

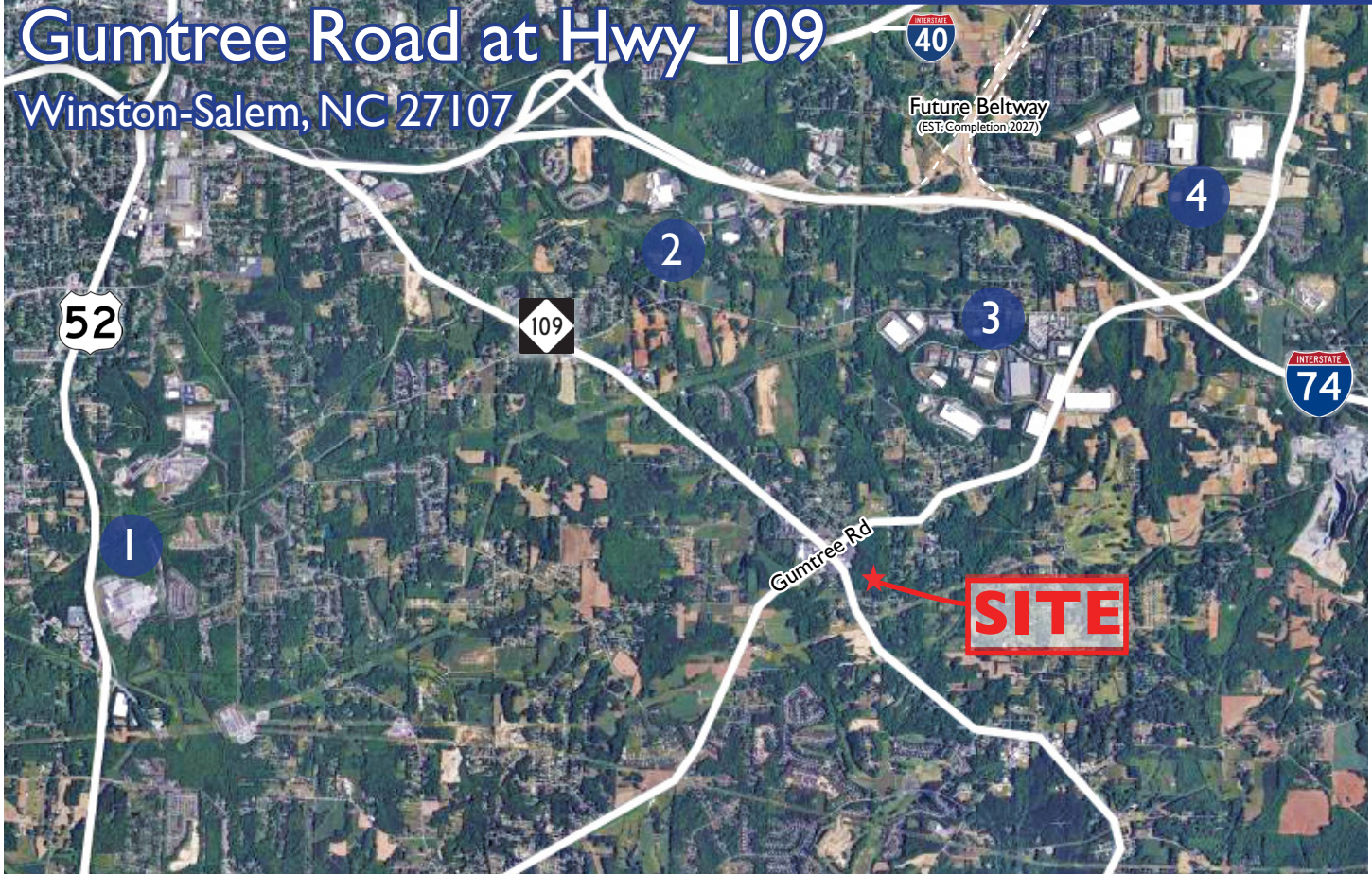
M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

49± AC Development Opportunity

Gumtree Road at Hwy 109

Winston-Salem, NC 27107



1

2

3

4



DRIVE TIMES

➔ PTI	24 min
➔ Smith Reynolds	16 min
➔ Charlotte	1 hr. 15 min
➔ Raleigh	1 hr. 24 min

Piedmont Triad Industrial Center

EcoLab
Netceed

Center 311 Business Park

Corning Cable Plant
Modern Machine & Metal
Avid Solutions
Krispy Kreme
Tarheel Paper Supply

Union Cross Business Park

Pepsi Bottling Ventures
BekaertDeslee
Liberty Hardware
Polyvlies
ORBIS RPM
Waste Management

Winston-Salem Alliance Technology Park

Ziehl Abegg (2024)
Caterpillar
Herbalife
Bunzl
Southern Carlson

For more information:

