

O F F E R I N G M E M O R A N D U M

9923 REYNOLDA RD

TOBACCOVILLE, NORTH CAROLINA

541.96 ACRES OF PRIME DEVELOPMENT LAND FOR SALE

NAI Piedmont Triad
Commercial Real Estate Services, World Wide

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SUPPORT

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Administrative Coordinator | NAI Piedmont Triad
- **Beth Nixon**
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 Tobaccoville, 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
- **Utilities:** Abundant public water supply from the City of King.
- **Access Points:** Multiple ingress and egress options across Wall, Donnaha, Reynolda 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 Tobaccoville 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 Tobaccoville Area Plan - <https://nc-winston-salem.civicplus.com/DocumentCenter/View/2342/Tobaccoville-Area-Plan-Update-PD>

SPECIFICATIONS

HIGHLIGHTS

- 541.96 Acres of Prime Development Land in Tobaccoville, 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 -Tobaccoville, 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 Tobaccoville 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*

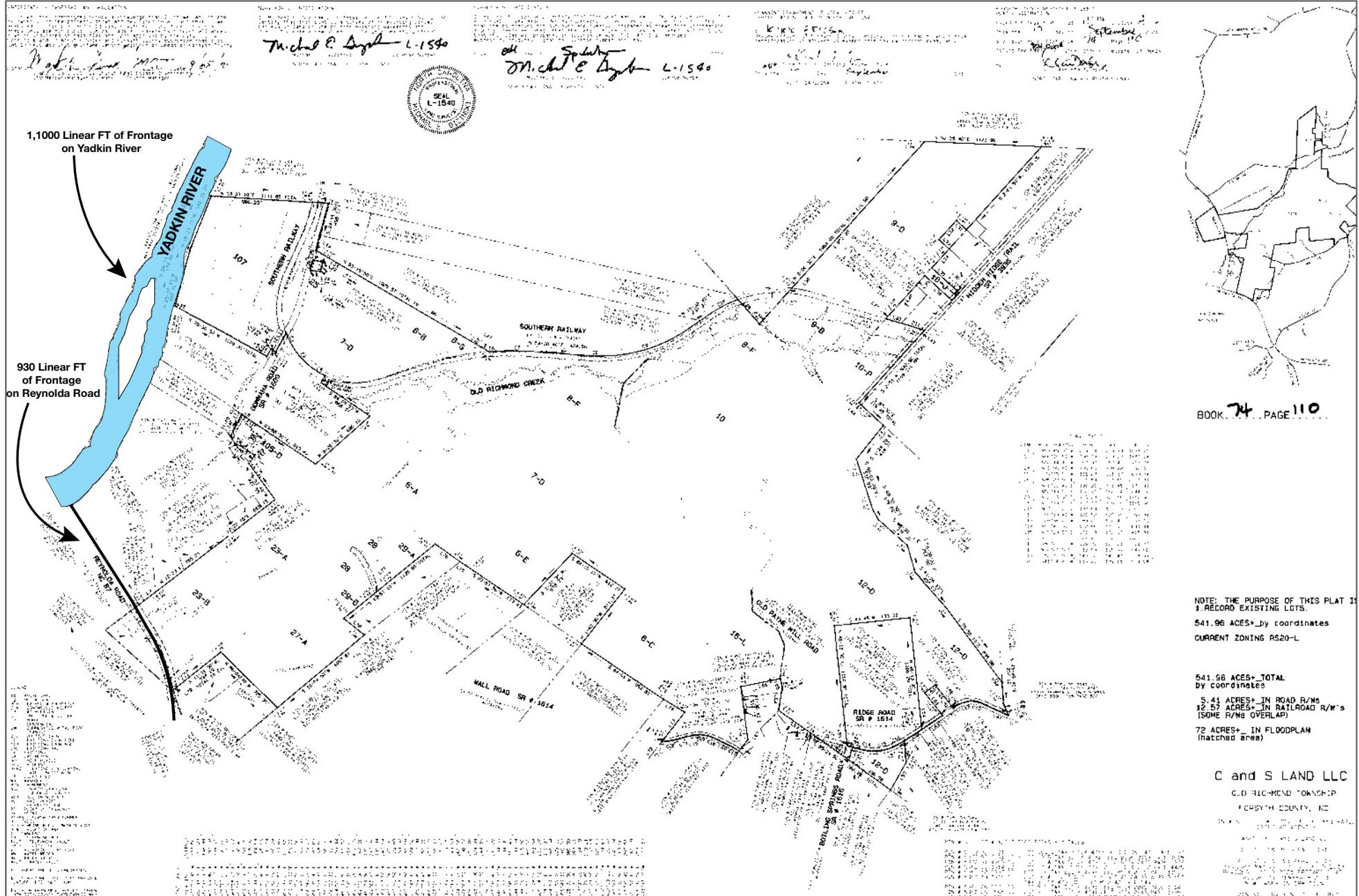


Tobaccoville, North Carolina

9923 Reynolda Rd.

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SURVEY



BOOK 74 PAGE 110

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

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

C and S LAND LLC

C.D. RICHMOND TOWNSHIP

FOSBYTH COUNTY, NC

SEP 11 2011

11:00 AM

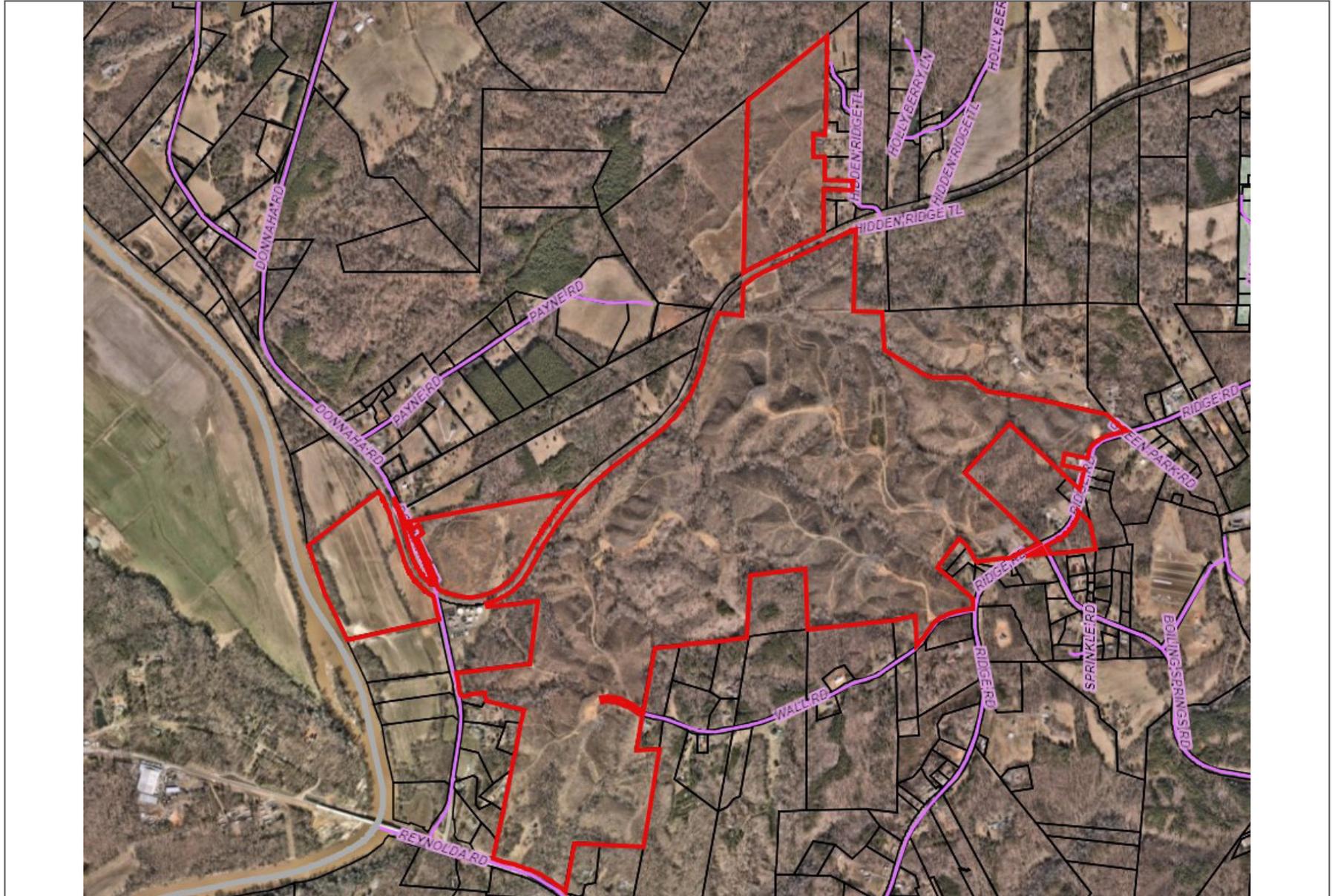
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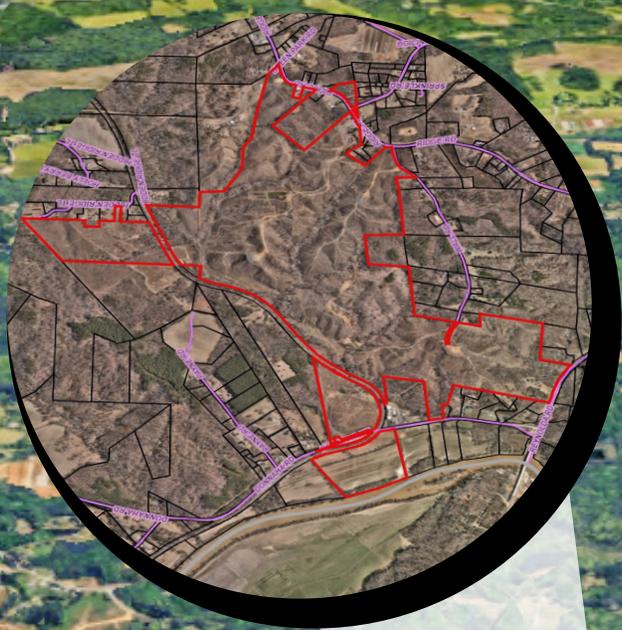
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AERIAL *map 1*



