



FOR SALE | ±44.09 ACRES
1847 SOUTH PARK DRIVE
REIDSVILLE, NC 27320

PRESENTED BY:



GARY W. KRAMLING

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PROPERTY OVERVIEW

1847 S. Park Drive presents a **±44.09-acre residential development opportunity** with Conditional Use CZ R-12 zoning, **supporting a thoughtfully planned residential community within an established area** of Reidsville.

The property is designated Area 3 – Suburban within the City’s future land use framework, reinforcing its suitability for residential development. **Public water and sewer are available at the site**, significantly reducing upfront infrastructure requirements and enhancing development feasibility.

The site’s **rolling topography offers the potential for a more dynamic and thoughtfully designed residential layout**, with opportunities to incorporate natural features into the overall development plan.

Surrounded by existing neighborhoods and in close proximity to schools, parks, and recreational amenities, the property offers a compelling setting for residential development.

Reidsville’s proximity to Greensboro further enhances the site’s appeal, **offering convenient commuter access to one of the region’s primary employment and economic centers**.

A comprehensive due diligence package - **including a utility plan, current survey, traffic study, soil analysis, and detailed concept plans** - is available to qualified buyers upon request, allowing for an efficient evaluation of the opportunity.

Its size and configuration provide **flexibility for a range of residential product types, allowing a developer to align the project with current market demand while leveraging the site’s strong location** fundamentals. Existing zoning allows for the development of an approved townhome subdivision, by-right.

OFFERING SUMMARY & HIGHLIGHTS

OFFERING SUMMARY

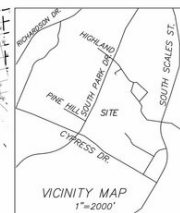
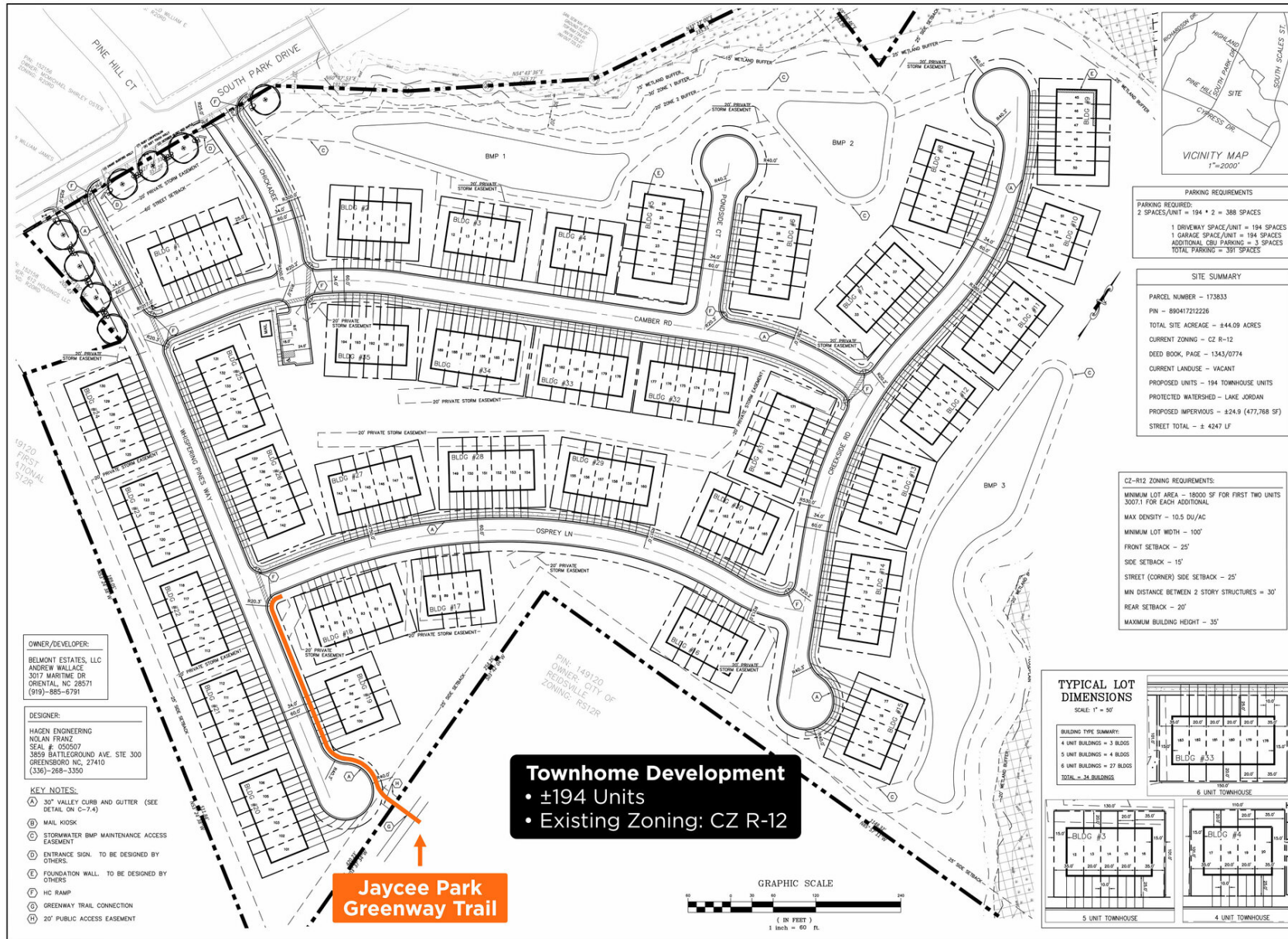
ADDRESS:	1847 South Park Drive Reidsville, NC 27320
LOT SIZE:	±44.09 Acres
PARCEL ID:	173833
ZONING:	Conditional Use - R-12 (CZ R-12)
FUTURE LAND USE:	Area 3 - Suburban
UTILITIES:	Public water & sewer available at site
TOPOGRAPHY:	Rolling
ASKING PRICE:	Contact Broker

