

# REIDSVILLE ROAD COMMERCIAL PARCEL

5129 Reidsville Road  
Walkertown, NC 27051

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- 1.10 acres
- \$299,000.00
- Zoned Neighborhood Office

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Coldwell Banker Commercial Advantage  
411 W. Fourth St., Winston-Salem, NC 27101

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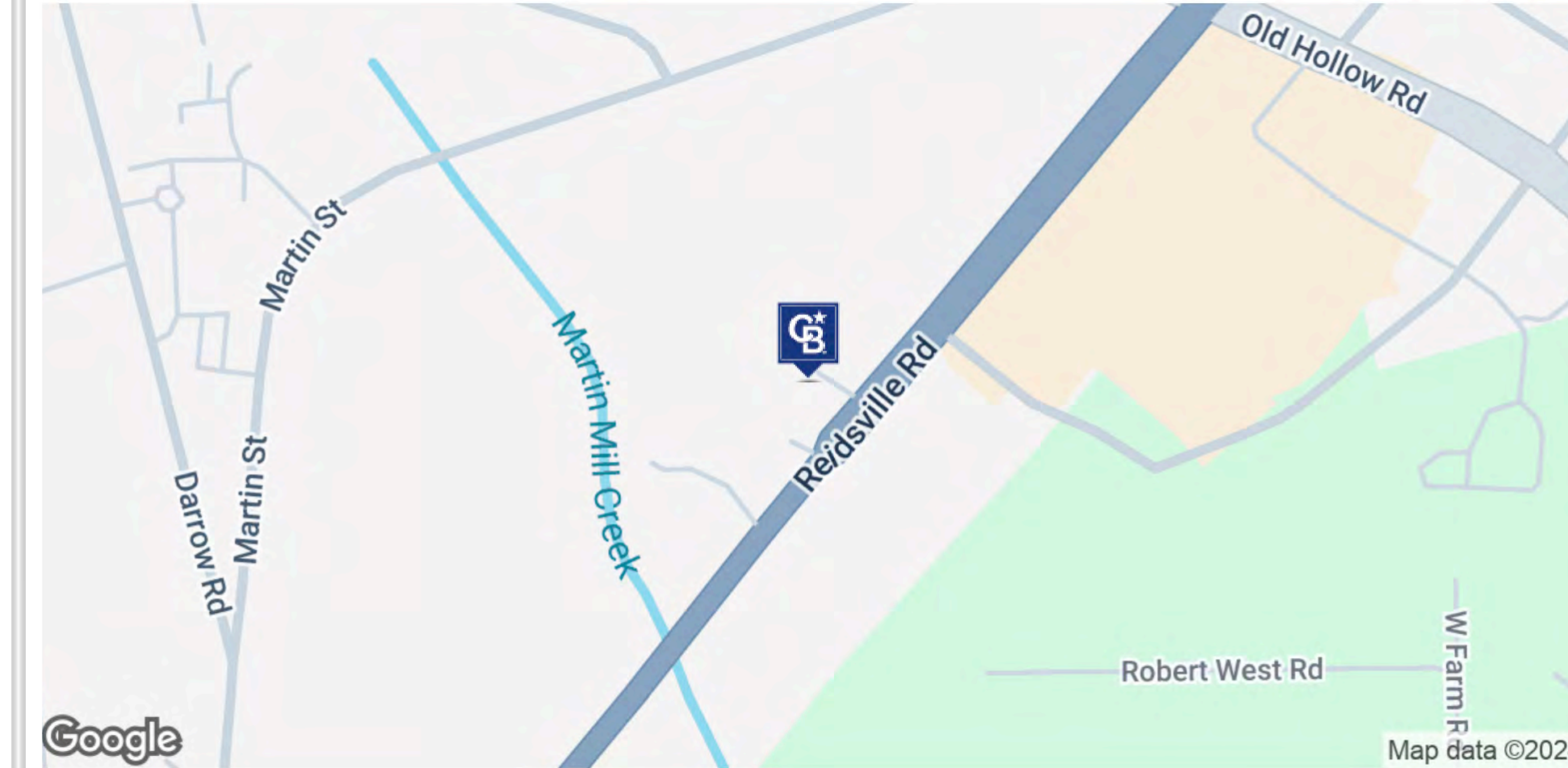
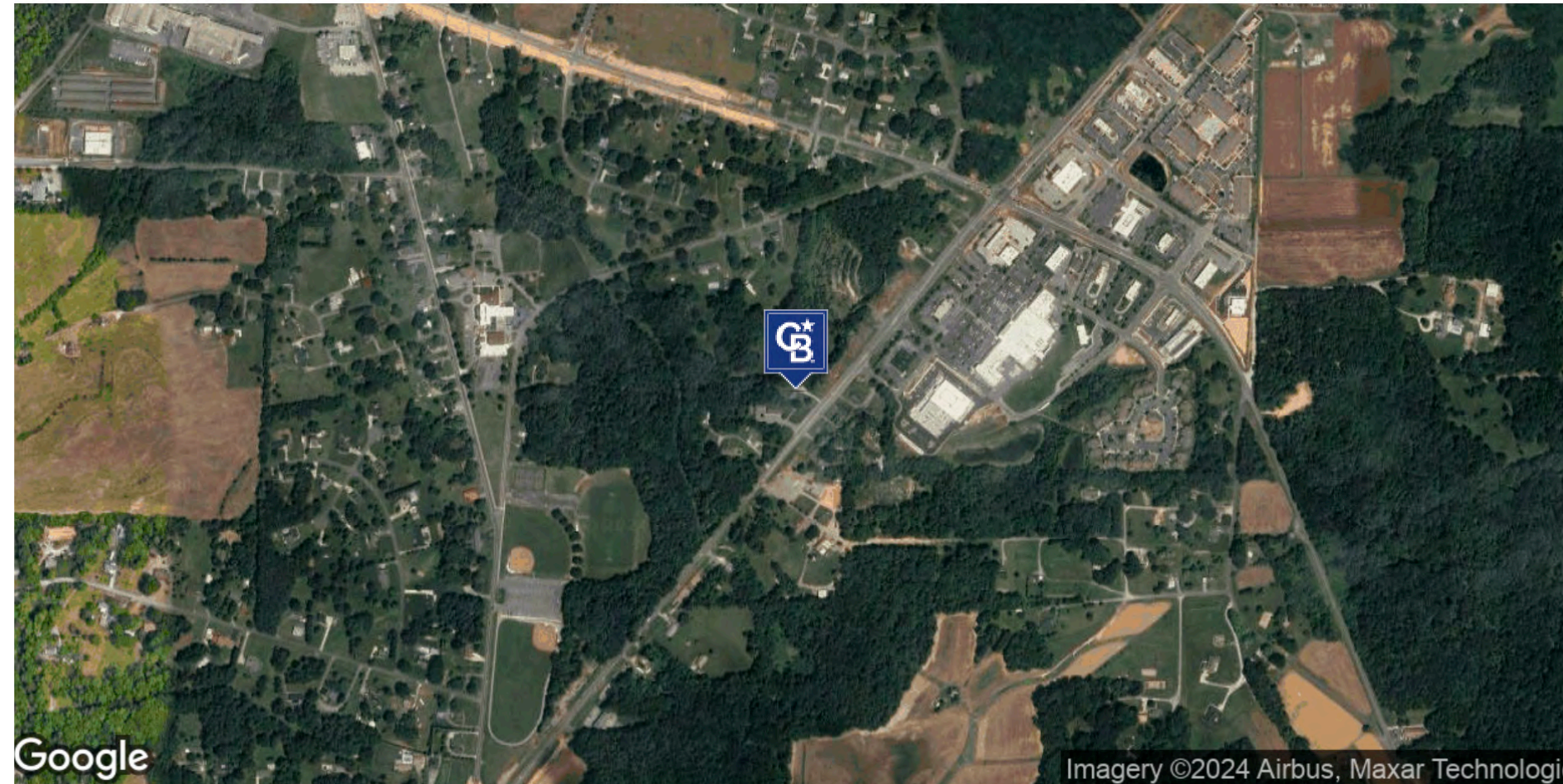


**COLDWELL BANKER  
COMMERCIAL**  

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**ADVANTAGE**

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$299,000
Acres	1.10 ac
Square Feet	47,916
Zoning:	NO-S
Utilities:	Public water & sewer contiguous

## OVERVIEW

Coldwell Banker Commercial Advantage and Scotty Beal are pleased to present this office-land property for sale at 5129 Reidsville Road in Walkertown, North Carolina. This +/- 1.10 acre site is located on Reidsville Road just west of its intersection with Old Hollow Road. Site boasts 124' of frontage on what will be a newly constructed four-lane Reidsville Road. Water and sewer are contiguous to property. Zoning for the parcel is neighborhood office. The site is a mere 1.4 miles from I-74. Come join Food Lion, the Eye Center, Tractor Supply Co., Wendy's and Sheetz in this developing commercial area.

