

FOR SALE — 4675 MIDWAY SCHOOL RD, THOMASVILLE, NC | A MUST SEE!



SALE PRICE	PRICE / ACRE	TOTAL ACRES	BARN / BLDG	ZONING
\$1,895,000	\$26,116/Acre	72.55 Acres	4,000 SF	RA3
COUNTY	WATER FEATURE	FLOOD PLAIN	TRAILS	BARN BUILT
Davidson, NC	Abbots Creek	14 Ac (lower)	4-Wheeler	2026

Exceptional 72.55-acre estate tract in Davidson County featuring a state-of-the-art 4,000 SF smart barn/storage facility (2026), rolling terrain, Abbots Creek frontage, professionally cleared acreage, and premier technology infrastructure. Build your dream estate or divide for multiple lots.

PROPERTY HIGHLIGHTS

- 72.55 acres of gently rolling, partially cleared land in Davidson County, NC
- Brand-new 4,000 SF state-of-the-art barn/storage building — completed 2026
- Split rail fencing and secured gate at entrance — private and turnkey
- 4-wheeler trails throughout the property — ideal for recreation and land management
- Abbots Creek runs through the lower edge — natural water feature and wildlife habitat
- Several acres professionally cleared and mulched — maintained for beauty and functionality
- 14 acres in flood plain on lower end near Abbots Creek
- RA3 (Residential Agricultural 3) zoning — single family, agricultural, recreational
- Build one single-family estate or divide for multiple residential lots
- FCC GMRS license issued to the land (10-year, valid through 2035)
- Starlink internet installed — high-speed connectivity in a rural setting
- Active 12+ camera security system with security lighting
- PNG (natural gas) and Colonial pipeline easements on site



Entry area — split rail fencing and secure gated access welcome you to this exceptional private tract.

4,000 SF STATE-OF-THE-ART BARN & STORAGE FACILITY — BUILT 2026



A truly exceptional structure — built in 2026 to the highest standards with smart home integration, heavy-duty power, climate control, and security infrastructure rarely found in rural construction.

STRUCTURE & MECHANICAL		TECHNOLOGY & SECURITY	
Building Size	4,000 SF	Internet	Starlink Installed
Clear Ceiling Height	14 Feet	Gate / Door Control	myQ Integration
HVAC	5-Ton Unit	Cameras	12+ Active (On-site)
Hot Water	NG Tankless Heater	Security Lighting	Installed + Extended Reach
Hoist System	2-Ton Trolley (Ceiling)	Wireless Bridges	Installed (Expandable)
Power Stations	220V Welding & Multi-use	FCC GMRS License	10-Year (Through 2035)
Construction Year	2026 (Final Inspections)	Outdoor Wash	Shower / Mud / Wash Station
PNG Natural Gas	On Site (Easement)	Farm Hydrants	Yard Hydrants Installed

SMART INFRASTRUCTURE — BUILT FOR THE FUTURE | RARELY FOUND IN RURAL PROPERTIES

This property is unlike any rural tract on the market. The 2026 barn/storage facility was engineered as a fully connected, secure, and operational facility — ready for agricultural, recreational, or professional use from day one. Every system was selected for reliability, expandability, and long-term value.

CONNECTIVITY	SECURITY & ACCESS	POWER & MECHANICAL	LAND INFRASTRUCTURE
● Starlink internet — high-speed satellite ● FCC GMRS license issued to land ● 10-year license (through 2035) ● Extended-reach wireless bridges ● Easily expandable network coverage ● Rural broadband ready	● 12+ active security cameras ● myQ gate & garage door integration ● Security lighting — full coverage ● Wireless bridge network on-site ● Gated entrance with remote access ● Active monitoring 24/7	● 5-ton HVAC unit — climate controlled ● NG tankless hot water heater ● 2-ton ceiling trolley hoist system ● 220V welding stations ● Multi-use power stations ● 14' clear ceiling height	● Farm yard hydrants — multiple ● Outdoor shower / mud / wash station ● Split rail fencing — full perimeter ● Secure gate at entrance ● 4-wheeler trail system ● Professional clearing & mulching

EASEMENTS & UTILITIES

EASEMENT / UTILITY	DETAIL	NOTES
PNG (Piedmont Natural Gas)	Natural gas available on site	Easement — trench only (not affecting use)
Colonial Pipeline Easement	Gas pipeline crosses property	Standard easement — minimal impact
FCC GMRS License	Radio communication license	Issued to land, valid 10 years (through 2035)
Electric	Available at road	Inquire with Davidson County EMC
Water / Sewer	Well & septic	Consult broker for details

FCC GMRS LICENSE — ISSUED TO THE LAND

A General Mobile Radio Service (GMRS) license issued to the property conveys with the sale — a rare and valuable asset. GMRS provides reliable two-way radio communication across the entire 72-acre tract and beyond, with no cell towers required. Valid through 2035. Ideal for land management, security coordination, and recreational use.

