

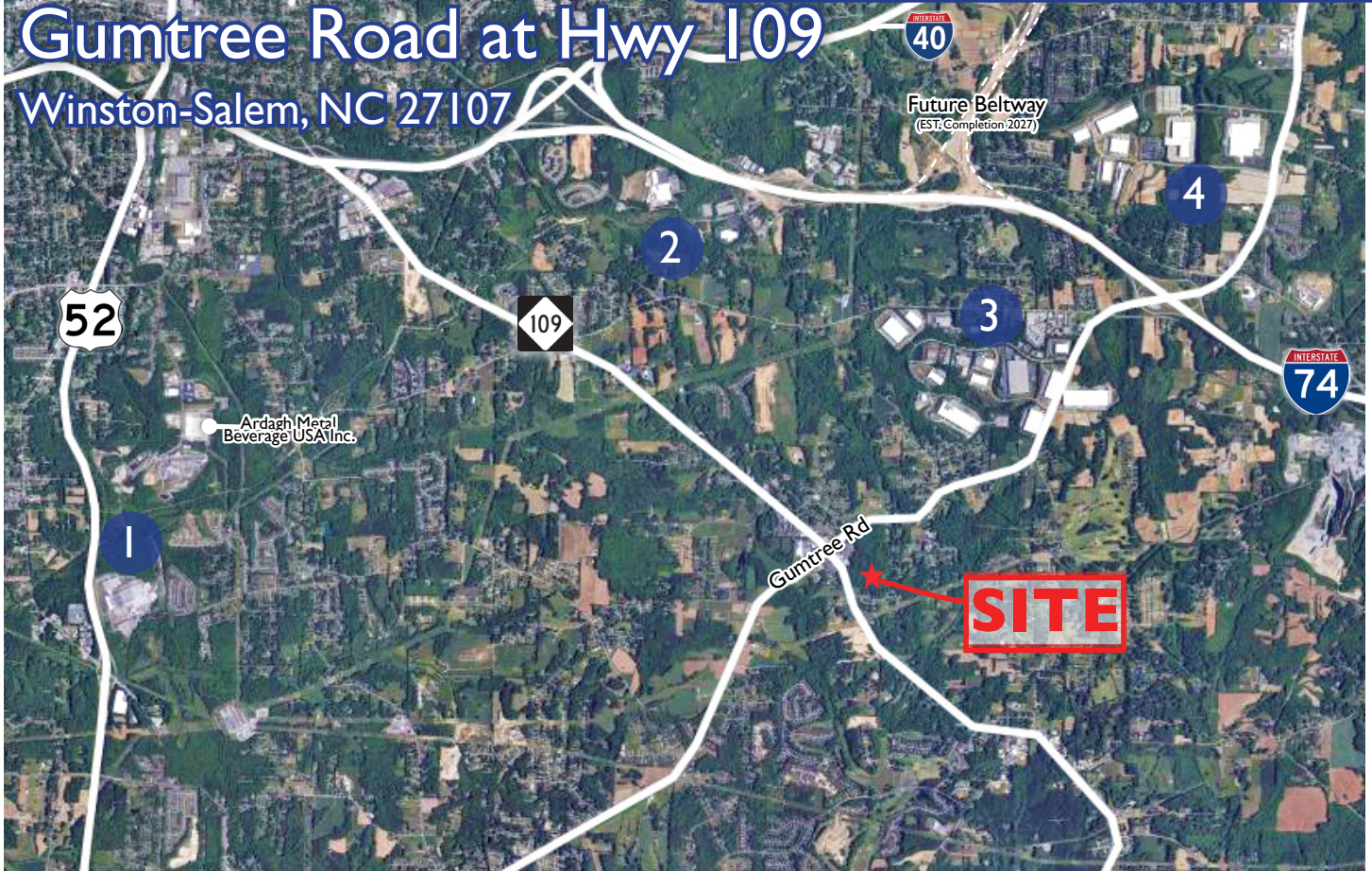
M E R I D I A N

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
Green Resource

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:

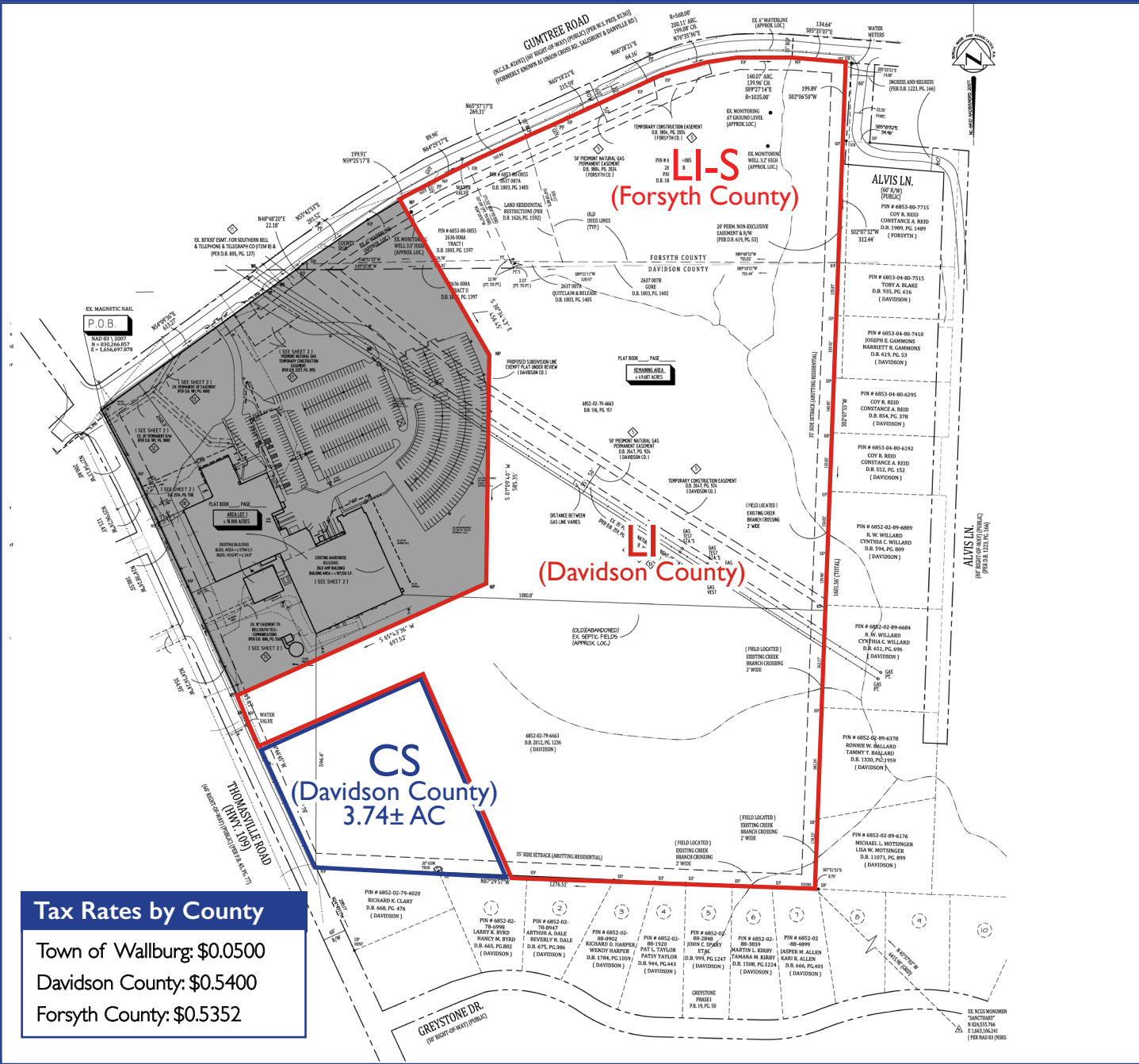
**John L. Ruffin, CCIM**

Jruffin@meridianrealty.com

336.480.2081

**FOR SALE: \$4,500,000**

# Site Plan



Tax Rates by County	
Town of Wallburg:	\$0.0500
Davidson County:	\$0.5400
Forsyth County:	\$0.5352