HIGHLIGHTS

- **Established Location:** Situated within a mature area of Reidsville, surrounded by existing residential neighborhoods and community infrastructure.
- **Proximity to Community Anchors:** Directly adjacent to Jaycee Park and Greenway Trail, Reidsville Senior High School, Reidsville Middle School, Penrose Park Country Club, Reidsville Swim Club, and the Reidsville Elk's Lodge.
- **Commuter Accessibility:** Located within convenient commuting distance to Greensboro.
- **Development-Ready Infrastructure:** Public water and sewer available at the site.
- **Flexible Site Design:** Rolling topography supports thoughtful residential layout.
- **Scale & Flexibility:** Supports a range of residential product types and development strategies.



TOWNHOME CONCEPT PLAN



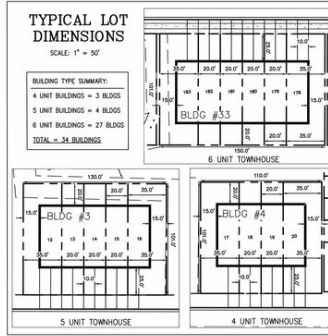
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FOR REVIEW ONLY
 SEPTEMBER 10, 2024
NOT FOR CONSTRUCTION

PARKING REQUIREMENTS
 PARKING REQUIRED:
 2 SPACES/UNIT = 194 • 2 = 388 SPACES
 1 DRIVEWAY SPACE/UNIT = 194 SPACES
 1 GARAGE SPACE/UNIT = 194 SPACES
 ADDITIONAL CURB PARKING = 3 SPACES
TOTAL PARKING = 391 SPACES

SITE SUMMARY
 PARCEL NUMBER - 173633
 PIN - 89041212226
 TOTAL SITE ACREAGE - 844.09 ACRES
 CURRENT ZONING - CZ R-12
 DEED BOOK, PAGE - 1343/0774
 CURRENT LANDUSE - VACANT
 PROPOSED UNITS - 194 TOWNHOUSE UNITS
 PROTECTED WATERSHED - LAKE JORDAN
 PROPOSED IMPERVIOUS - 824.9 (477,768 SF)
 STREET TOTAL - ± 4247 LF

CZ-R12 ZONING REQUIREMENTS:
 MINIMUM LOT AREA - 18000 SF FOR FIRST TWO UNITS
 3007.1 FOR EACH ADDITIONAL
 MAX DENSITY - 10.5 DU/AC
 MINIMUM LOT WIDTH - 100'
 FRONT SETBACK - 25'
 SIDE SETBACK - 15'
 STREET (CORNER) SIDE SETBACK - 25'
 MIN DISTANCE BETWEEN 2 STORY STRUCTURES = 30'
 REAR SETBACK - 20'
 MAXIMUM BUILDING HEIGHT - 35'



