

FOR SALE — 3-PARCEL LAND ASSEMBLAGE

2200, 2216 & 2228 US Hwy 29 Business Reidsville, NC 27320

10.2 +/- Acres | Lighted Intersection of Bus 29 & Freeway Drive (Hwy 87) | Split Zoned HB & RA-20



ASKING PRICE

\$1,450,000

Fee Simple | All 3 Parcels

TOTAL ACREAGE

10.2 Acres±

Lighted Hard Corner Location

PARCELS

3

Combined Assemblage

OPPORTUNITY HIGHLIGHTS

◆ **Lighted Signalized Intersection**

Hard corner visibility at Bus 29 & Freeway Dr (Hwy 87)

◆ **Operating Gas Station & C-Store**

Income-producing HB corner — tenant in place

◆ **10.2 +/- Total Acres**

Three contiguous parcels — sold as assemblage

◆ **Apartment Development Potential**

RA-20 land suitable for rezoning to multifamily

◆ **Rapidly Developing Corridor**

New schools, retail, and residential growth nearby

◆ **Future I-785 Interstate**

US-29 conversion to interstate — major value driver

◆ **Split Zoning: HB + RA-20**

Flexible use — commercial, residential, or mixed

◆ **High Traffic Count Location**

Strong daily vehicle traffic on Bus 29 corridor

PARCEL SUMMARY — THREE-PARCEL ASSEMBLAGE

2200 US Hwy 29 Business	1 of 3	HB	Operating Gas Station & Convenience Store	Hard corner at lighted intersection — income producing
2216 US Hwy 29 Business	2 of 3	RA-20	Vacant / Residential	Rezoning potential — multifamily / apartments
2228 US Hwy 29 Business	3 of 3	RA-20	Vacant / Residential	Rezoning potential — multifamily / apartments
COMBINED TOTAL	3 Parcels	HB + RA-20	Mixed — Sold as Assemblage	\$1,450,000 — All Three Parcels

ZONING BREAKDOWN & DEVELOPMENT SCENARIOS

HIGHWAY BUSINESS ZONING

HB

Hard corner at signalized intersection
 Operating gas station & C-store in place

RESIDENTIAL-AGRICULTURAL ZONING

RA-20

Remaining ~8+ acres of the assemblage
 Current use: vacant / light residential

Commercial + Residential	Retain HB corner as commercial pad; rezone RA-20 acreage to multifamily apartments or townhomes	Dual income streams; mixed-use campus; maximum land utilization
Full Commercial Development	Pursue HB rezoning on remaining parcels; develop as retail center, fuel/QSR outparcels, or strip center	Leverages strong corner traffic and Bus 29 exposure; highest commercial density
Apartment / Workforce Housing	Rezone RA-20 parcels for multifamily; complement with commercial corner for synergy	Addresses growing Reidsville housing demand; proximity to employers and schools
Hold & Lease — Income Play	Retain existing gas station/C-store tenant; hold remaining acreage for future development or sale	Immediate cash flow from operating business while land appreciates with I-785 development

LOCATION — BUS 29 & FREEWAY DRIVE, REIDSVILLE NC

Aerial view of subject assemblage at the lighted intersection of US Hwy 29 Business & Freeway Drive (Hwy 87), Reidsville, NC

This 10.2-acre assemblage commands a **signalized hard corner** at one of Reidsville's most visible and trafficked intersections — the junction of **US Hwy 29 Business** and **Freeway Drive (NC Hwy 87)**. Both roads are primary commercial arteries connecting Reidsville to the broader Piedmont Triad, Eden, and the Virginia state line. The site benefits from high daily vehicle counts, full signalization, and strong forward visibility in all four directions.

FUTURE I-785 INTERSTATE DESIGNATION

US Highway 29 through Reidsville is designated for conversion to **Interstate 785** — a transformative infrastructure upgrade connecting Reidsville directly to the I-40/I-85 Greensboro interchange. This designation will dramatically increase regional accessibility, drive commercial and residential development along the corridor, and materially increase land values at key intersections — including this site.

AREA GROWTH & MARKET DRIVERS

- **I-785 Interstate Conversion:** US-29 through Reidsville is planned for conversion to a full interstate, directly connecting to I-40/I-85 interchange in Greensboro — the most significant infrastructure investment in Rockingham County in decades.
- **US-29 Business Widening Completed:** NCDOT completed a major widening of US-29 Business to 4 lanes with new bridges, storm water, and traffic signalization — dramatically improving the corridor's commercial viability.
- **New \$115M Manufacturing Investment:** Farmina Pet Foods opened its first U.S. manufacturing plant in Reidsville in June 2025 — a \$115 million investment signaling strong employer confidence in the market.
- **Rapidly Developing Residential Area:** New schools, residential subdivisions, and retail development are underway in the Bus 29 corridor, driving workforce housing demand and consumer spending near this site.
- **Proximity to Greensboro Metro:** Reidsville sits approximately 25 miles north of Greensboro — within easy commuting distance of the Piedmont Triad's largest employment base, fueling residential demand.
- **Rockingham County Growth:** County population projected at 93,629+ with median home values rising 8%+ year-over-year — a market gaining momentum.

TRANSPORTATION CONNECTIVITY

The Bus 29 / Freeway Drive intersection serves as a **regional crossroads** — connecting Reidsville north to the Virginia border, south to the Piedmont Triad, and east-west across Rockingham County via Hwy 87. The future I-785 designation will elevate this corridor's accessibility to true interstate standards, making this assemblage one of the most strategically positioned land parcels in the county.

