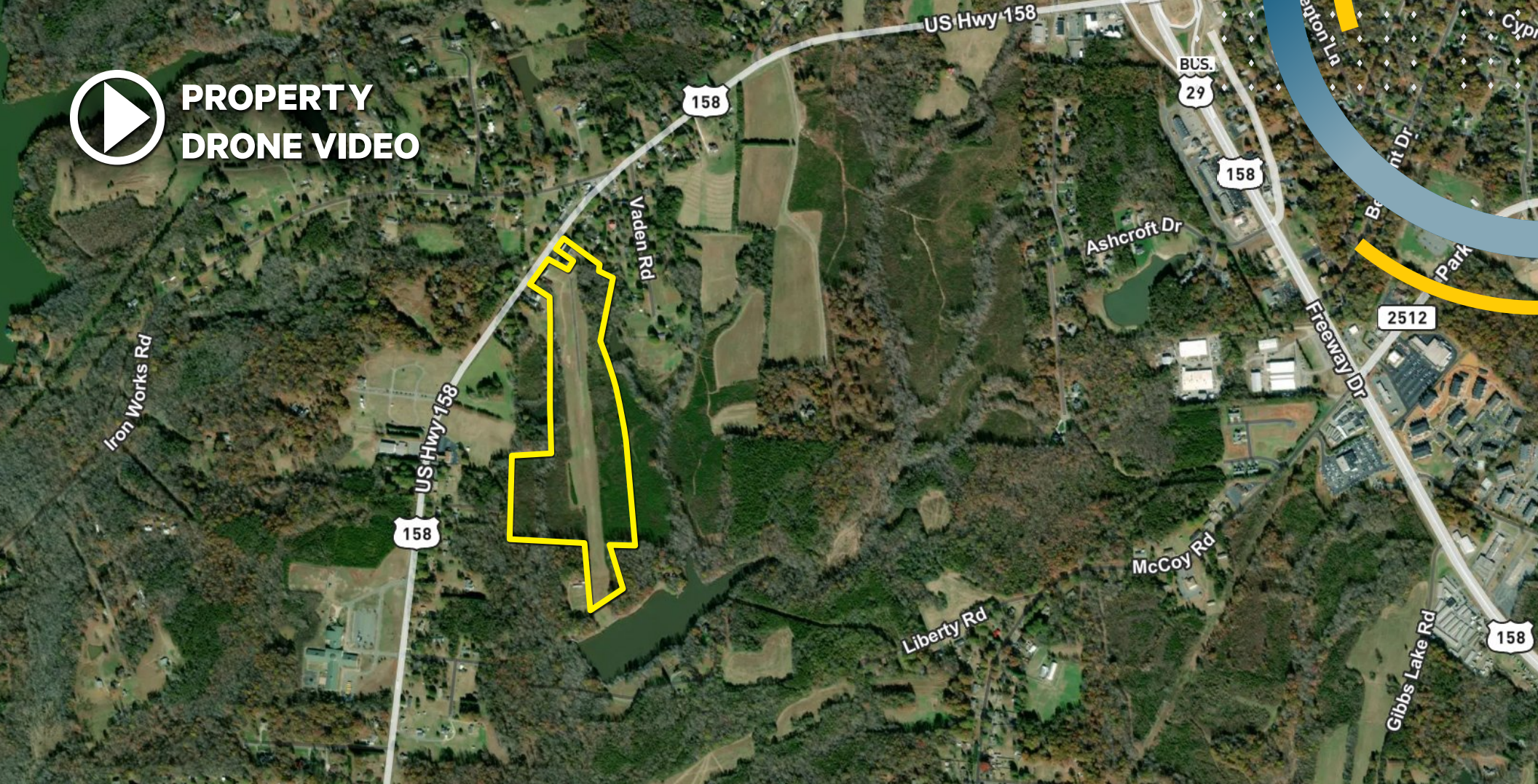




**PROPERTY
DRONE VIDEO**



FOR SALE

WARF AIRPORT REIDSVILLE, NC

7708-7710 & 7732 US-158 • REIDSVILLE, NC 27320

CBRE

WARF AIRPORT REIDSVILLE, NC

Privately held and publicly used airport with adjoining land available for sale. Site consists of 2 parcels totaling approximately 43± acres located on US-158 in Reidsville (Rockingham County) with easy access to US-29 and Highway 87.