LAND FEATURES & NATURAL ATTRIBUTES

4675 Midway School Rd is a rare tract that combines natural beauty with practical infrastructure. The rolling terrain provides dramatic views and multiple ideal building sites. Abbots Creek winds along the lower edge of the property, providing a natural wildlife corridor and year-round water feature. Professionally cleared sections create open meadows while preserved tree lines maintain privacy and aesthetics. The 4-wheeler trail system spans the property, giving full access to every corner of the acreage.

LAND FEATURE	DETAIL
Total Acreage	72.55 Acres
Terrain	Gently rolling — multiple building sites
Cleared Acreage	Several acres professionally cleared & mulched
Tree Lines	Preserved for privacy and aesthetics
Abbots Creek	Runs through lower edge — natural water feature
Flood Plain	~14 acres in 100-year flood zone (lower tract)
Trail System	4-Wheeler trails throughout property
Fencing	Split rail fencing — perimeter sections
Gate / Entry	Security gate at main entrance
Access	Road frontage on Midway School Rd
Building Sites	Multiple elevated, non-flood sites available

RA3 ZONING — PERMITTED USES (Davidson County, NC)

RESIDENTIAL	AGRICULTURAL	RECREATIONAL
● Single Family Residence ● Family Subdivision / Multiple Lots ● Manufactured Home (with conditions) ● Accessory Dwellings / Guest House ● Home-based Business (minor) ● Churches / Religious Assembly ● Schools / Educational Facilities ● Bed & Breakfast	● Crop Farming / Row Crops ● Livestock / Cattle / Horses ● Equestrian / Stables ● Orchards / Vineyards / Gardens ● Timber / Forestry Operations ● Farm Structures / Barns (as-built) ● Agricultural Support Buildings ● Conservation Easements	● Hunting / Wildlife Management ● Fishing (Abbots Creek) ● ATV / Off-Road Recreation ● Camping (private use) ● Nature Trails / Greenways ● Private Shooting Range ● Event Venue (with permits) ● Long-term Land Investment

■ Verify specific use requirements with Davidson County Planning & Zoning. Flood plain restrictions apply to the approximately 14-acre lower portion near Abbots Creek.

LOCATION & MARKET OVERVIEW

4675 Midway School Rd sits in Thomasville, NC — part of the Piedmont Triad metro area in Davidson County. Thomasville offers small-town character with convenient access to High Point, Greensboro, and Winston-Salem. The Midway School Rd corridor provides a peaceful rural setting while remaining within minutes of shopping, dining, and major employment centers. This is true country living without sacrificing connectivity.

REGIONAL ACCESS	NEARBY AMENITIES
High Point: ~15 minutes	Davidson County Schools
Greensboro: ~25 minutes	Thomasville City Services
Winston-Salem: ~25 minutes	Abbots Creek — fishing & wildlife
PTI Airport (GSO): ~30 min	Proximity to outdoor recreation
I-85 / US-29: ~10 min	Strong Davidson County land market

EXCLUSIVELY LISTED BY — LINDSAY COMMERCIAL PROPERTIES

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INVESTMENT SUMMARY — 4675 MIDWAY SCHOOL RD, THOMASVILLE, NC

Sale Price: \$1,895,000 | \$26,116/Acre

Total Acreage: 72.55 Acres | Zoning: RA3 (Residential Agricultural)

Barn/Storage Building: 4,000 SF | Built 2026 | 14' Ceilings | 5-Ton HVAC

Technology: Starlink | myQ | 12+ Cameras | GMRS License (2035)

Land: Rolling | Cleared | Abbots Creek | Split Rail Fence | Security Gate

~14 Acres Flood Plain (lower end) | Multiple Non-Flood Building Sites

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