	100.00	111	S 89° 14' 00" W	100.00
12	N 89° 14' 00" W	100.00	112	S 89° 14' 00" W	100.00
13	N 89° 14' 00" W	100.00	113	S 89° 14' 00" W	100.00
14	N 89° 14' 00" W	100.00	114	S 89° 14' 00" W	100.00
15	N 89° 14' 00" W	100.00	115	S 89° 14' 00" W	100.00
16	N 89° 14' 00" W	100.00	116	S 89° 14' 00" W	100.00
17	N 89° 14' 00" W	100.00	117	S 89° 14' 00" W	100.00
18	N 89° 14' 00" W	100.00	118	S 89° 14' 00" W	100.00
19	N 89° 14' 00" W	100.00	119	S 89° 14' 00" W	100.00
20	N 89° 14' 00" W	100.00	120	S 89° 14' 00" W	100.00
21	N 89° 14' 00" W	100.00	121	S 89° 14' 00" W	100.00
22	N 89° 14' 00" W	100.00	122	S 89° 14' 00" W	100.00
23	N 89° 14' 00" W	100.00	123	S 89° 14' 00" W	100.00
24	N 89° 14' 00" W	100.00	124	S 89° 14' 00" W	100.00
25	N 89° 14' 00" W	100.00	125	S 89° 14' 00" W	100.00
26	N 89° 14' 00" W	100.00	126	S 89° 14' 00" W	100.00
27	N 89° 14' 00" W	100.00	127	S 89° 14' 00" W	100.00
28	N 89° 14' 00" W	100.00	128	S 89° 14' 00" W	100.00
29	N 89° 14' 00" W	100.00	129	S 89° 14' 00" W	100.00
30	N 89° 14' 00" W	100.00	130	S 89° 14' 00" W	100.00
31	N 89° 14' 00" W	100.00	131	S 89° 14' 00" W	100.00
32	N 89° 14' 00" W	100.00	132	S 89° 14' 00" W	100.00
33	N 89° 14' 00" W	100.00	133	S 89° 14' 00" W	100.00
34	N 89° 14' 00" W	100.00	134	S 89° 14' 00" W	100.00
35	N 89° 14' 00" W	100.00	135	S 89° 14' 00" W	100.00
36	N 89° 14' 00" W	100.00	136	S 89° 14' 00" W	100.00
37	N 89° 14' 00" W	100.00	137	S 89° 14' 00" W	100.00
38	N 89° 14' 00" W	100.00	138	S 89° 14' 00" W	100.00
39	N 89° 14' 00" W	100.00	139	S 89° 14' 00" W	100.00
40	N 89° 14' 00" W	100.00	140	S 89° 14' 00" W	100.00
41	N 89° 14' 00" W	100.00	141	S 89° 14' 00" W	100.00
42	N 89° 14' 00" W	100.00	142	S 89° 14' 00" W	100.00
43	N 89° 14' 00" W	100.00	143	S 89° 14' 00" W	100.00
44	N 89° 14' 00" W	100.00	144	S 89° 14' 00" W	100.00
45	N 89° 14' 00" W	100.00	145	S 89° 14' 00" W	100.00
46	N 89° 14' 00" W	100.00	146	S 89° 14' 00" W	100.00
47	N 89° 14' 00" W	100.00	147	S 89° 14' 00" W	100.00
48	N 89° 14' 00" W	100.00	148	S 89° 14' 00" W	100.00
49	N 89° 14' 00" W	100.00	149	S 89° 14' 00" W	100.00
50	N 89° 14' 00" W	100.00	150	S 89° 14' 00" W	100.00