## THE PROPERTY

Total SF	<b>782 sf</b>	Construction	<b>Frame home over masonry</b>	Water	<b>Public - tapped</b>
GLA	<b>782 s</b>	Facade	<b>Vinyl</b>	Sewer	<b>Public - not tapped</b>
# of Structures	<b>1</b>	Roof	<b>Shingle</b>	Tax Value	<b>\$273,000.00</b>
Year Built/Renovated	<b>1949</b>	Roof Warranty	<b>None</b>	Tax Bill	<b>\$2,396.00</b>
Stories	<b>1</b>	HVAC	<b>2.5 ton</b>	Parking	<b>If use changes to commercial, owner must use Eye Center driveway.</b>
Bldg Dimensions	<b>34' x 23'</b>	Restrooms	<b>1</b>	Road Construction	<b>Road construction on Reidsville Rd. to commence in Oct. '24, and conclude in 2026.</b>
Total Acres	<b>1.10</b>	Ceiling height	<b>9'</b>		
Lot Dimensions	<b>447' x 124' x 368' x 108'</b>	Entrances	<b>2</b>		
Frontage	<b>124'</b>				

## THE LOCATION

Address	<b>5129 Reidsville Road, Walkertown, NC 27051</b>		
Within City Limits	<b>Walkertown</b>	Zoning	<b>NO-S</b>
County	<b>Forsyth</b>	Setting	<b>Commercial Office</b>
Submarket	<b>East</b>	Intersection	<b>Old Hollow Road</b>
Property Type	<b>Commercial land with tear-down</b>	Land Shape	<b>Rectangular</b>
Property Subtype	<b>Resi-Comm</b>	Parcel ID #	<b>6867-39-1941</b>
Latitude & Longitude	<b>36.162203, -80.140569</b>	Public Transport	<b>No</b>
		Flood Zone	<b>Zone X</b>
		MSA & Rank	<b>Winston-Salem</b>
		MSA Population	<b>686,841</b>
		MSA Per Capita Inc	<b>\$43,976</b>
		Interstate Exposure	<b>No</b>
		Interstate Proximity	<b>1.4 mi to I-74</b>
		Airport Proximity	<b>21.4 miles to PTI</b>
		Traffic Counts	<b>4,500 ADT</b>

SALE

REIDSVILLE ROAD COMMERCIAL PARCEL

5129 Reidsville Road, Walkertown, NC27051

TAX MAP



## ZONING

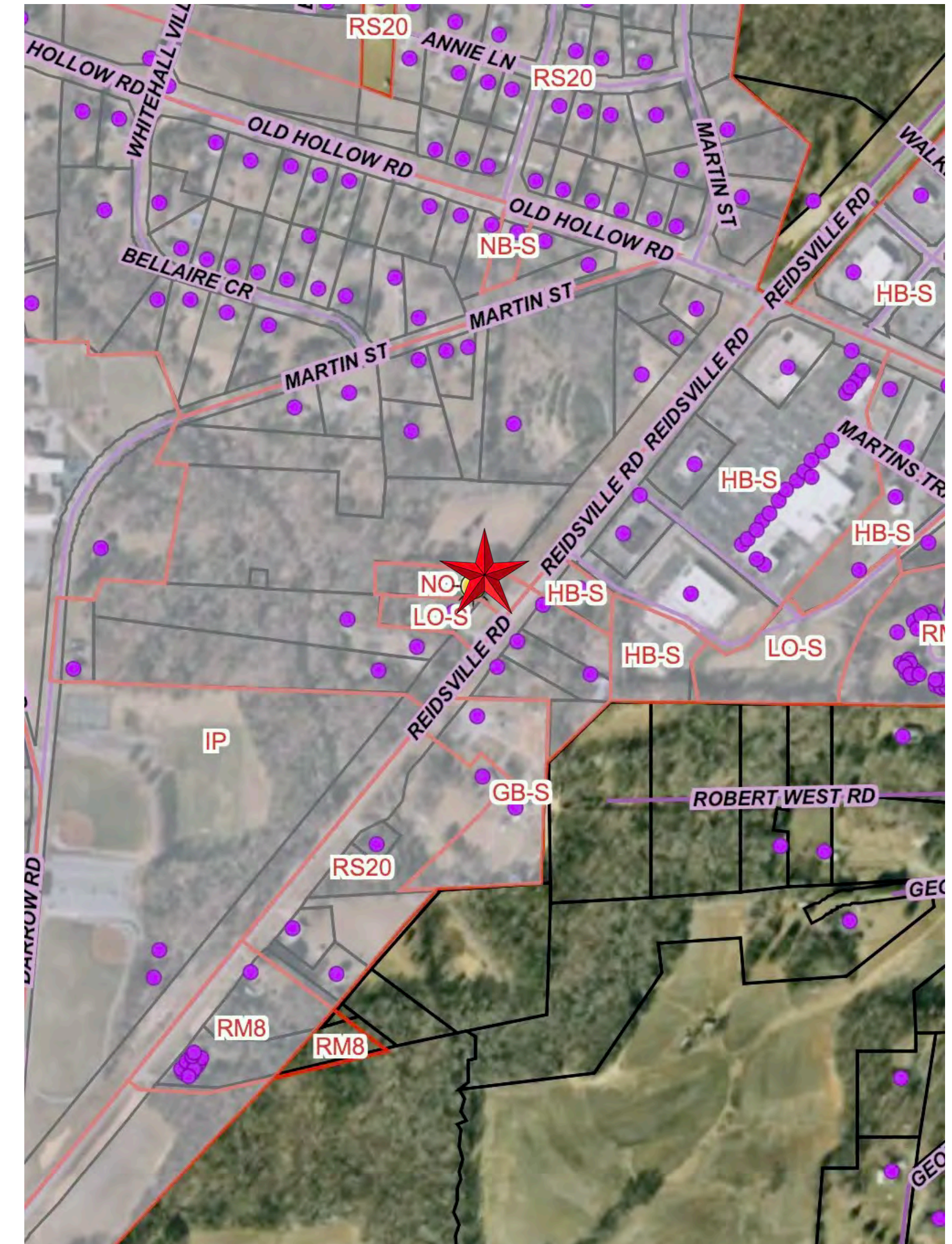
### NO Neighborhood Office

The NO District is primarily intended to accommodate very low intensity office uses within converted single family detached units. The district is intended to be located on the periphery of established residential areas, along major and minor thoroughfares. The district is established to provide convenient locations for offices, the size and operating characteristics of which require limited parking and which generate little traffic. Standards are designed so that this district may serve as a transitional land use between residential districts and commercial districts. This district is intended for application in GMAs 2, 3 and 4.

### Special Use Restriction

Pursuant to the Walkertown Town Council Order of 10-22-2009, future use of this parcel is limited to medical and surgical offices; professional offices; offices miscellaneous; government offices, and a single family residential building.

Zoning District	Minimum Lot Size & Width	Minimum Setbacks	Maximum Impervious Surface	Maximum Height
Neighborhood Office	6,000 sf / 65 ft	20' front 25' rear 7' interior side 20' street	60%	40 ft