**CS**  
(Davidson County)  
3.74± AC

**LI-S**  
(Forsyth County)

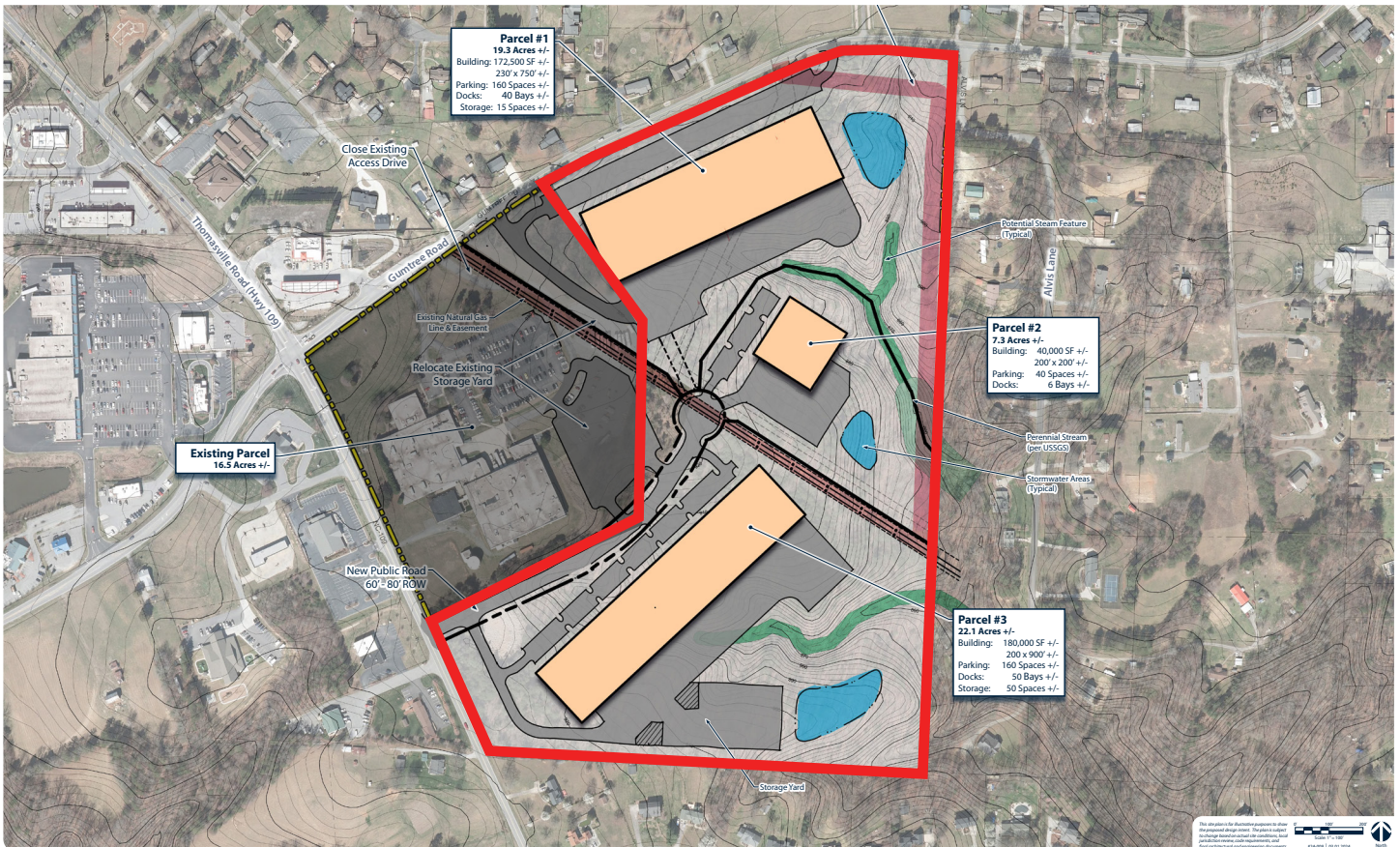
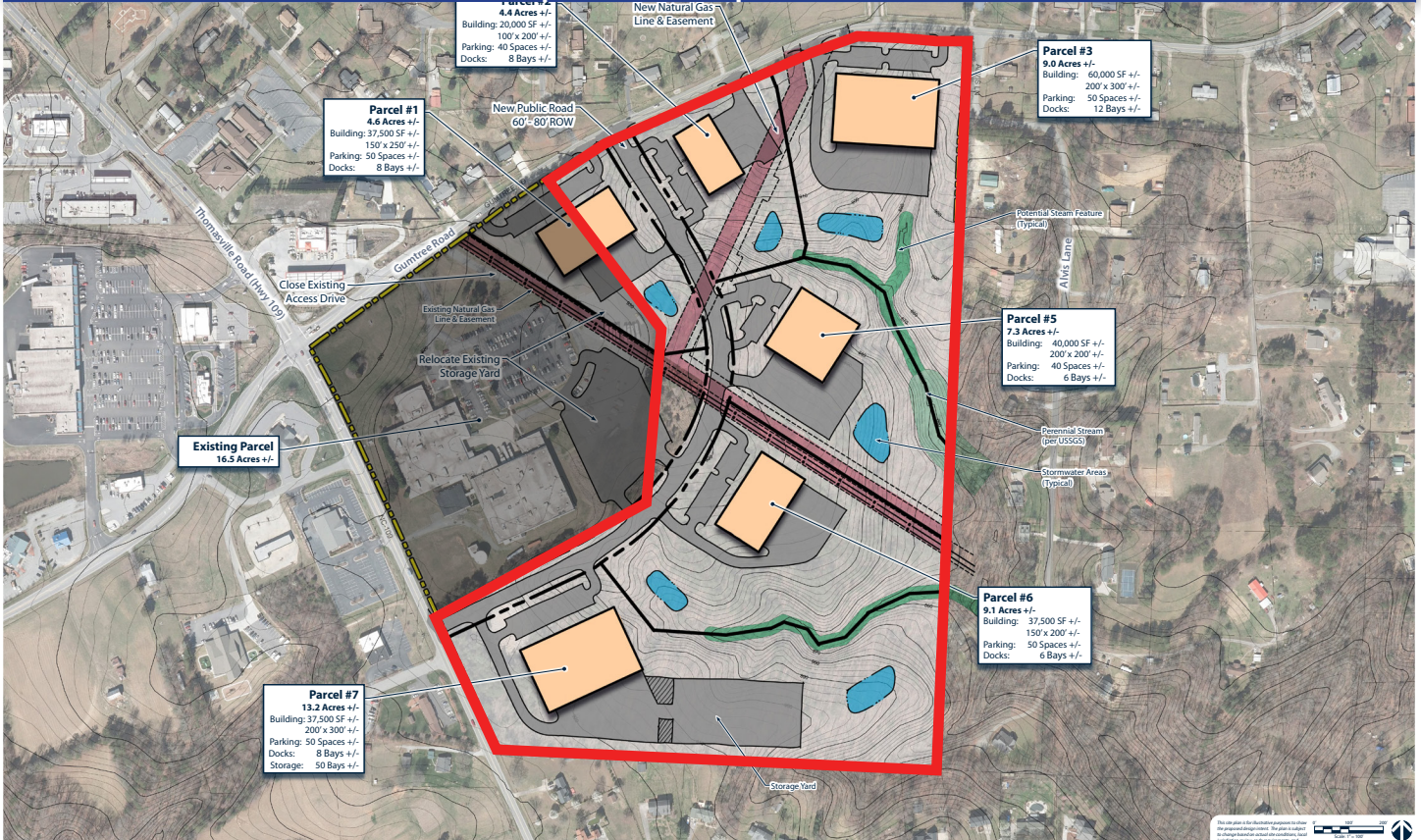
(Davidson County)