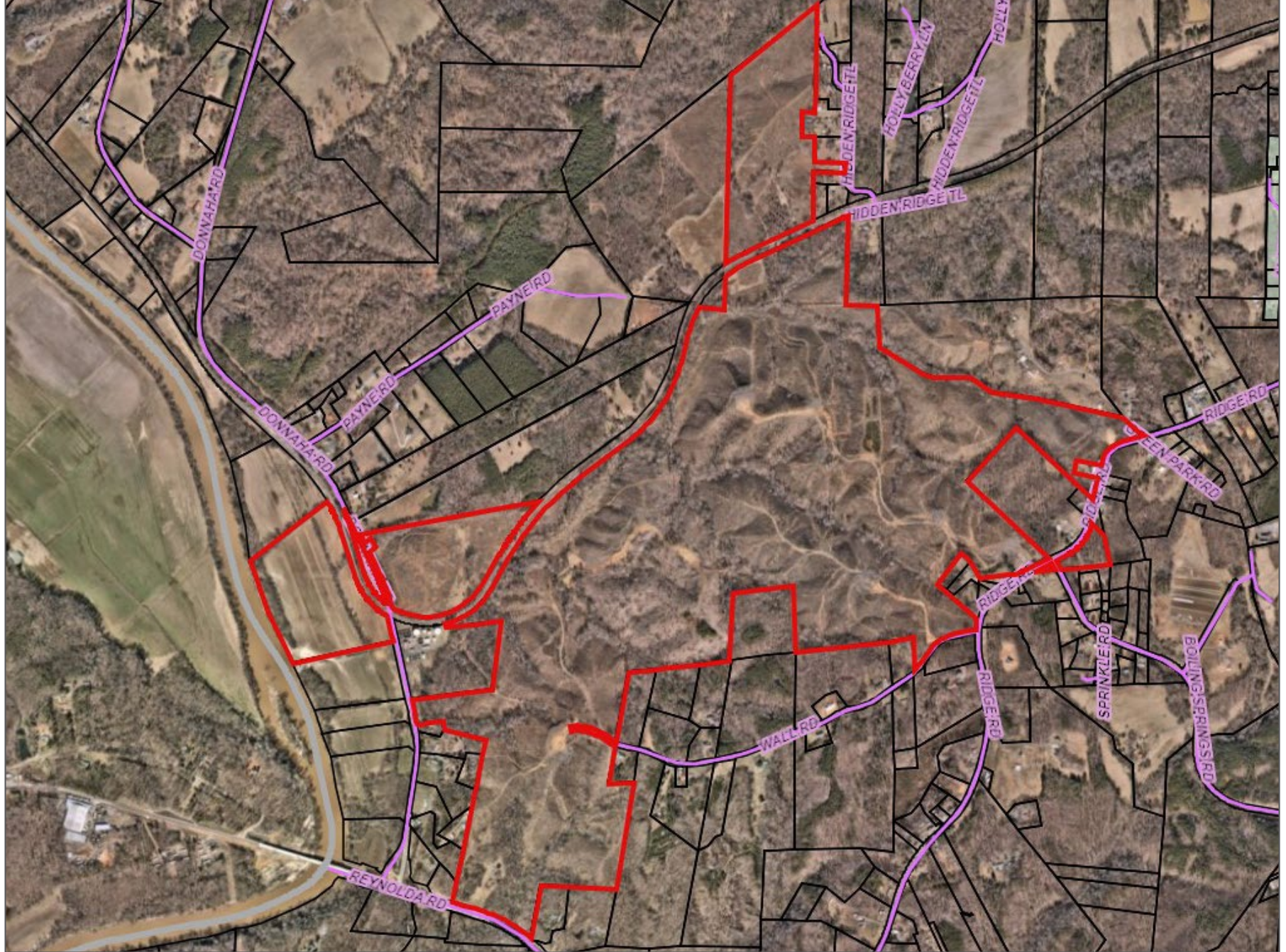
REYNOLDA ROAD, DONNAHA ROAD,
 RIDGE ROAD, WALL ROAD,
 HIDDEN RIDGE TRAIL.

Tobaccoville, North Carolina

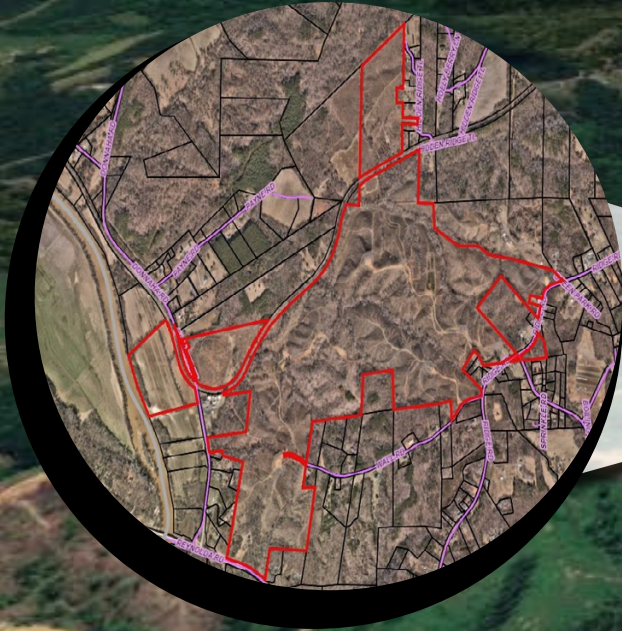
9923 Reynolda Rd.