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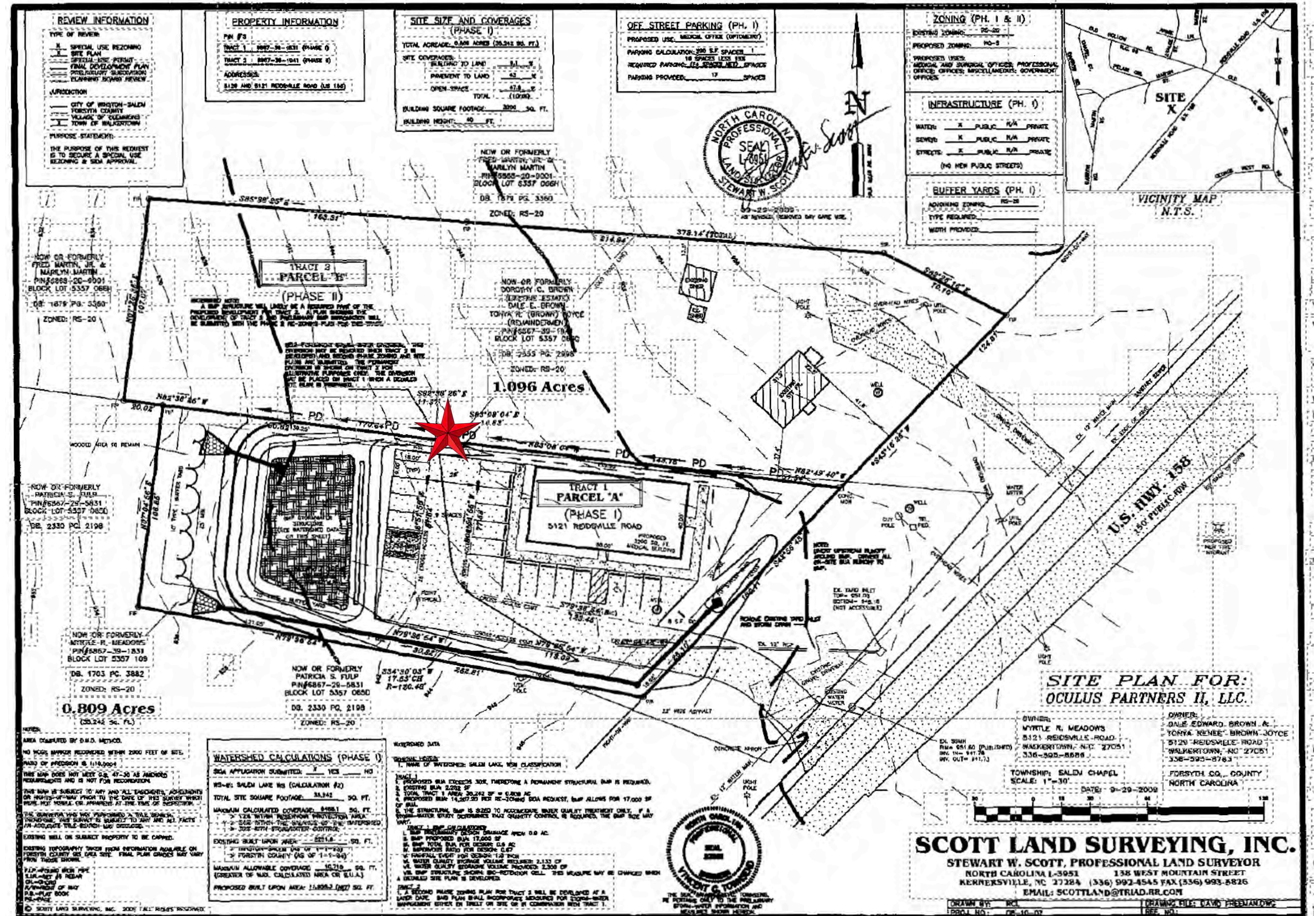
5129 Reidsville Road, Walkertown, NC27051

NCDOT CURB-CUTS

COMPREHENSIVE DECLARATION OF EASEMENTS

On January 14, 2010, a Comprehensive Declaration of Easements was filed in the Forsyth County Recorder of Deeds Office. The Declaration detailed an agreement between the owners of the Subject Property and Oculus Partners, (developer of an adjoining parcel).

The Declaration provides that once the Subject Property is no longer used for residential purposes, all access to the Subject Property from US-158 shall be through the adjoining parcel to the south via a cross-access easement depicted by the red star. Ingress and egress will no longer be available via the gravel driveway to US-158.



SCOTT LAND SURVEYING, INC. STEWART W. SCOTT, PROFESSIONAL LAND SURVEYOR

### TOPOGRAPHY

At its highest point (northeast corner), the subject property reaches an elevation of just over +/-958'. The property gradually slopes to the west to its lowest point in the southwest corner where the reported elevation is +/- 936'. This represents an overall slope percentage of approximately 4.87%.



### EXISTING WATER AND SEWER

#### Water

Winston Salem Forsyth County Utilities currently has a 12" waterline running along the east side of Reidsville Road to which the subject property has tapped.

#### Sewer

Currently the property utilizes a septic system. However, Winston Salem Forsyth County Utilities has an 8" sewer line running along the west side of Reidsville Road. The property has not previously tapped into this sewer line.



Winston-Salem

\*The City of Winston-Salem and Forsyth County makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.\*

