



## KEY FEATURES

- 3.7 acres
- High visibility - ±43,000 on Salem Parkway, ±21,000 on US 158/ Reidsville Rd.
- ±\$69M unmet retail sales gap w/in 3 mile radius
- Ideal for self-storage, hotel, auto sales, general merchandise
- Upgraded stormwater management design allows for greater impervious surface
- Water and sewer available from Byerly Rd.
- Zoned HB (Highway Business)
- \$450,000 | \$ 124,622/acre

COMMERCIAL LAND

FOR SALE

## US 158 / REIDSVILLE RD

3000 Reidsville Road  
Winston-Salem, NC 27101

Great opportunity to create highly visible commercial development in Winston-Salem's eastside entry point! Over ±64,000 vehicles/day, with ±21,000 along US 158/Reidsville Road and ±43,000 along Salem Parkway (Bs. 40).

This area experiences a \$69M unmet retail sales gap within a 3-mile radius, providing tremendous retail potential. The location is perfect for self-storage, hotels, auto sales, restaurants or general merchandise. Water and sewer is adjacent to the site.

The property is producing income with 2 single-family rental homes (tenants can stay or be relocated). Expand into a larger neighborhood or start from scratch, the potential for this spot is endless.

### LEARN MORE ABOUT THIS PROPERTY

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## US 158 / REIDSVILLE ROAD

### LOCATION

<b>Address</b>	3000 Reidsville Road	<b>City / Zip</b>	Winston-Salem / 27101	<b>County</b>	Forsyth
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### PROPERTY DETAILS

<b>Property Type</b>	Raw Land/Commercial Land	<b>Acres ±</b>	3.7	<b>Slope</b>	Flat to Sloping
<b>AADT ±</b>	64,000 Combined				

### UTILITIES

<b>Electrical</b>	Duke Power	<b>Sewer</b>	Municipal	<b>Water</b>	Municipal
<b>Gas</b>	Piedmont Natural Gas				