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



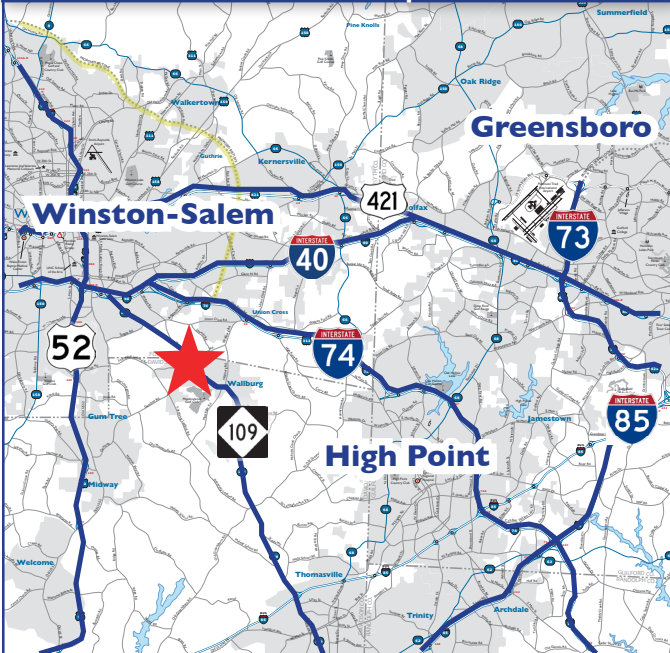
## Topography / Utilities



### LEGEND

- TOPO.
- WATER
- SEWER
- GAS

### Triad Map



### East Coast Radius Map



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