- Public Water Main
- Sewer Main

5129 Reidsville Rd



1 inch = 48.08 feet

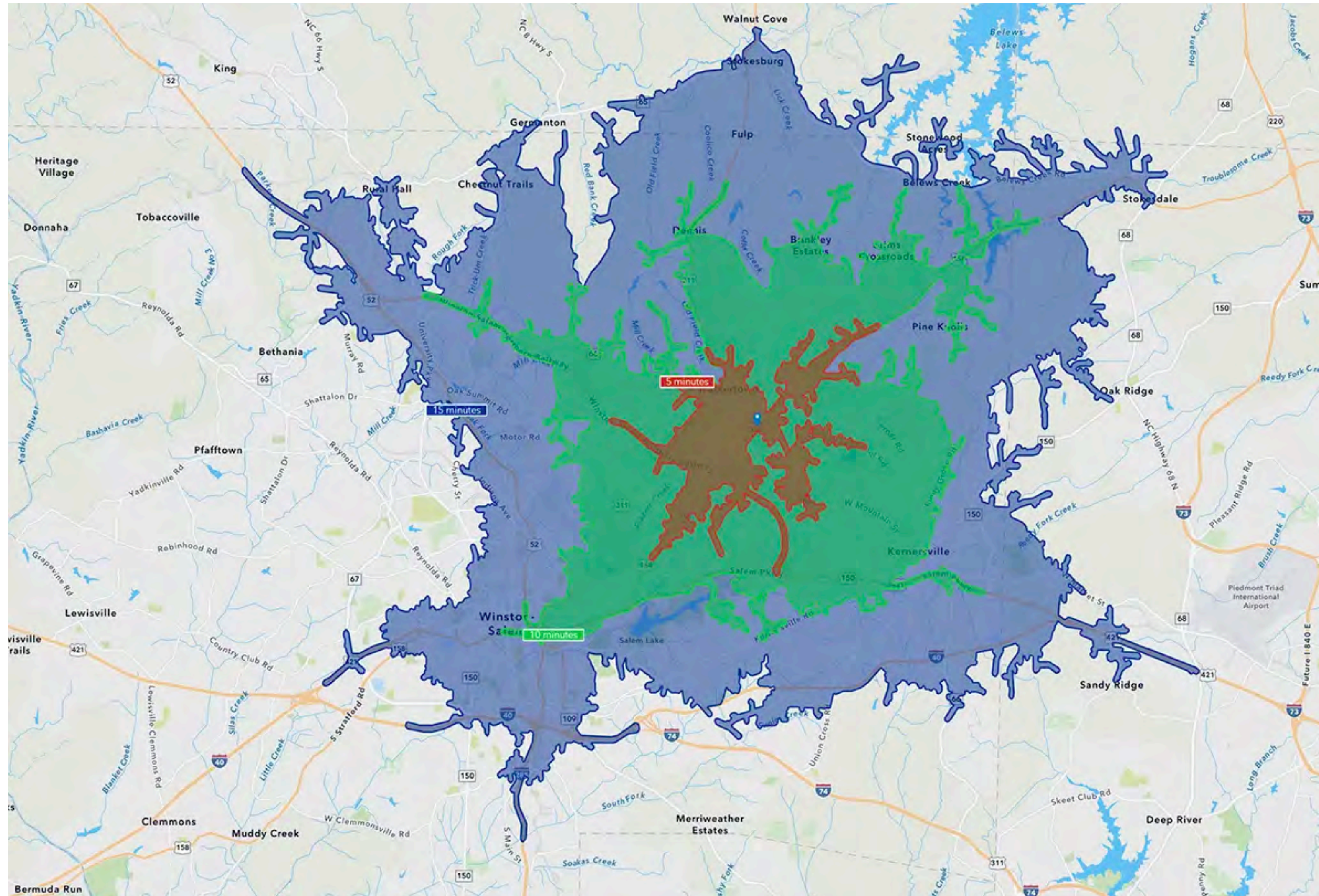


SALE

# REIDSVILLE ROAD COMMERCIAL PARCEL

5129 Reidsville Road, Walkertown, NC27051

## DRIVE TIMES

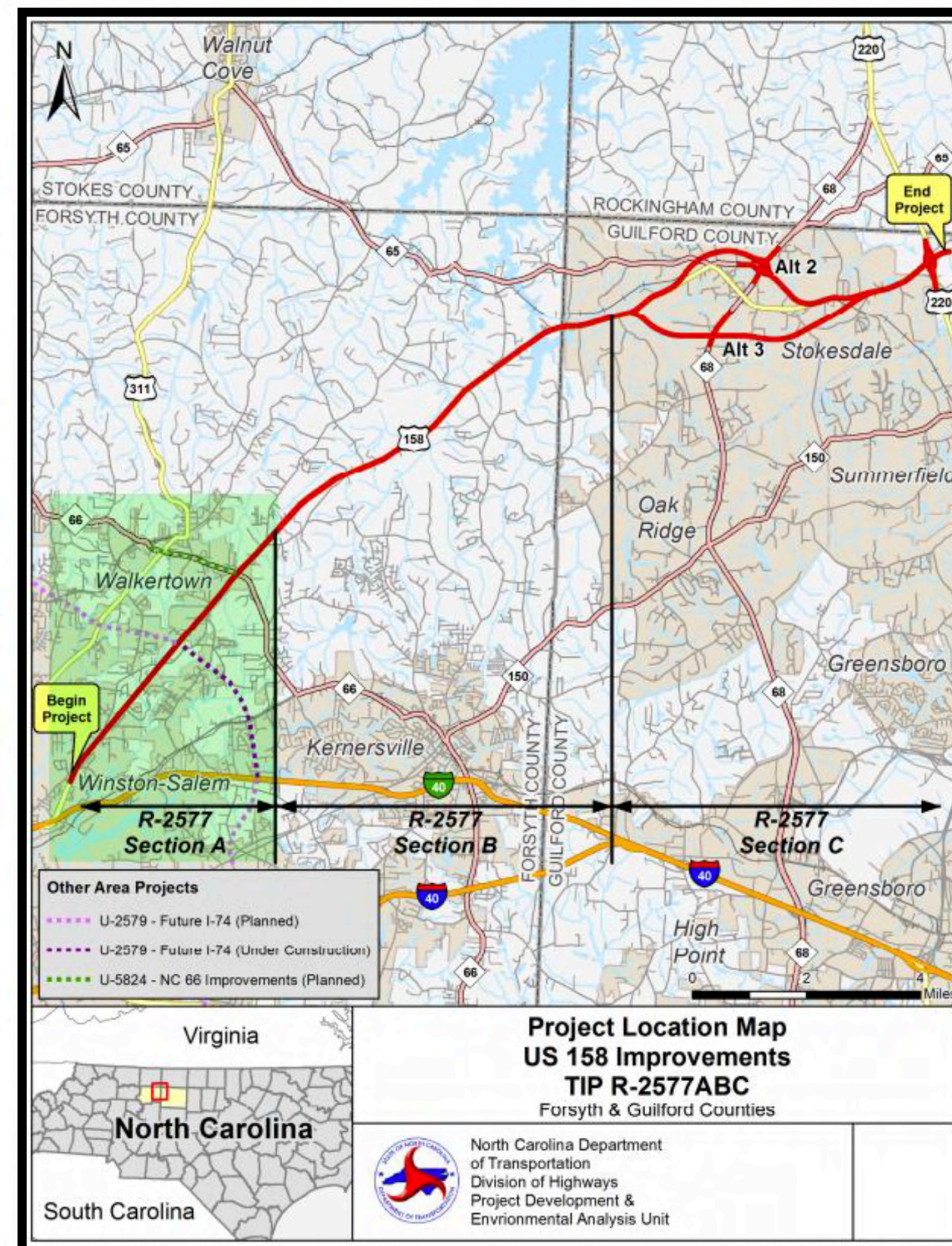


**ROAD CONSTRUCTION**

**NCDOT CONSTRUCTION**

The NC Dept. of Transportation will begin work on a project to widen US-158 to four lanes in front of the subject property in the fall of 2024.

R-2577A is slated to be completed in March of 2029, however the first phase, which impacts the subject property will likely be completed in 2026.



**R-2577A**

**Widen US 158 to 4 Lanes from Old Greensboro Road to north of Vance Road in Forsyth County**

**\$87,840,000**

**Contractor – APAC Atlantic/Smith Rowe  
Begin construction in August  
Completion date: March 2029**

# SALE

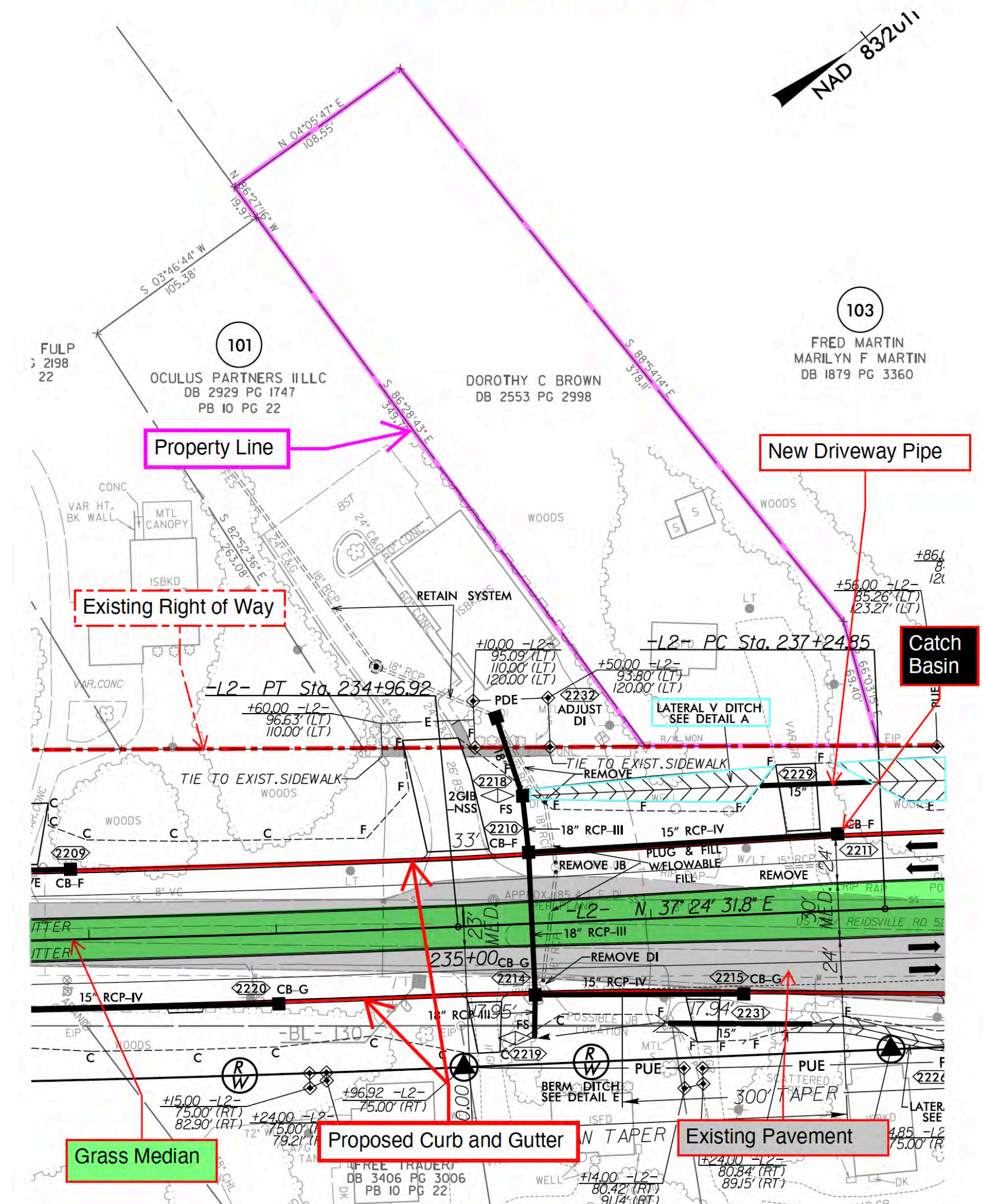
## REIDSVILLE ROAD COMMERCIAL PARCEL

5129 Reidsville Road, Walkertown, NC27051

### ROAD CONSTRUCTION

The first phase of the project will taken several months but will not impact the property from an easement or “additional taking” standpoint. The detailed drawing to the right was prepared in September of 2024 and represents the most recently approved construction plans.

