

## Freeway Drive 46 +/- Acres Mixed Use Concept Sketch

THE USES SHOWN INCLUDE:

- (8) 24-UNIT BUILDINGS = 192 UNITS
- (8) 6-UNIT GARAGE BUILDINGS = 48 GARAGES
- (13) TRIPLEX TOWNHOME BUILDINGS = 39 UNITS
- CLUBHOUSE & POOL
- +/-31,000 SF RETAIL/WAREHOUSE BUILDING
- +/-57,600 SF WAREHOUSE/MANUFACTURING BLDG.
- +/-3,200 QSR BUILDING

EXISTING ZONING IS HB & R-20



For Sale  
\$1,500,000  
46 +/- Acres

Freeway Drive, Reidsville, NC 27320  
Located off intersection of Hwy 158 and Freeway Drive



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## Property Features

- Freeway Drive is one of Reidsville's most traveled by-ways consisting of a dominant share of restaurants, shopping centers, business services and entertainment.
- This site is positioned between two roads (Freeway Drive and Sherwood Drive) creating a natural transition from residential to retail, allowing developer to infill with patio homes, townhomes, multifamily and retail on Freeway Drive
- Particular needs include a theatre, shopping, grocery, entertainment and multifamily

Acreage: 46.34 +/- acres

Zoning: Mixed Use HB (Highway Business), R-20

Road Frontage: 1,585 ft. Freeway Drive  
1,500 ft. Sherwood

	3 Miles	5 Miles
Population	16,117	22,735
Avg HH Income	\$50,017	\$51,207
Vehicles Per Day	14,820	

## Zoning Map of the Site





Sherwood Glen Apts. - R-12

Oakmont Apts.  
R-12

46.34 Acres

This area is approx. 15.5 Acres 'Useable'

This area is Approx. 8 Acres 'Useable'

Secondary creek area is Approx. 3 Acres

Flood Zone, primary creek and city sewer line easement is Approx. 13.5

2 Acres 'Usable'

This area is approx. 5 Acres 'Usable'

0.47 Acres

0.48 Acres

# Key:

Property Lines for Primary Site (2 Parcels)

HB Zoning

Topo Lines 4'

Flood Zone/Sewer Line

Creek

Secondary Site Available (0.48 Acres available, sold as a separate lot for \$20,000.



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