AERIAL *map 2*



WINSTON-SALEM, NC
±16 Miles From Site (30 Mins)

Reynolda Road

City of King
Water Plant

Yadkin River



LOCATION & ACCESSIBILITY	
WINSTON OUTER LOOP.....	4.5 MILES
 INTERSTATE 40.....	17 MILES
 INTERSTATE 85.....	42 MILES

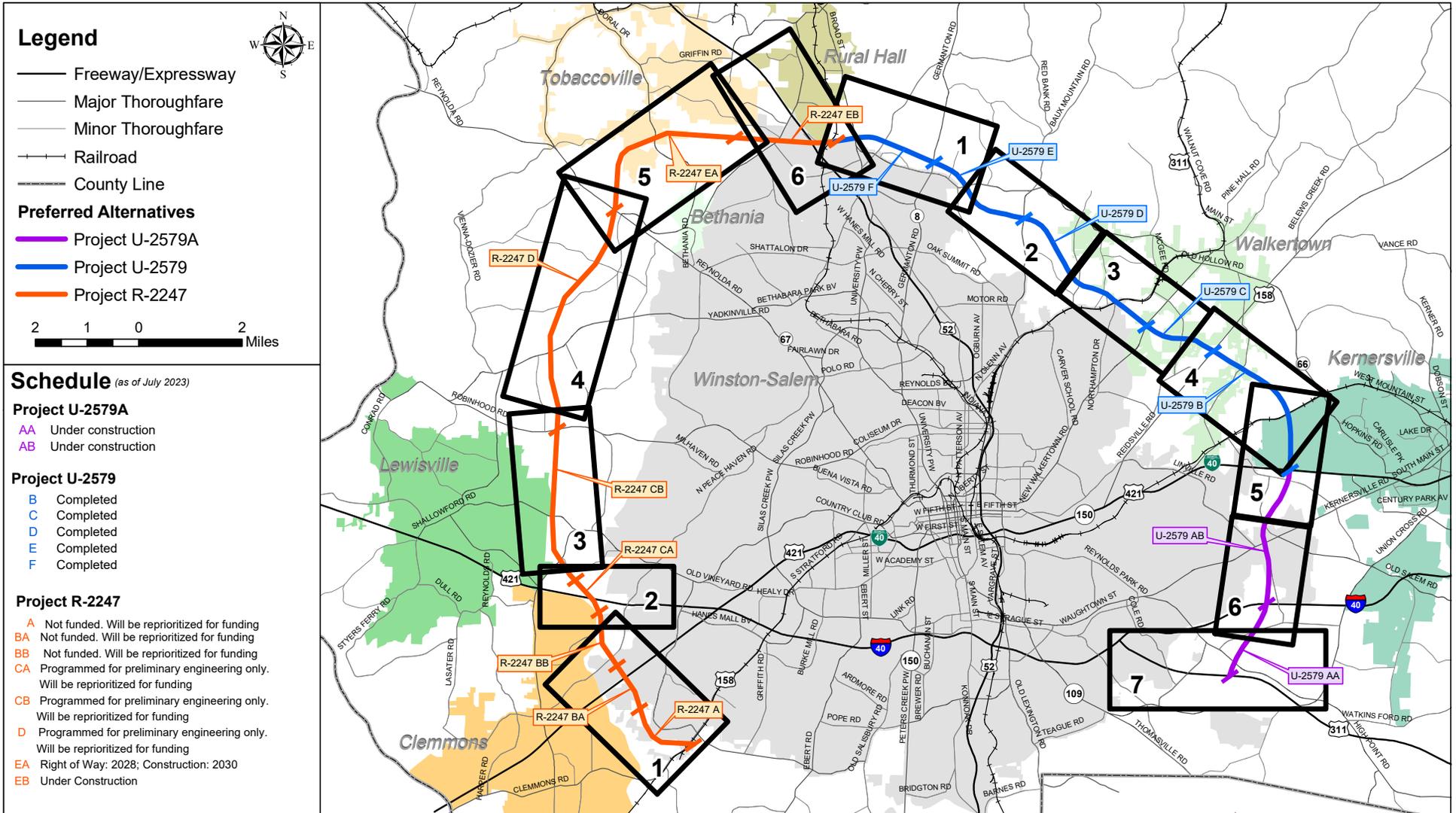
WINSTON-SALEM

northern beltway



Winston-Salem Northern Beltway

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



CAROLINA core

THINK IT.

MAKE IT.

MOVE IT.