R-2577A at 5129 Reidsville Road



5 MINUTES

## DEMOGRAPHIC SUMMARY

5129 Reidsville Road, Walkertown, North Carolina, 27051

Drive time of 5 minutes

### KEY FACTS

7,393

Population



3,011

Households

42.7

Median Age

\$64,173

Median Disposable Income

### EDUCATION

8.6%

No High School Diploma



30.6%

High School Graduate



32.1%

Some College/  
Associate's Degree



28.8%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$81,631

Median Household Income



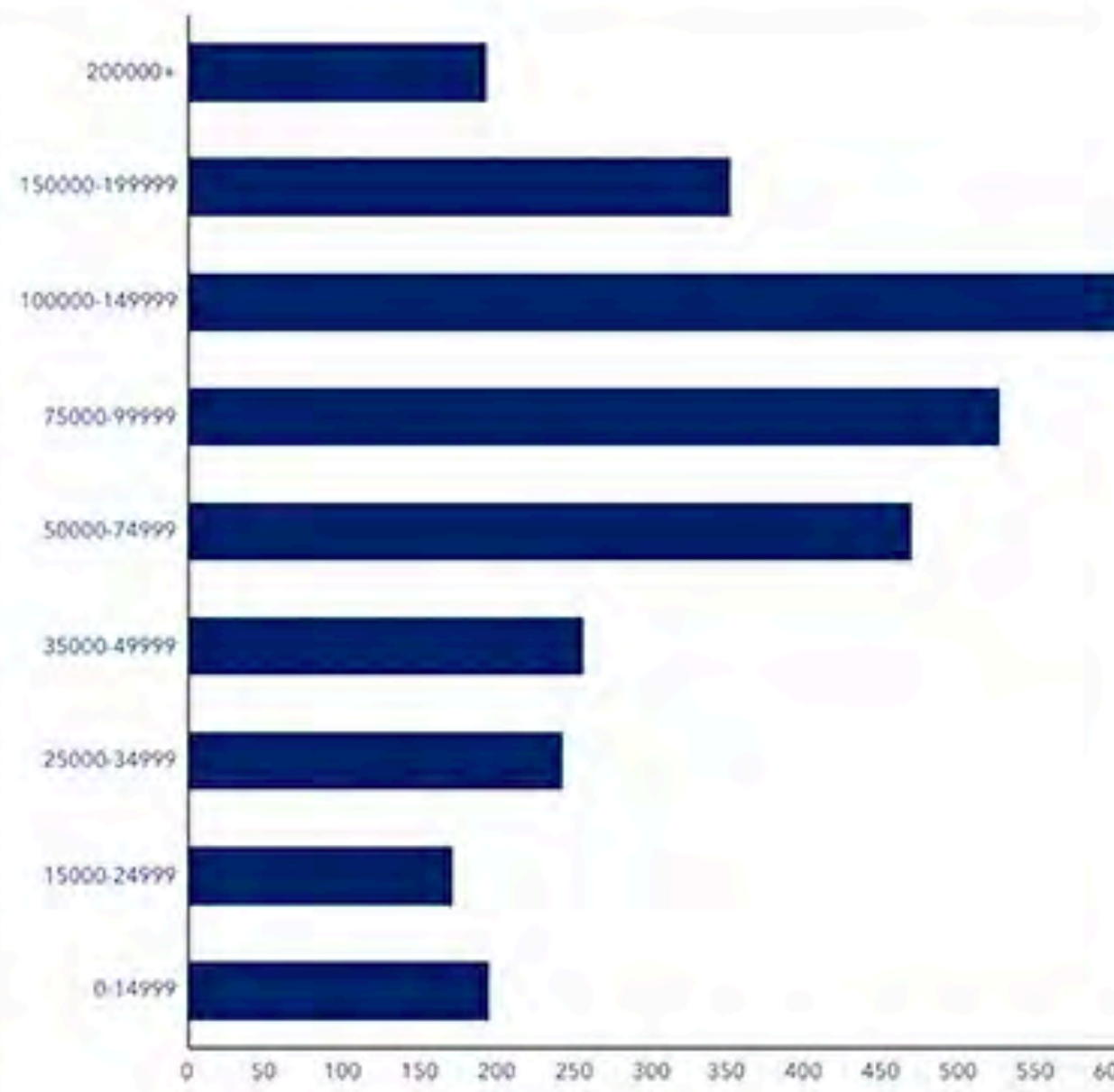
\$39,668

Per Capita Income

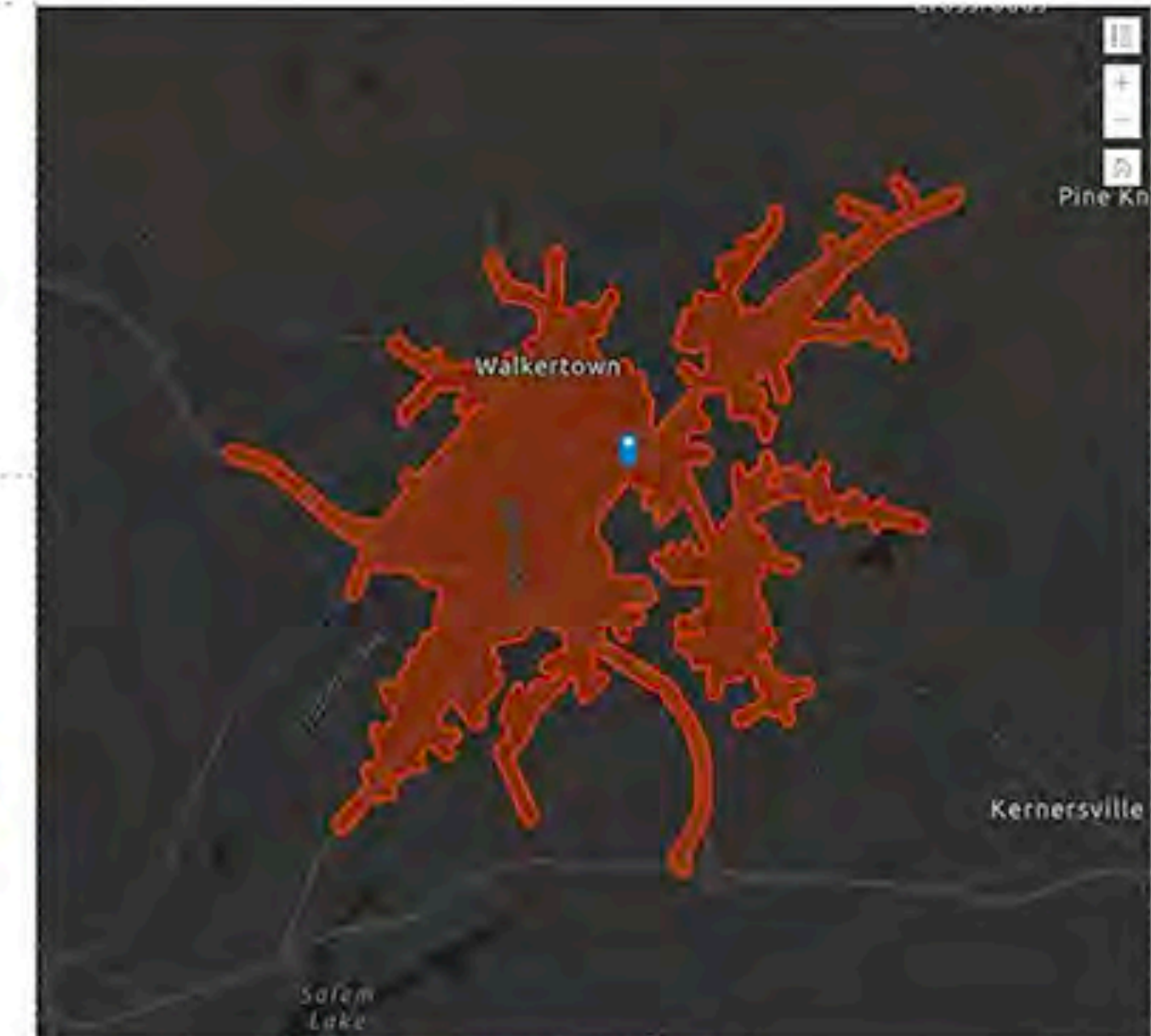


\$282,154

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



58.9%

White Collar



24.1%

Blue Collar



22.0%

Services



Unemployment Rate

## TEN MINUTES

### DEMOGRAPHIC SUMMARY

5129 Reidsville Road, Walkertown, North Carolina, 27051