NAI Piedmont Triad

AERIAL MAP #1



AERIAL MAP #2



9923 Reynolda Rd

Riverwood Therapeutic Riding Center

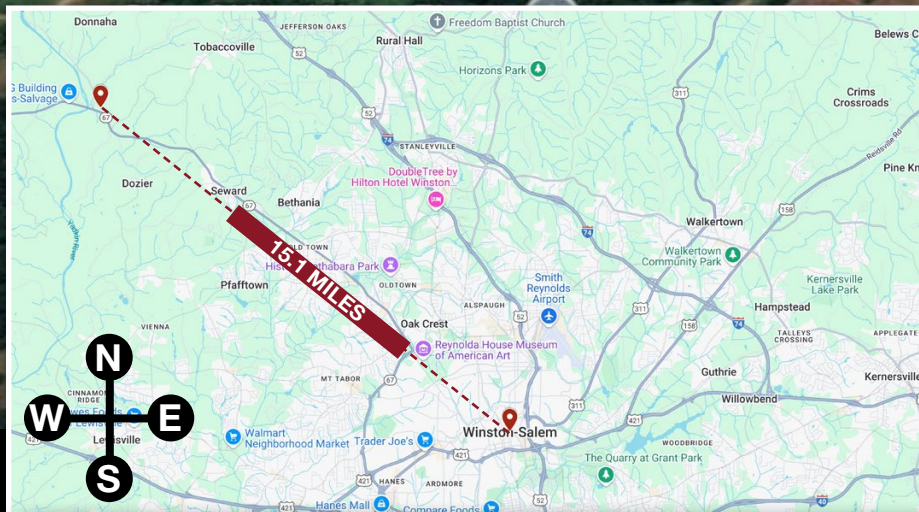
Donnaha yadkin river access

Donnaha Park River Access

Donnaha River Access

Yadkin River

Yadkin River



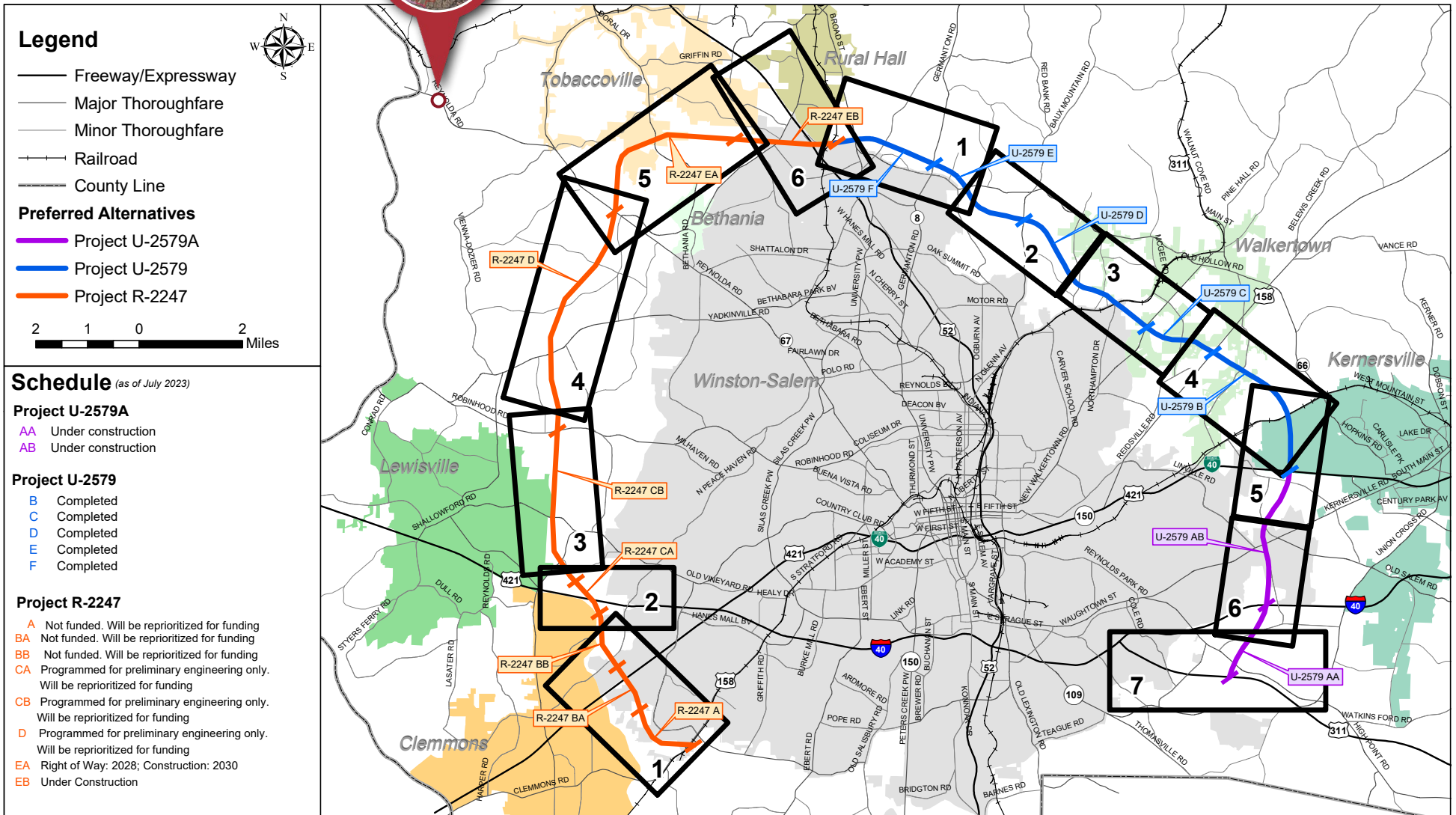
26 min (15.1 miles) to Winston-Salem, NC
via NC-67 E/Reynolda Rd. (Tobaccoville, NC and University Pkwy (Winston-Salem, NC))

WINSTON-SALEM NORTHERN BELTWAY



Winston-Salem Northern Beltway

Project R-2247, Project U-2579, and Project U-2579A



NC CAROLINA CORE YOUR NEXT BIG MOVE

THINK IT.

MAKE IT.

MOVE IT.

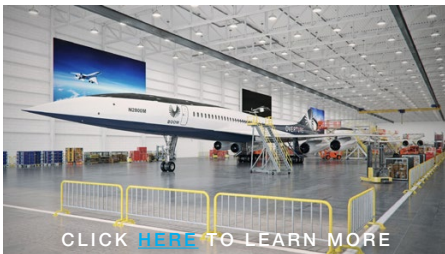


The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have announced plans to make the **Carolina Core** their next big move.



ECONOMIC DEVELOPMENT



Location	PTI Airport, Greensboro NC
Jobs	1,761
Product Type	Overture Supersonic Jetliner
Total Investment	\$500 Million
Distance	37.5 Miles



Location	Greensboro-Randolph Megasite, NC
Jobs	5000 Employees
Product Type	Electric Vehicle Batteries
Total Investment	\$13.9 Billion
Distance	57.8 Miles



Location	Chatham Advanced Manufacturing Site near Siler City, NC
Jobs	1,805 Employees
Product Type	Semiconductors
Total Investment	\$5 Billion
Distance	71.7 Miles