John L. Ruffin, CCIM

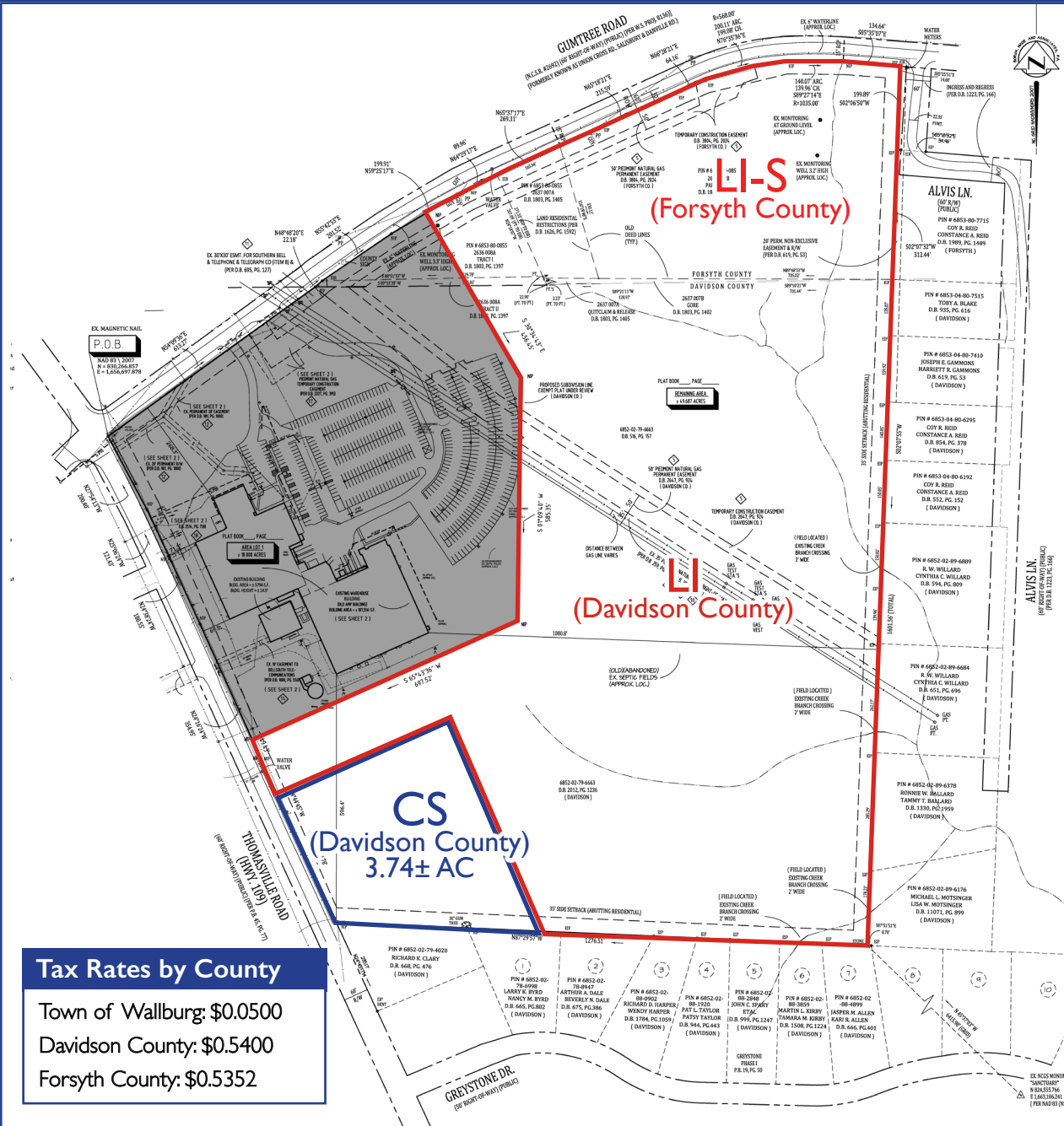
jruffin@meridianrealty.com

336.480.2081

FOR SALE: \$4,500,000

WWW.MERIDIANREALTY.COM

Site Plan



Tax Rates by County