Drive time of 10 minutes

#### KEY FACTS

50,901

Population



20,625

Households

42.8

Median Age

\$55,557

Median Disposable Income

#### EDUCATION

8.8%

No High School Diploma



32.0%

High School Graduate



30.3%

Some College/  
Associate's Degree



28.9%

Bachelor's/Grad/ Prof Degree

#### INCOME



\$69,900

Median Household Income



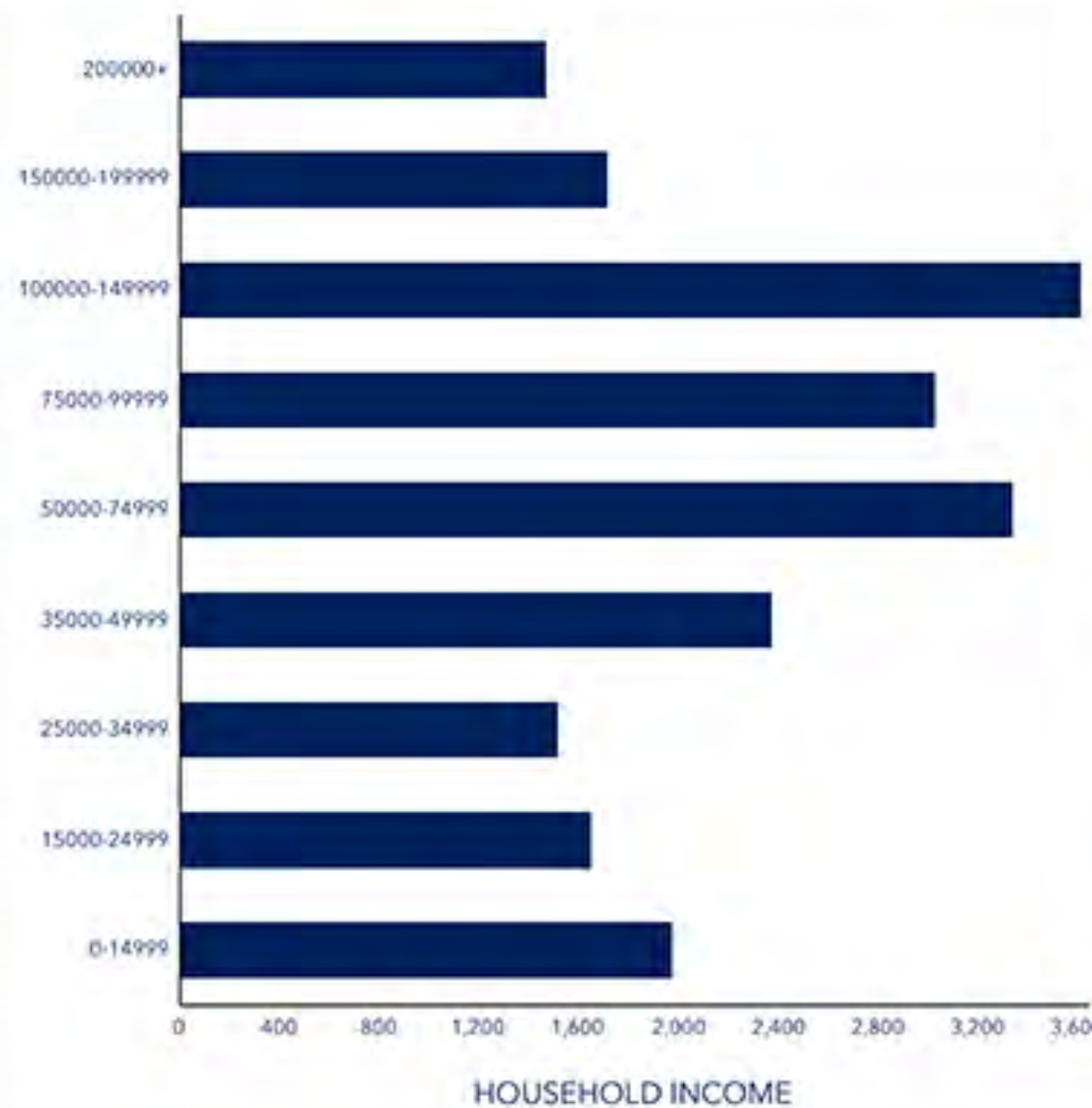
\$37,706

Per Capita Income



\$217,147

Median Net Worth



#### EMPLOYMENT



62.1%

White Collar



23.5%

Blue Collar



17.3%

Services



Unemployment Rate

## FIFTEEN MINUTES

### DEMOGRAPHIC SUMMARY

5129 Reidsville Road, Walkertown, North Carolina, 27051

Drive time of 15 minutes

#### KEY FACTS

161,899

Population



66,438

Households

38.8