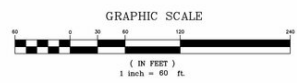
OWNER/DEVELOPER:
 BELMONT ESTATES, LLC
 ANDREW WALLACE
 3017 MARITIME DR
 ORIENTAL, NC 28571
 (919)-885-6791

DESIGNER:
 HAGEN ENGINEERING
 NOLAN FRANZ
 SEAL # 050507
 3859 BATTLEGROUND AVE. STE 300
 GREENSBORO, NC 27410
 (336)-268-3350

- KEY NOTES:**
- (A) 30" VALLEY CURB AND GUTTER (SEE DETAIL ON C-7-4)
 - (B) MAIL KIOSK
 - (C) STORMWATER BMP MAINTENANCE ACCESS EASEMENT
 - (D) ENTRANCE SIGN. TO BE DESIGNED BY OTHERS
 - (E) FOUNDATION WALL. TO BE DESIGNED BY OTHERS
 - (F) HC RAMP
 - (G) GREENWAY TRAIL CONNECTION
 - (H) 20' PUBLIC ACCESS EASEMENT

Townhome Development
 • ±194 Units
 • Existing Zoning: CZ R-12

Jaycee Park Greenway Trail



HAGEN ENGINEERING, PA
 3859 BATTLEGROUND AVE, SUITE 300
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 www.hagen-eng.com

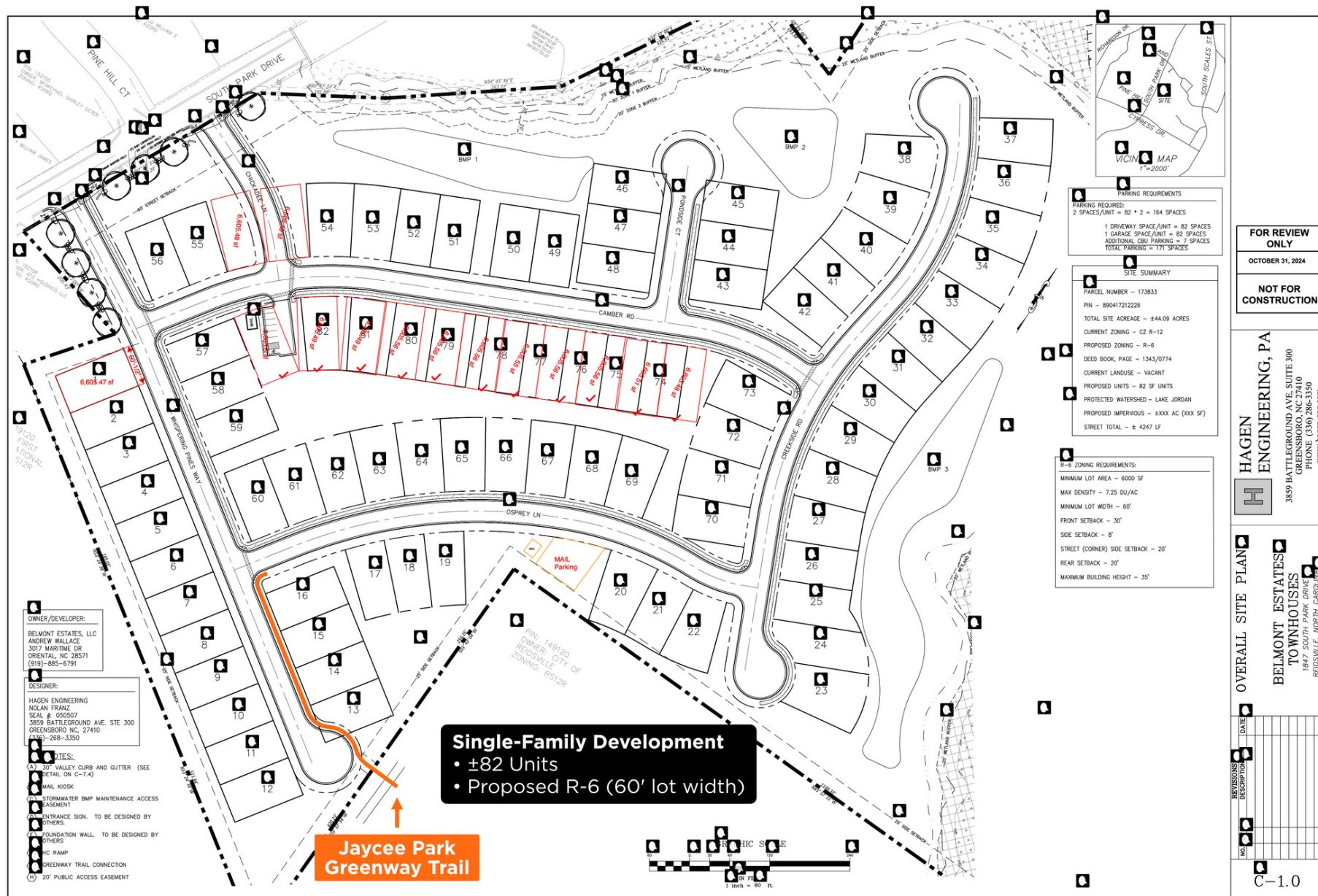
OVERALL SITE PLAN
 BELMONT ESTATES
 TOWNHOUSES
 1847 SOUTH PARK DRIVE
 REIDSVILLE, NORTH CAROLINA