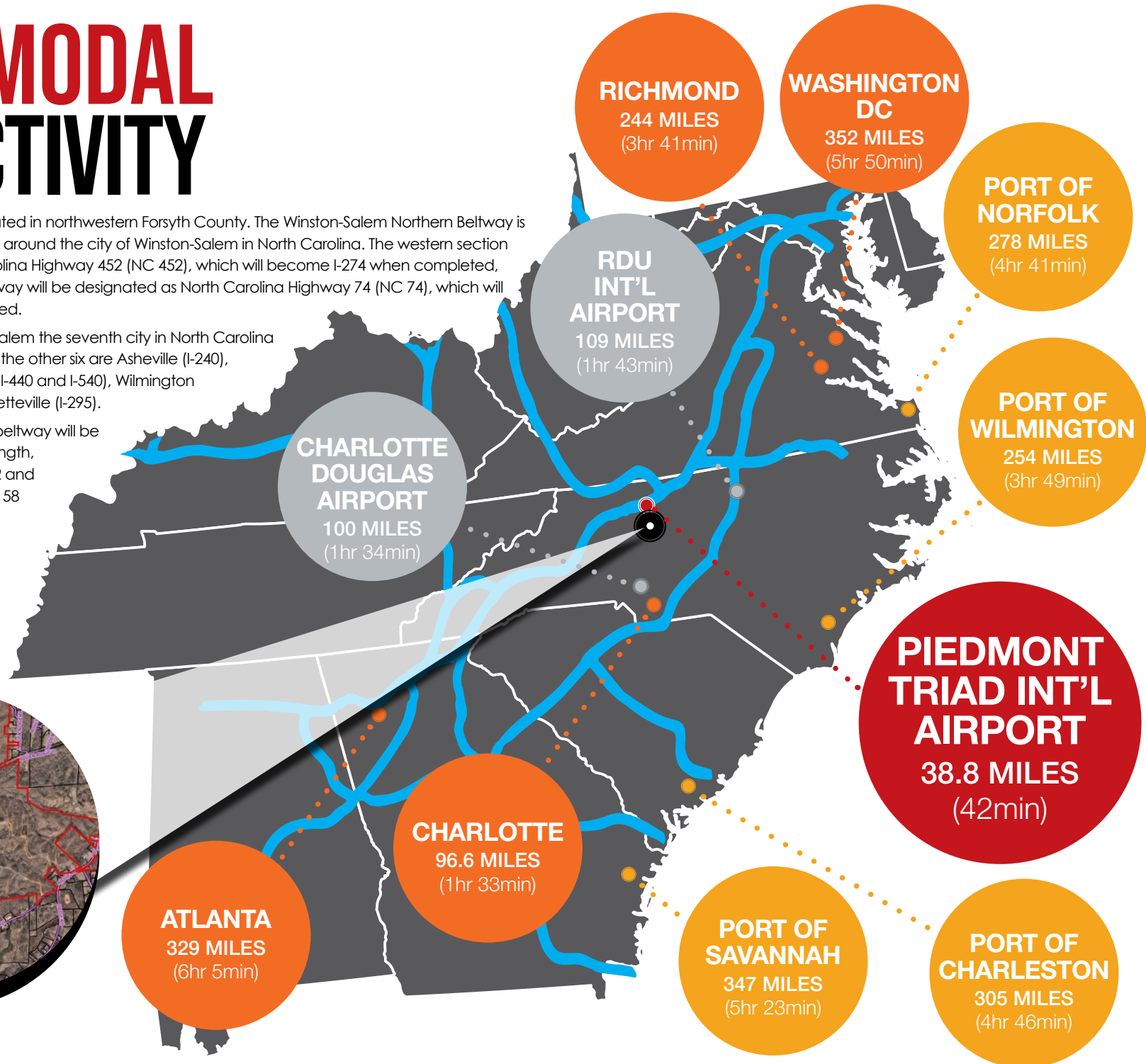
Location	Chatham County, NC
Jobs	7,500
Product Type	Electric Vehicles
Total Investment	\$4 Billion
Distance	97.7 Miles

MULTI-MODAL CONNECTIVITY

Tobaccoville, North Carolina, is located in northwestern Forsyth County. The Winston-Salem Northern Beltway is a partially completed freeway loop around the city of Winston-Salem in North Carolina. The western section has been designated as North Carolina Highway 452 (NC 452), which will become I-274 when completed, and the eastern section of the beltway will be designated as North Carolina Highway 74 (NC 74), which will become part of I-74 when completed.