### TAX INFORMATION

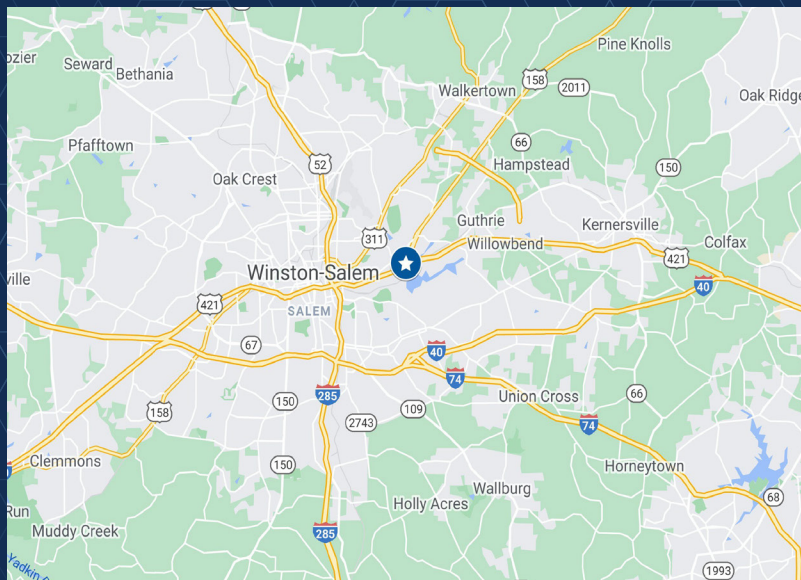
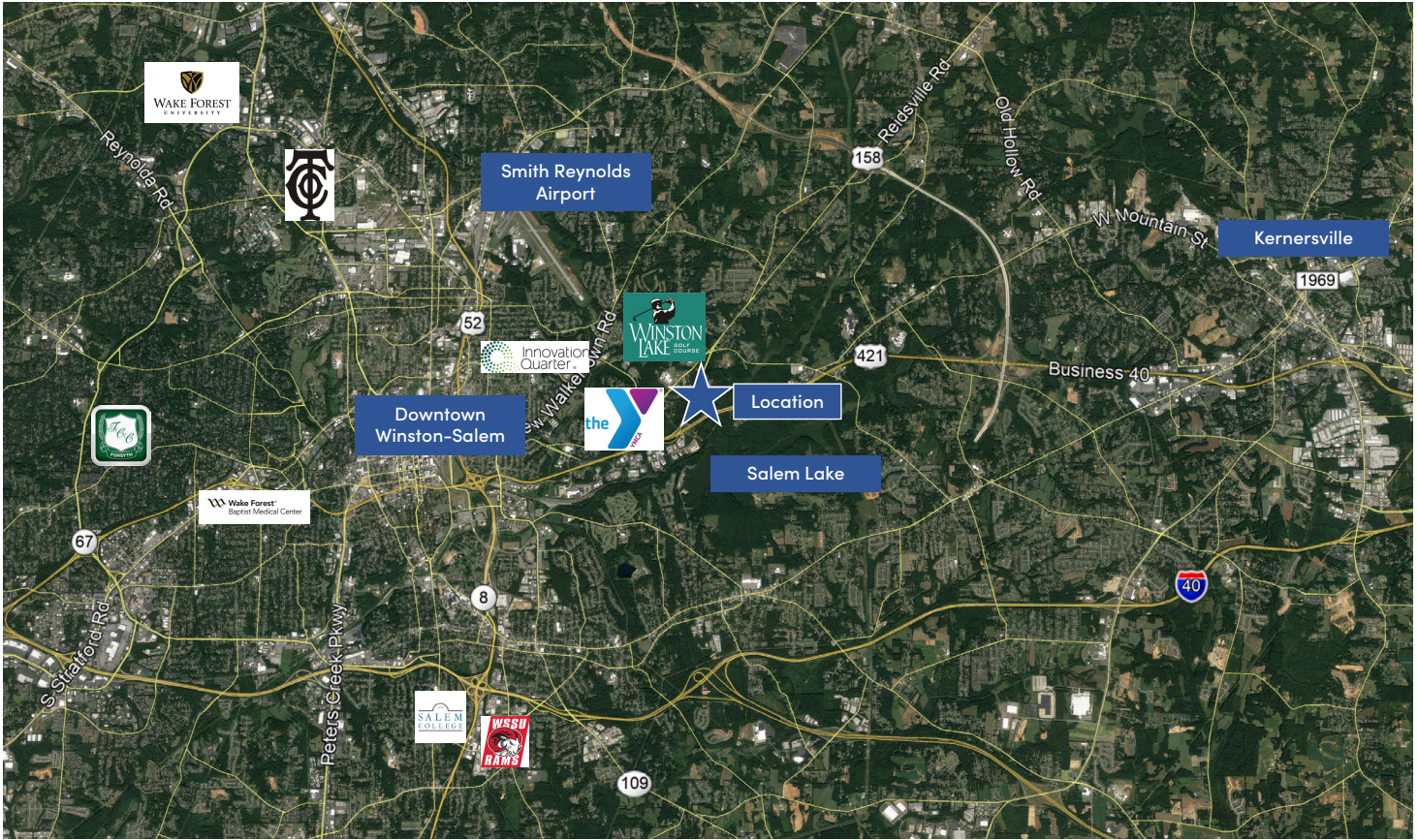
<b>Zoning</b>	HB	<b>Tax Block</b>	1605, 2083	<b>Tax Lots</b>	121, 24A & 101A
<b>Tax Map</b>	648858	<b>Tax Parcel</b>	6845-88-0771, 6845-88-2819, & 6845-78-9767		

### PRICING & TERMS

<b>Price</b>	\$450,000	<b>Tax Value</b>	\$180,900	<b>Price/AC</b>	\$124,622
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### AREA DEMOGRAPHICS

Year	1-3 Miles	3-5 Miles
2010 Households	14,720	27,857
2020 Households	16,124	29,847
2025 Households	16,903	31,328
2020 – 2025 Projected Growth Rate	4.8%	5.0%



## LOCATION FEATURES

- High AADT location - Salem Parkway and US 158/Reidsville Road
- Winston-Salem's eastside entry point
- Close to beautiful Salem Lake and trailway
- Zoned HB
- Easy access to major highways and all parts of the Triad
- Two income-generating single family homes on property (can be kept or relocated)