Town of Wallburg: \$0.0500

Davidson County: \$0.5400

Forsyth County: \$0.5352

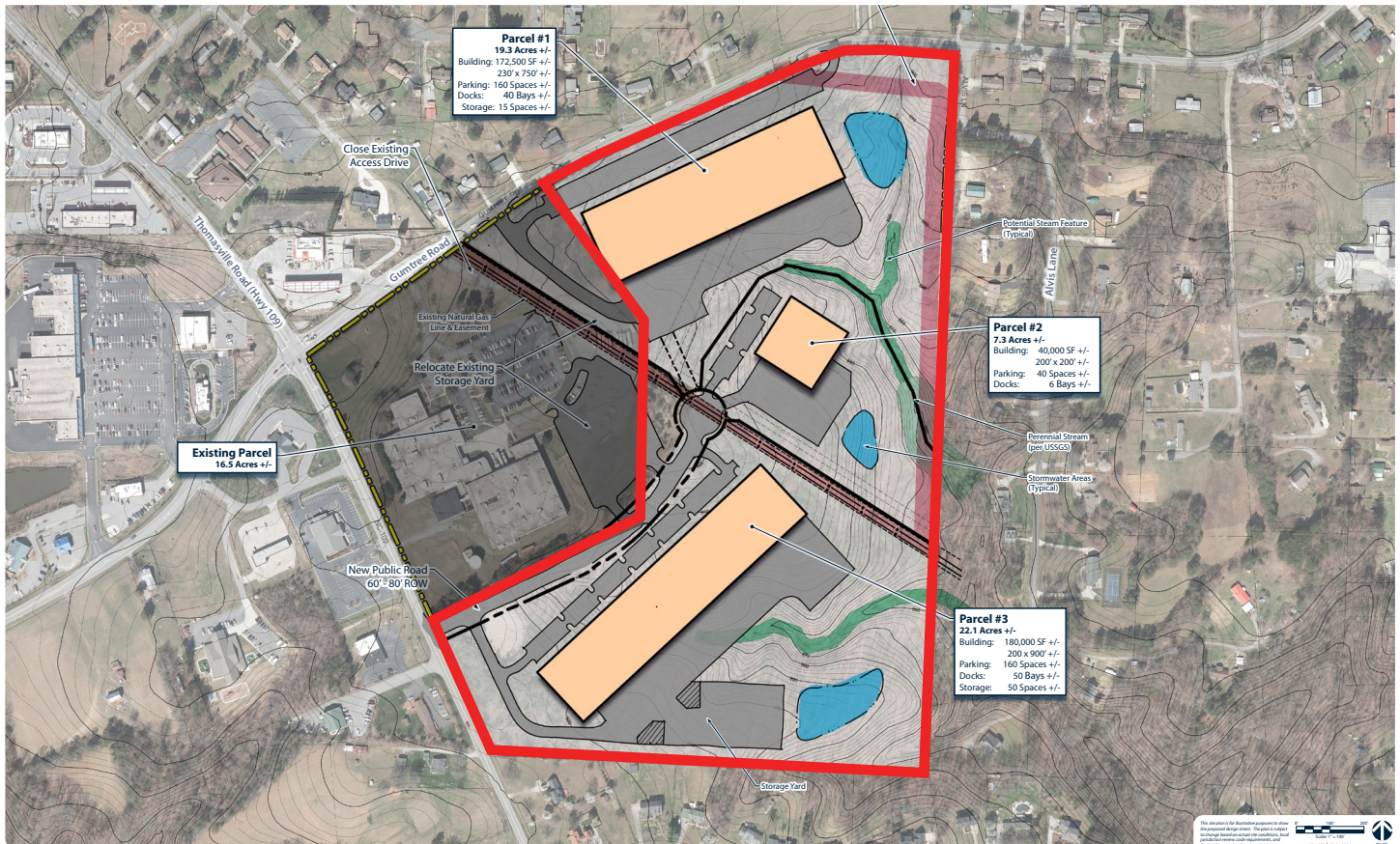
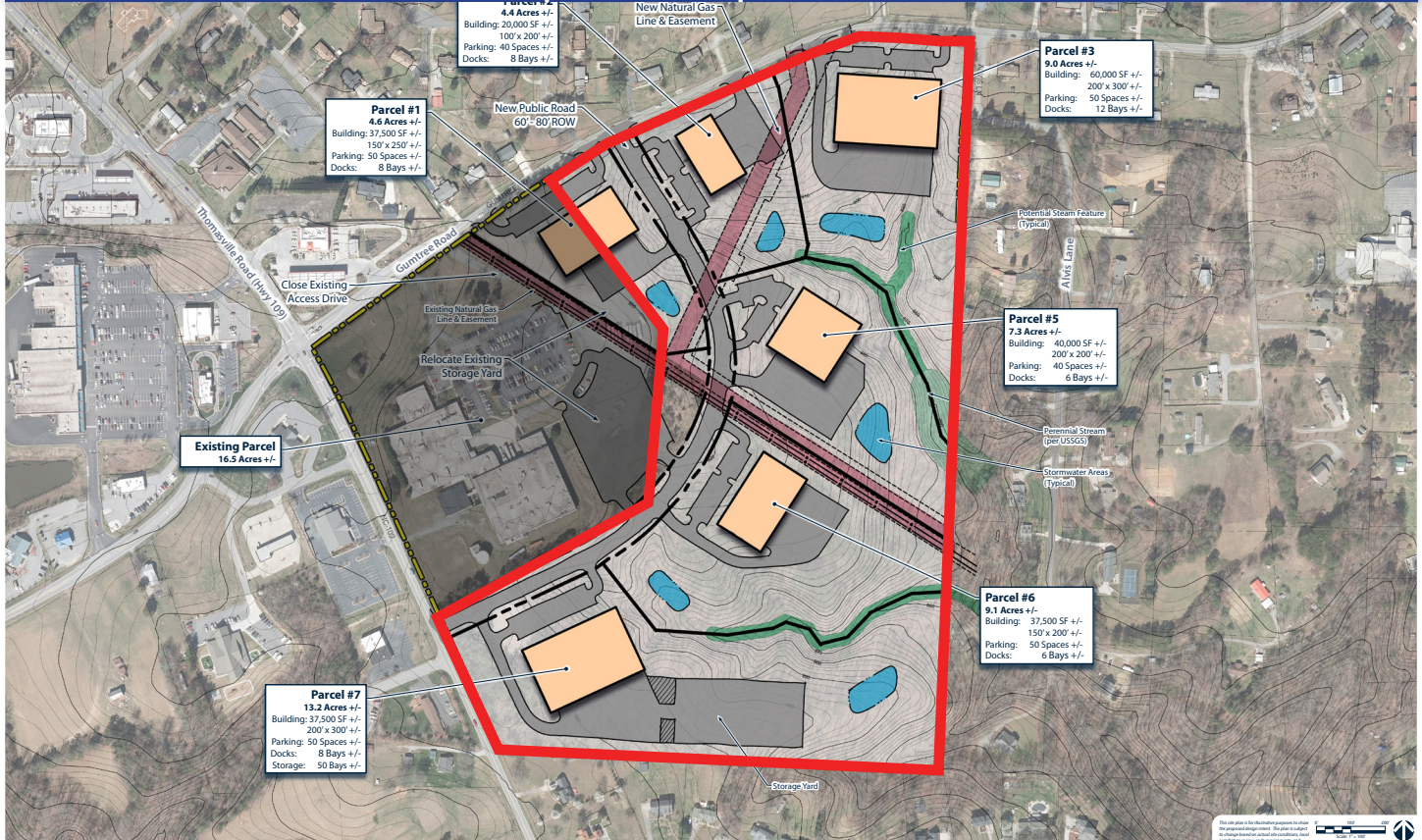
Piedmont Triad Demographics (2025)