- **Site Size:** Approximately 43± Acres
- **Parcel Numbers:** 142474 & 142255
- **Zoning:** RA/RP (Residential Agricultural & Residential Protected)
- **Frontage:** 522' frontage on US-158
- **Water:** Nearby (on US-158)
- **Asking Price:** \$18,500/Acre
- **Lot 1: 7708-7710 US-158:** Lot adjoining property at north end with rental mobile home and large steel/concrete enclosed hangar (includes ½ bath and heat). Great for renting for small commercial trades.
- **Lot 2: 7732 US-158:** Warf Airport NR33 (formerly 6A5). Multiple buildings on site (zoned for 2 businesses currently). Includes 15 open air T hangars, ¼ mile paved runway and ¼ mile turf. Property fronts Highway 158 with 522' road frontage. Ideal for redevelopment or could be a hobby with income potential.
- Close proximity to new 158,000 SF Farmina Pet Food facility in Reidsville Industrial Park

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	760	11,449	22,647
HOUSEHOLDS	359	5,159	9,848
AVERAGE HH INCOME	\$91,929	\$66,290	\$63,374
DAYTIME POPULATION	1,015	12,816	25,453

TRAFFIC COUNTS	
US-29 BYPASS	26,500 VPD
US-29 BUSINESS	8,900 VPD
US-158	7,900 VPD