HIGHWAY & ROAD ACCESS

- **US Hwy 29 Business** – Frontage road; 4-lane widened
- **Freeway Drive (NC Hwy 87)** – Signalized cross-street
- **Future I-785** – Interstate designation underway
- US-29 connects Reidsville to:
 - Greensboro (~25 mi south)
 - Eden (~15 mi north)
 - Virginia state line (~30 mi)

REGIONAL CONNECTIVITY

- **Piedmont Triad (Greensboro / H.P. / W-S)** – 25-30 mi
- **I-40 / I-85 Interchange (Greensboro)** – ~25 mi
- **Burlington / Alamance County** – ~35 mi
- **Research Triangle (Raleigh-Durham)** – ~80 mi
- **Roanoke, VA** – ~70 mi north via US-29
- **Danville, VA** – ~35 mi north via US-29

PROXIMITY TO KEY DESTINATIONS

Downtown Reidsville, NC	~2 mi	~5 min	City services, courts, government, downtown dining
Greensboro, NC	~25 mi	~28 min	Largest Triad city; I-40/I-85; Piedmont Triad Int'l Airport
Eden, NC	~15 mi	~18 min	Rockingham County industrial and residential hub
Burlington / Alamance Co.	~35 mi	~38 min	I-40/85 corridor; major employment center
High Point, NC	~30 mi	~35 min	Industrial hub; Bus 85; Furniture Market city
Winston-Salem, NC	~40 mi	~45 min	Medical, manufacturing & university hub
Danville, VA	~35 mi	~40 min	Cross-border market; I-58/US-58 access
Piedmont Triad Int'l Airport	~30 mi	~33 min	Regional air service; FedEx Mid-Atlantic Hub

MARKET DEMOGRAPHICS — REIDSVILLE & ROCKINGHAM COUNTY, NC

Reidsville serves as the seat of Rockingham County, North Carolina — a market of approximately **93,600+ residents** situated between the Piedmont Triad metro area and the Virginia border. The county is experiencing a period of renewed investment, driven by major employer commitments, infrastructure upgrades, and strong residential demand fueled by its proximity to the Greensboro-High Point-Winston-Salem metro area.

14,646 Reidsville Population 2026 Projection: 14,866	93,629+ Rockingham County Growing 0.6% annually	\$42,921 Median HH Income Avg. HH Income: \$55,852
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MARKET & HOUSING INDICATORS

Reidsville Households	6,614	Avg. Household Size	2 persons
Median Resident Age	42 years	Homeownership Rate	72.1% (County)
Median Property Value	\$168,600 (County)	YoY Value Increase	+8.08% (2023–2024)
County Population Trend	Growing +0.6%/yr	Per Capita Income	\$23,955
Housing Stress Index	12.8% severe housing need	Apartment Demand	Growing — workforce & workforce family

WHY INVEST IN REIDSVILLE NOW?

- I-785 Interstate Conversion:** The planned conversion of US-29 to I-785 will create a direct interstate link to the Greensboro metro — unlocking the corridor's commercial and residential development potential.
- Rockingham County Momentum:** Major employer investments (\$115M+ Farmina Pet Foods), NCDOT road improvements, and downtown revitalization signal a county on the rise.
- Housing Supply Gap:** 12.8% of county residents face severe housing problems — multifamily and workforce housing on RA-20 land directly addresses this unmet demand.
- Proximity to Greensboro MSA:** 25 miles from the Piedmont Triad's largest metro makes Reidsville an ideal location for commuter housing, regional retail, and logistics.
- Lighted Corner Scarcity:** Signalized hard corner commercial sites with acreage of this scale are rare in Reidsville — the assemblage is positioned to capture the next wave of corridor development.

INVESTMENT SUMMARY

\$1,450,000 Asking Price — All 3 Parcels	10.2 Acres± Total Site Acreage	\$142,157/Acre Blended Price Per Acre
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KEY FACTS AT A GLANCE

Addresses	2200, 2216 & 2228 US Hwy 29 Bus.	City / County	Reidsville, Rockingham County, NC
Total Acreage	10.2 +/- Acres (3 Parcels)	Intersection	Bus 29 & Freeway Dr (Hwy 87) — Lighted
Zoning	HB (hard corner) + RA-20 (remaining)	Current Income	Operating gas station & C-store
Asking Price	\$1,450,000	Price Per Acre	~\$142,157/Acre (Blended)
Development Potential	Commercial, Multifamily, Mixed-Use	Key Driver	Future I-785 Interstate Designation
Sale Terms	Fee Simple All 3 Parcels Together	Due Diligence	Available upon request

CONTACT — EXCLUSIVELY LISTED BY LINDSAY COMMERCIAL PROPERTIES

MARK LINDSAY, CCIM Commercial Real Estate Broker	LINDSAY COMMERCIAL PROPERTIES Land Investment Industrial Office
Phone: (336) 692-5612 Email: MLindsay.LCP@gmail.com License: NC Licensed Broker CCIM Designee	Property: 2200, 2216 & 2228 US Hwy 29 Bus., Reidsville Price: \$1,450,000 — All 3 Parcels Acreage: 10.2 +/- Acres (3 Contiguous Parcels) Zoning: HB + RA-20 Development Ready

All information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price or other conditions prior to sale, or withdrawal without notice. Zoning, rezoning potential, and development scenarios are not guarantees — prospective buyers should conduct their own due diligence with Rockingham County Planning & Zoning prior to purchase.