NC CAROLINA
CORE
YOUR NEXT BIG MOVE

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*



Tobaccoville, North Carolina

9923 Reynolda Rd.

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BOOM



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



TOYOTA



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

Wolfspeed



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



VINFAST



CLICK [HERE](#) TO LEARN MORE

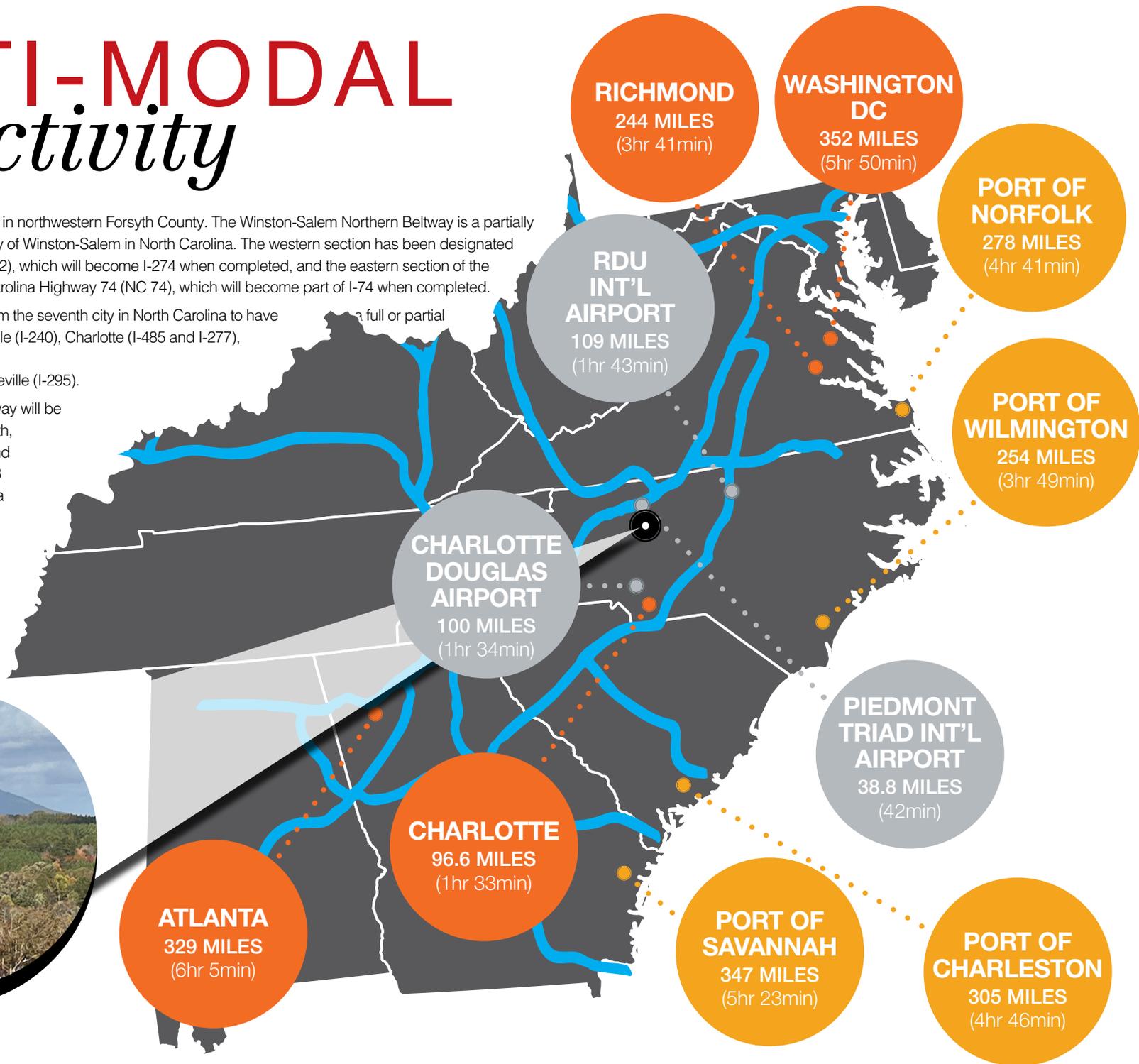
Location	Chatham County, NC
Jobs	7,500
Product Type	Electric Vehicles
Total Investment	\$4 Billion
Distance	97.7 Miles

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 to 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).