Source: ESRI Demographics & NC DOT

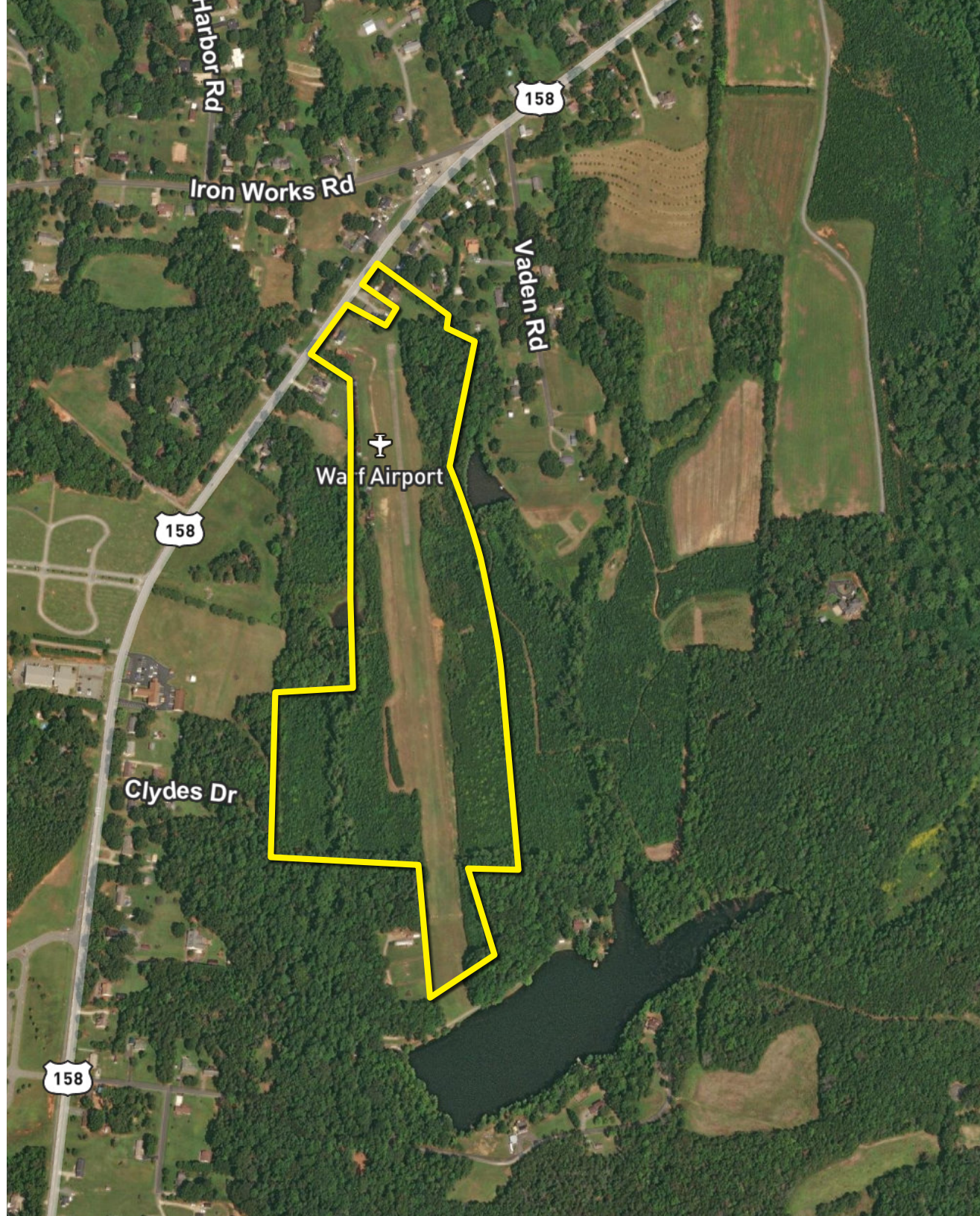


PHOTO GALLERY



Inside of concrete hanger built originally for Beechcraft King Air planes



Inside of concrete hanger built originally for Beechcraft King Air planes



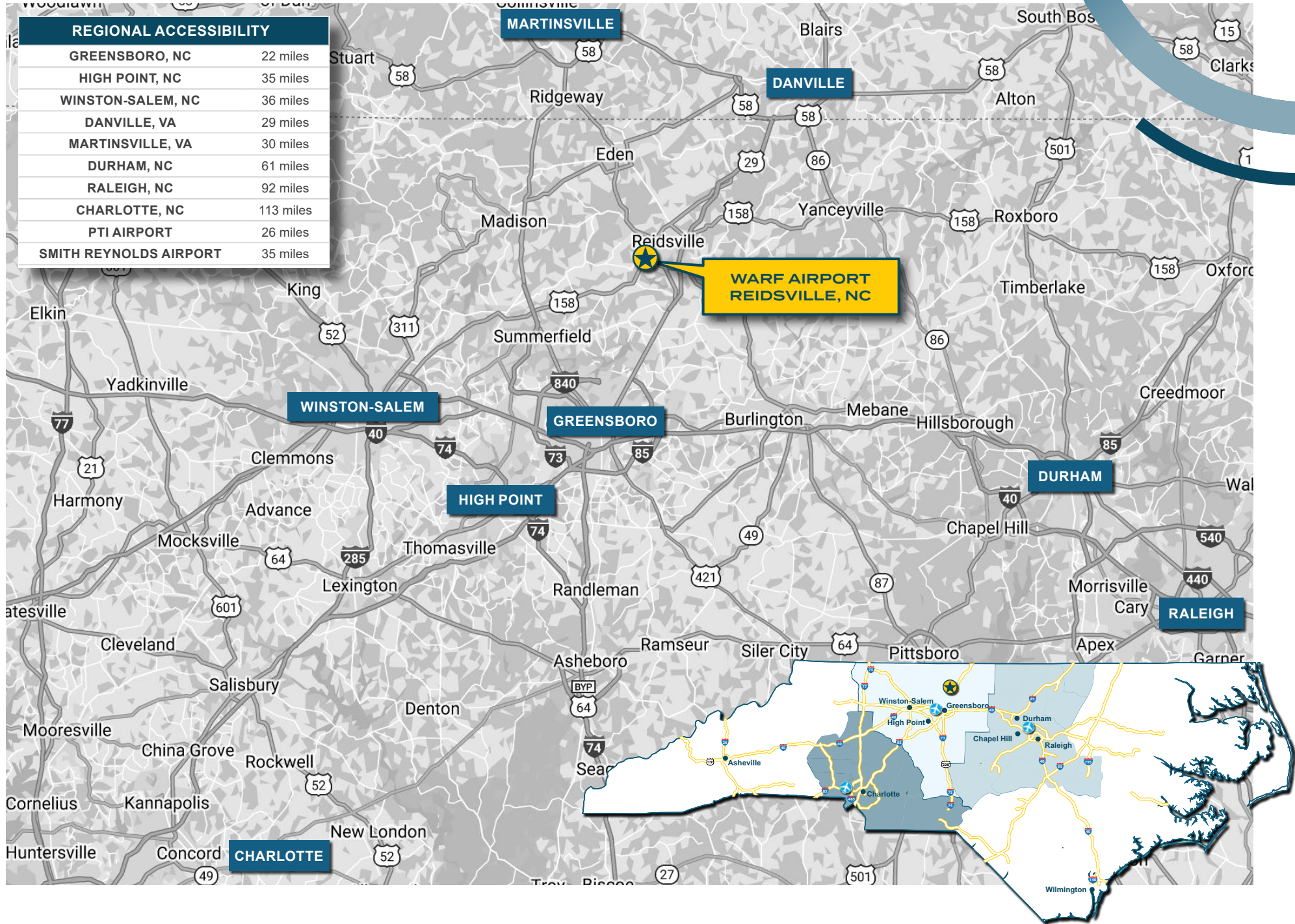
Aerial view of runway



Large hanger barn

LOCATION OVERVIEW

REGIONAL ACCESSIBILITY	
GREENSBORO, NC	22 miles
HIGH POINT, NC	35 miles
WINSTON-SALEM, NC	36 miles
DANVILLE, VA	29 miles
MARTINSVILLE, VA	30 miles
DURHAM, NC	61 miles
RALEIGH, NC	92 miles
CHARLOTTE, NC	113 miles
PTI AIRPORT	26 miles
SMITH REYNOLDS AIRPORT	35 miles



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CONTACT US

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**It is specifically understood by the parties hereto that Lydia Whitley is an employee of CBRE, Inc a licensed real estate broker, and that he/she (or someone related by blood or marriage or someone with whom he/she has a special relationship) has a legal or beneficial interest in the property that is the subject of this transaction.*

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