Median Age

\$49,363

Median Disposable Income

#### EDUCATION

10.9%

No High School Diploma



30.7%

High School Graduate



28.1%

Some College/  
Associate's Degree



30.4%

Bachelor's/Grad/  
Prof Degree

#### INCOME



\$59,526

Median Household Income



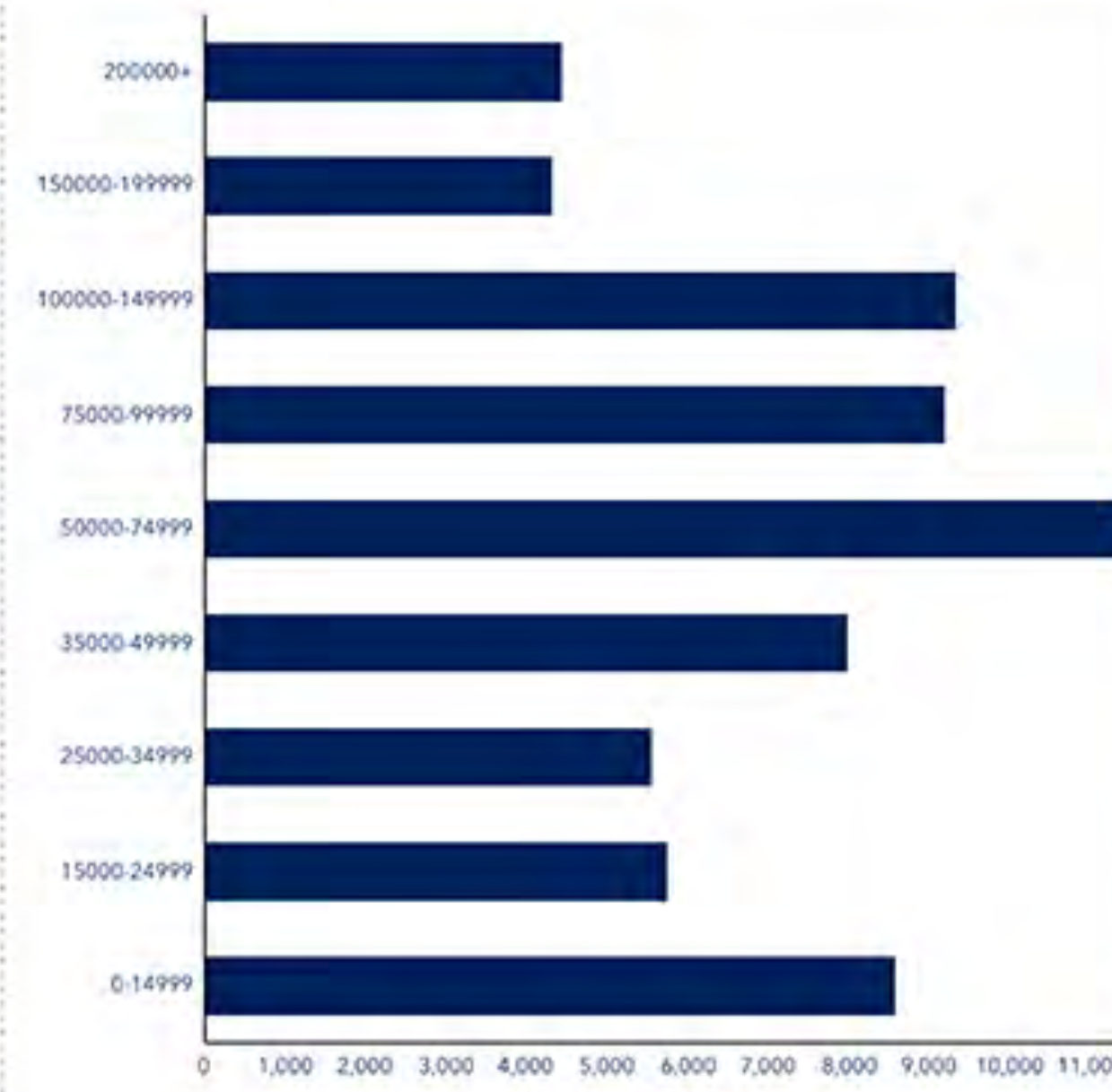
\$34,957

Per Capita Income



\$122,914

Median Net Worth



HOUSEHOLD INCOME



#### EMPLOYMENT



61.5%

White Collar



23.6%

Blue Collar



17.9%

Services



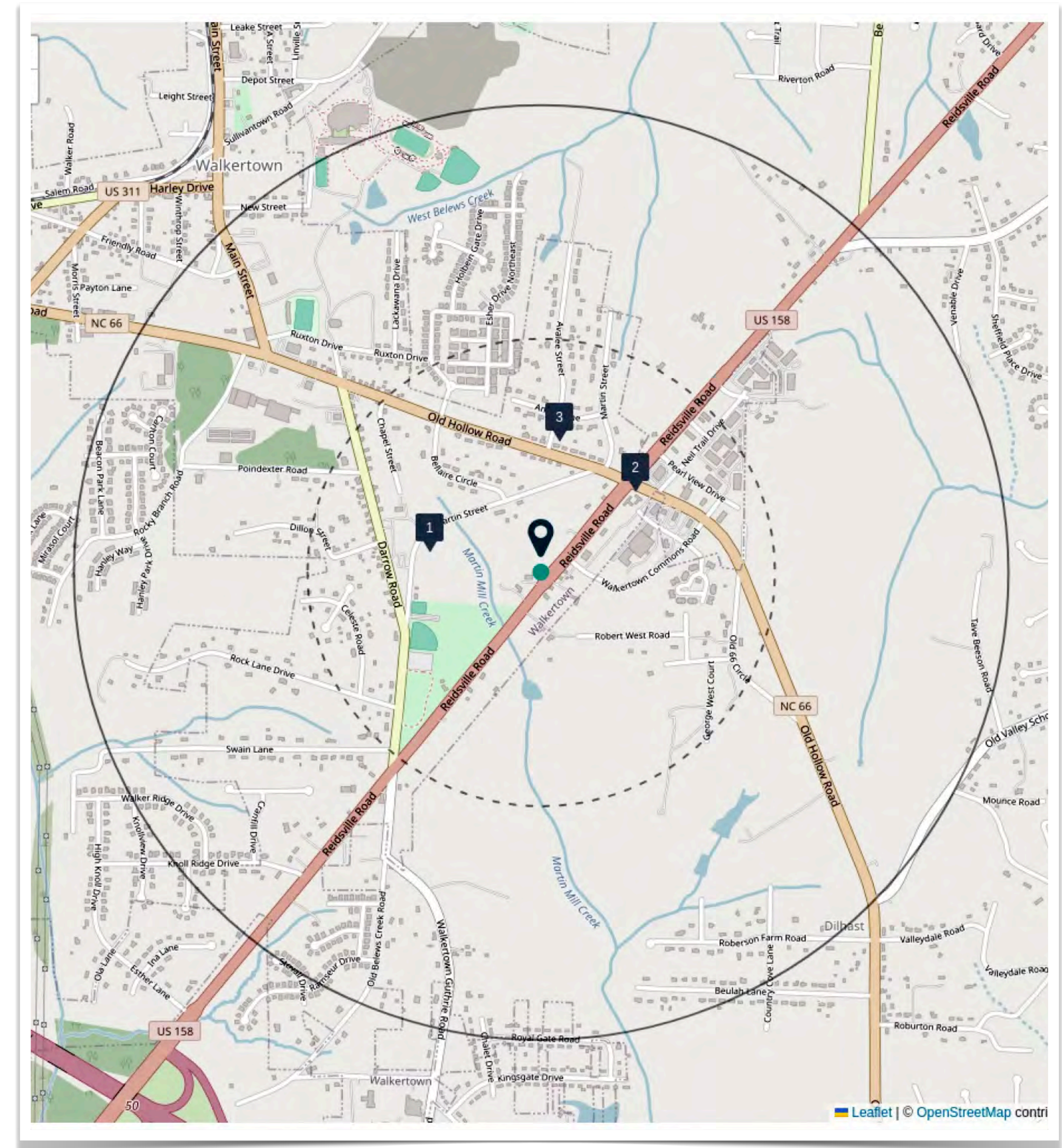
Unemployment Rate

### ENVIRONMENTAL RADIUS REPORT

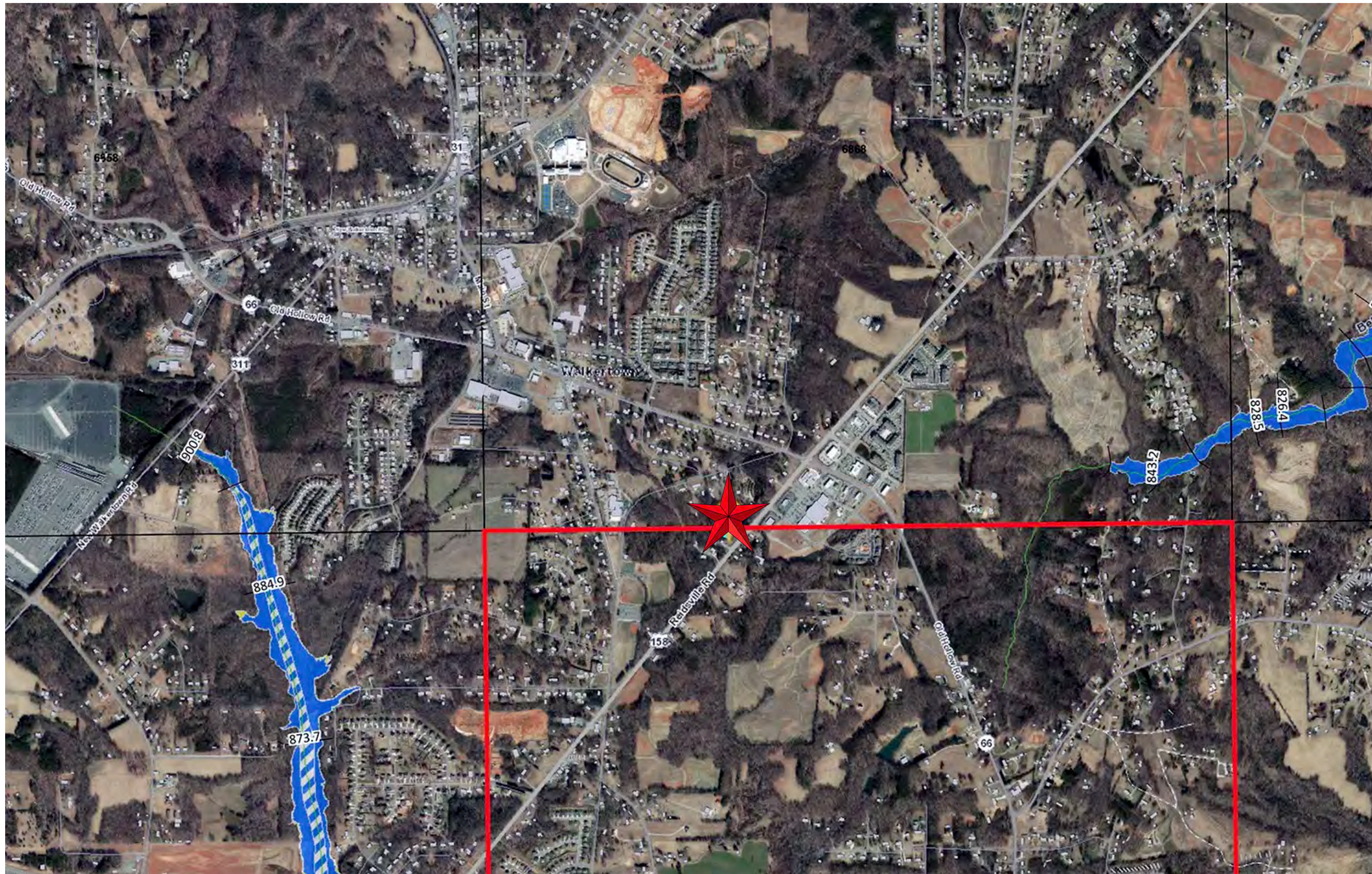
#### Nationwide Environmental Title Research

This report reveals one Federal RCRA generator at the Sheetz convenience store on the east corner of the Reidsville and Old Hollow Roads intersection.