NO.	BY	DATE	DESCRIPTION

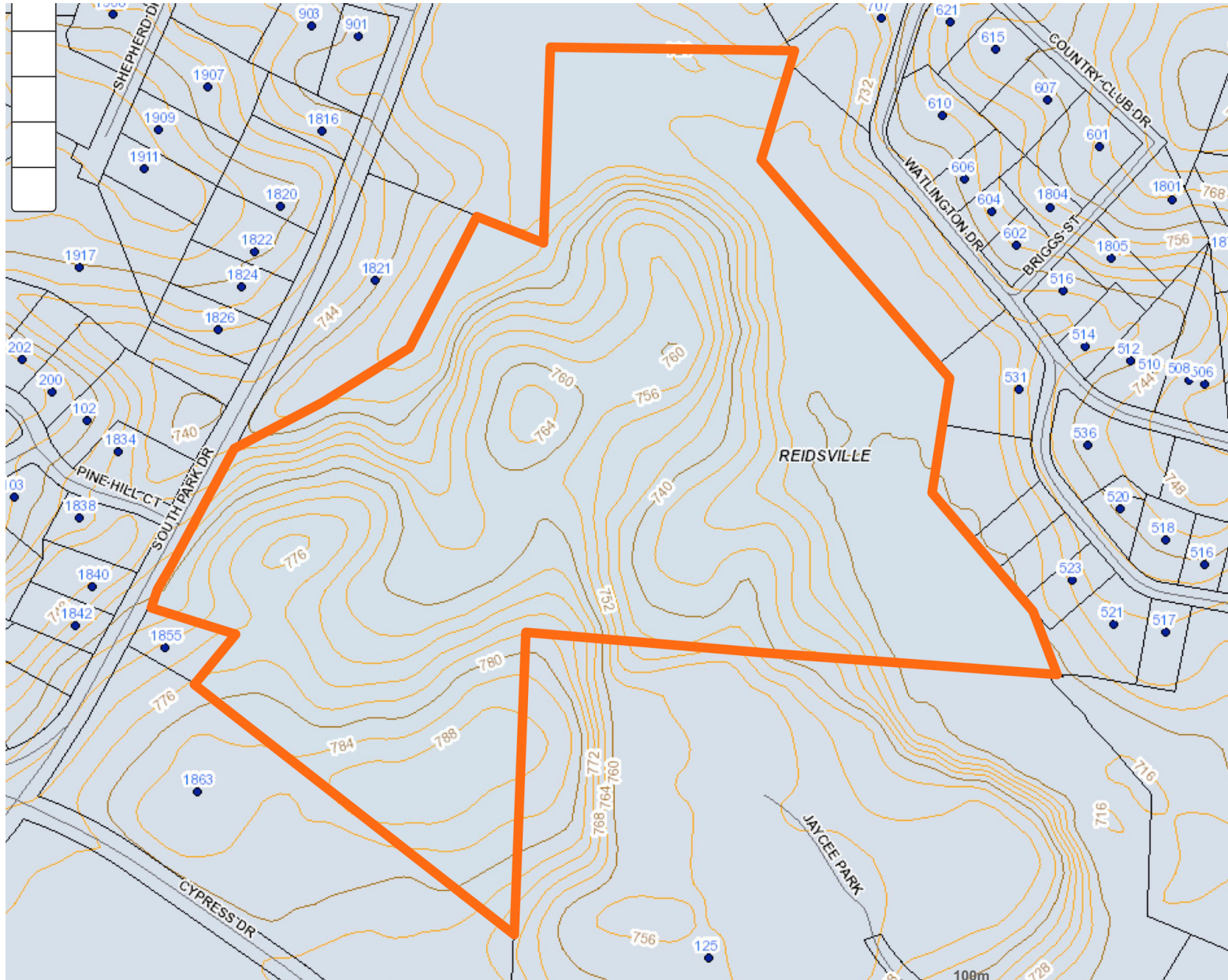
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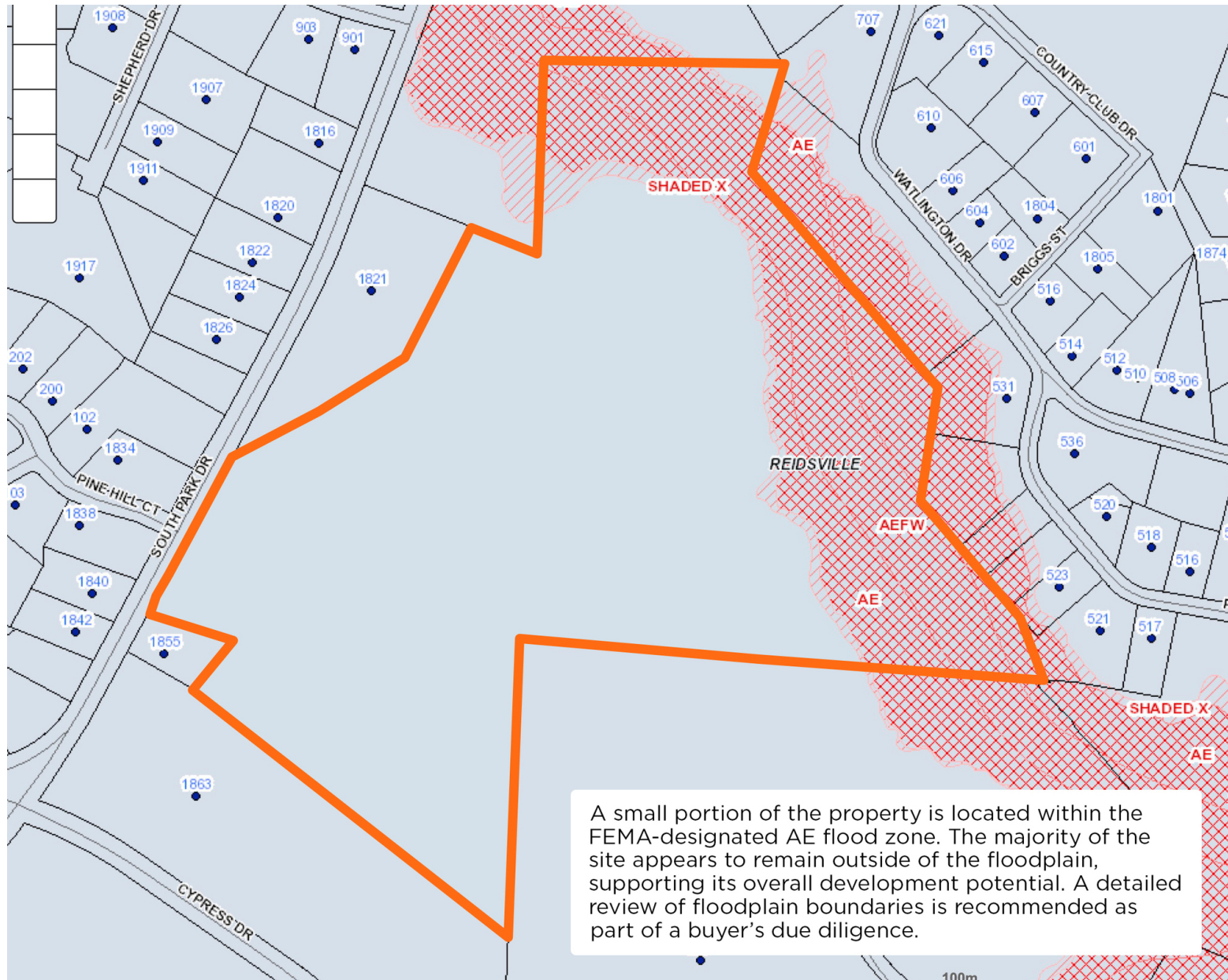
SINGLE-FAMILY CONCEPT PLAN



TOPOGRAPHY MAP



FLOOD ZONE MAP



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*Due diligence materials available upon request