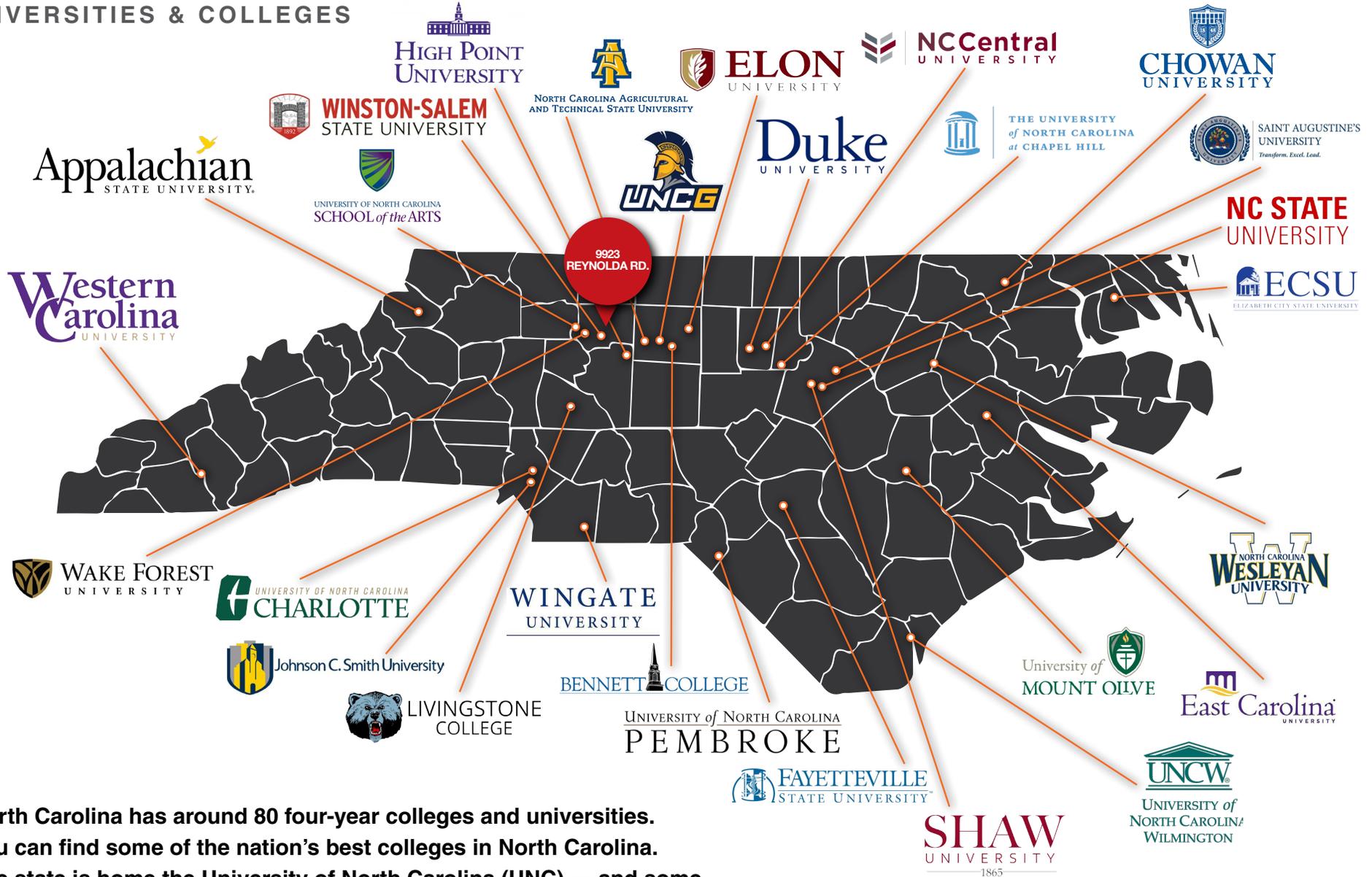
When completed as planned, the beltway will be approximately 30 miles (48 km) in length, beginning in the east at I-74/NC 192 and ending in the west at U.S. Highway 158 (US 158). The beltway would serve as a freeway connector for the suburban communities of Walkertown, Stanleyville, Rural Hall, Tobaccoville,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



Tobaccoville, North Carolina
9923 Reynolda Rd.
NAI Piedmont Triad

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

NAI Piedmont Triad

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