North Carolina Department of Environmental Quality does report six sites (Superfund equivalent, hazardous waste, and leaking storage tanks) within one mile of the subject property. There are three leaking underground storage tanks and each are approximately 0.25 miles from the subject property and depicted in the map to the right.



FLOOD RISK PROFILE





**SALE**

**REIDSVILLE ROAD COMMERCIAL PARCEL**

5129 Reidsville Road, Walkertown, NC27051

OVERHEAD VIEW



**SALE**

**REIDSVILLE ROAD COMMERCIAL PARCEL**

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SOUTHEAST VIEW



**SALE**

**REIDSVILLE ROAD COMMERCIAL PARCEL**

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SOUTHWEST VIEW



SALE

REIDSVILLE ROAD COMMERCIAL PARCEL

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NORTHEAST VIEW



**SALE**

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5129 Reidsville Road, Walkertown, NC27051



NORTHEAST  
VIEW

**SALE**

**REIDSVILLE ROAD COMMERCIAL PARCEL**

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**NORTH  
VIEW**

**SALE**

**REIDSVILLE ROAD COMMERCIAL PARCEL**

5129 Reidsville Road, Walkertown, NC27051



**NORTHWEST  
VIEW**

**SALE**

**REIDSVILLE ROAD COMMERCIAL PARCEL**

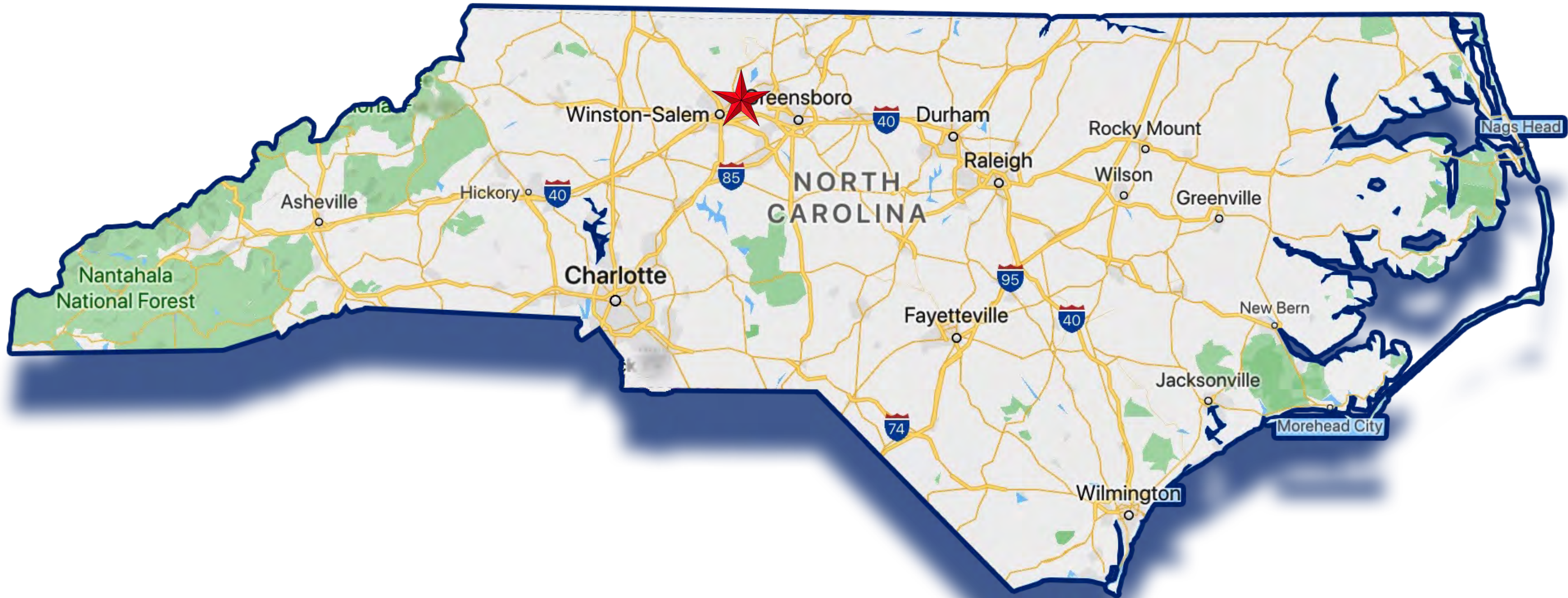
5129 Reidsville Road, Walkertown, NC27051

FORSYTH COUNTY





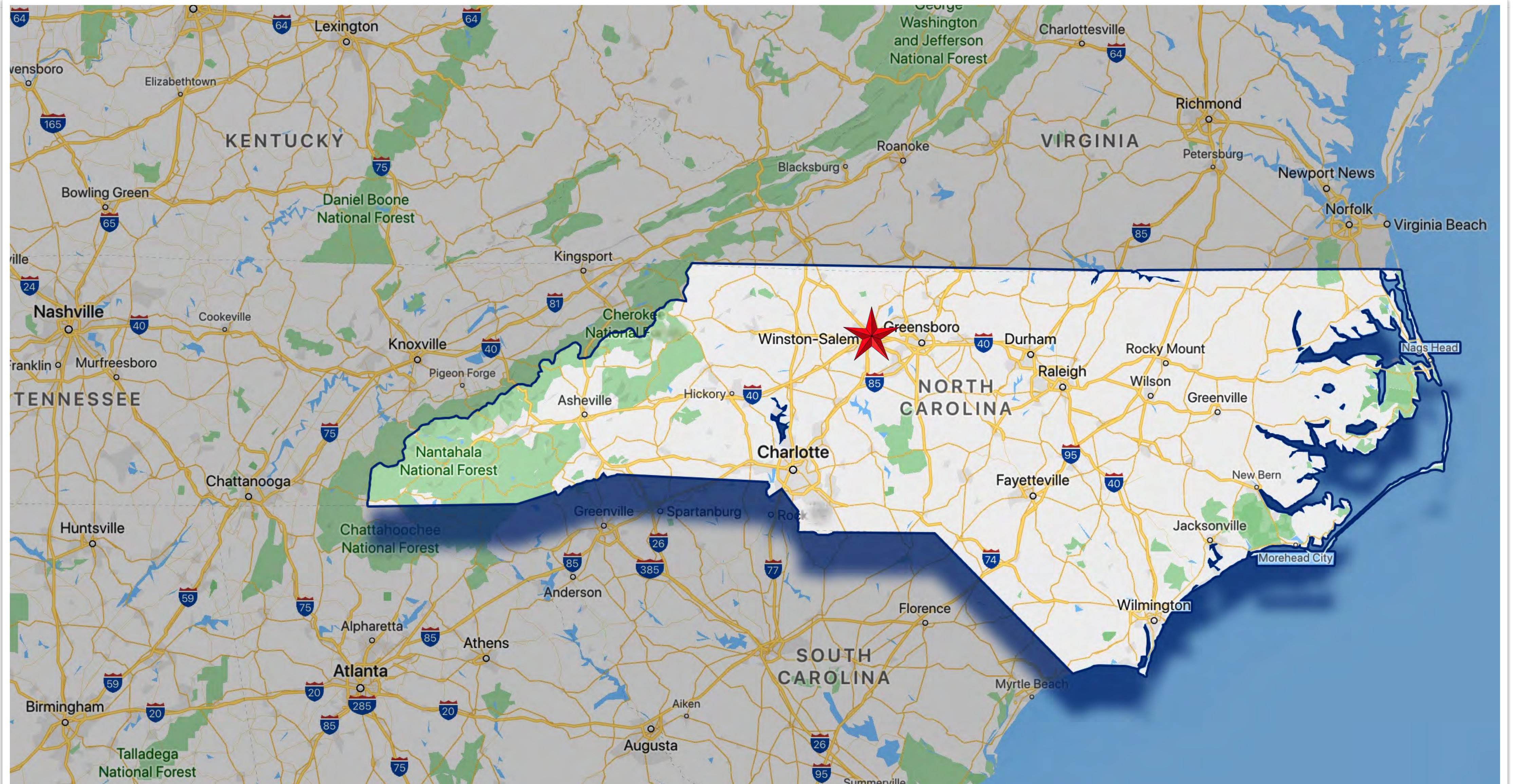
Proximity Miles					
Winston-Salem	Charlotte	Raleigh	Wilmington	Piedmont Triad International	Charlotte Douglas International
8.6	86	101	230	21.5	90.3



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## CONFIDENTIALITY STATEMENT

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The projections contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



FOR MORE INFORMATION:



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**Commercial Broker**

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