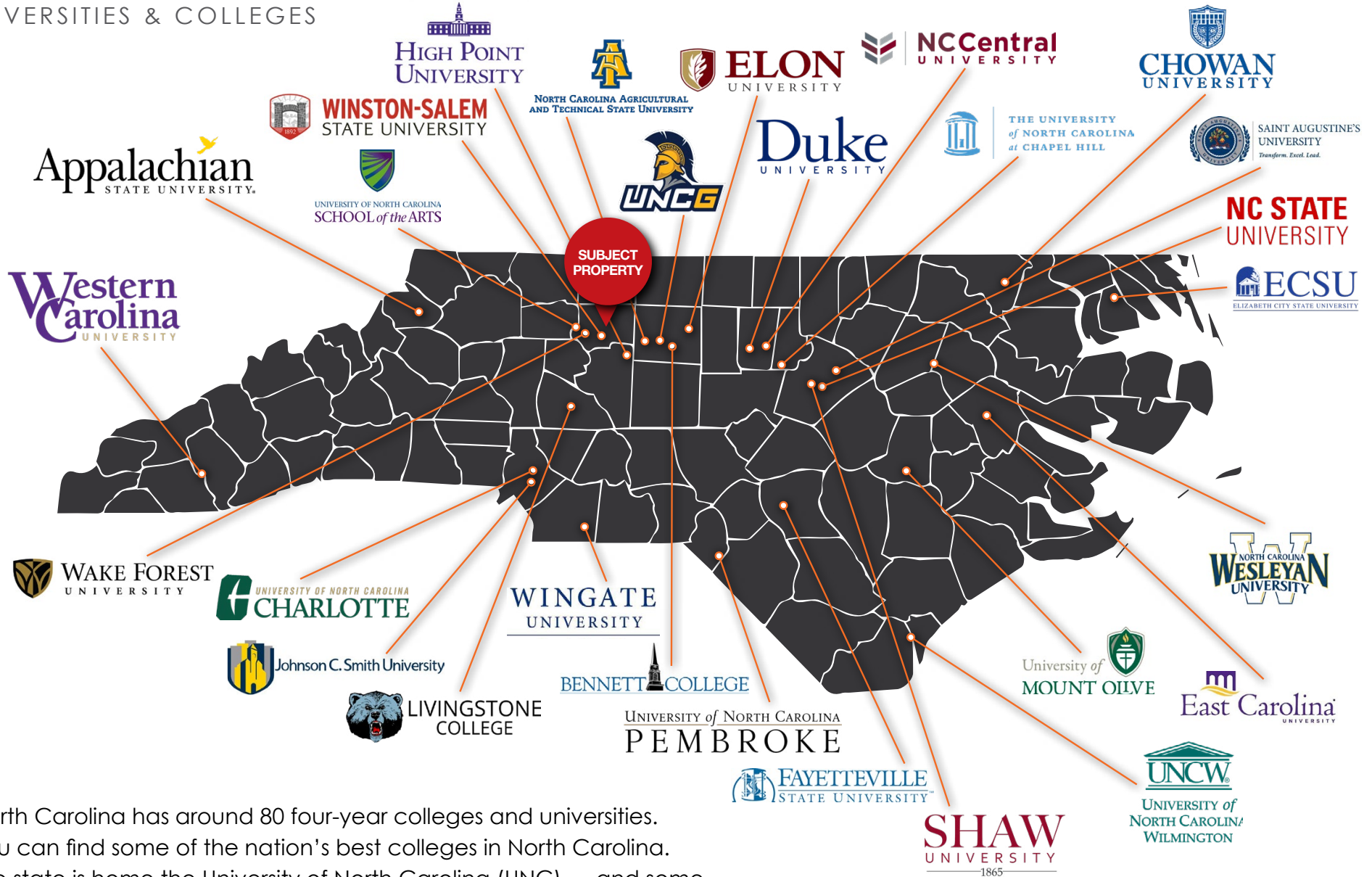
The beltway would make Winston-Salem the seventh city in North Carolina have a full or partial Interstate loop; the other six are Asheville (I-240), Charlotte (I-485 and I-277), Raleigh (I-440 and I-540), Wilmington (I-140), Greensboro (I-840), and Fayetteville (I-295).

When completed as planned, the beltway will be approximately 30 miles (48 km) in length, beginning in the east at I-74/NC 192 and ending in the west at U.S. Highway 158 (US 158). The beltway would serve as a freeway connector for the suburban communities of Walkertown, Stanleyville, Rural Hall, Tobaccoville, Pfafftown, Lewisville, and Clemmons and would serve as a possible bypass for US 158 and US 52.



REGIONAL EDUCATION

UNIVERSITIES & COLLEGES



North Carolina has around 80 four-year colleges and universities. You can find some of the nation's best colleges in North Carolina. The state is home the University of North Carolina (UNC) — and some of the top private research institutions in the U.S., like Duke University.

NAI Piedmont Triad

COMMERCIAL REAL ESTATE SERVICES

BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION



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