	Total Population	1,748,361
	Households:	723,340
	Average HH Income	\$92,119
	Unemployment Rate	4.3%
	Total Employees	797,036
	Manufacturing Employees:	15.0%
	*Second largest in the Piedmont Triad.	

Three-Mile Radius Demographics (2025)

	Total Population	16,274
	Households	6,580
	Median HH Income	\$103,176

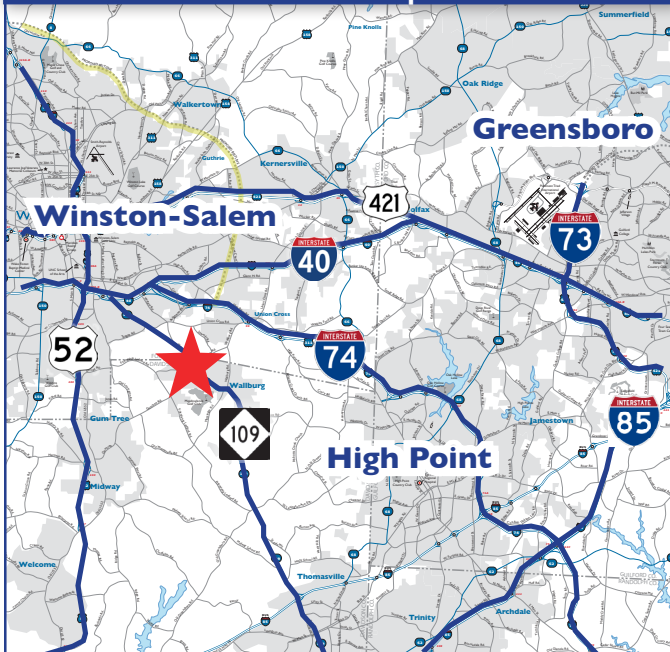
Sample Development Plans



Topography / Utilities



Triad Map



East Coast Radius Map



No warranty or representation (express or implied) is made as to the accuracy or completeness of the information set forth herein. All information is submitted subject to errors, omissions, change of price, prior lease or sale, and withdrawal without notice. All marketing material produced by the Meridian Realty Group is proprietary. Any reproduction is expressly prohibited.



THE MERIDIAN REALTY GROUP | 147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101

P 336.722.1986 | F 336.723.3173

WWW.MERIDIANREALTY.COM