

3199 Mountain Brook Trail

WINSTON-SALEM, NC

Baux Mountain Rd

Priddy Rd

Remington Pk

CONFIDENTIAL OFFERING MEMORANDUM

NOVEMBER 2025

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01

Executive summary



Property summary

Located in a semi-rural area with emerging residential developments, 3199 Mountain Brook Trail presents an exceptional development opportunity on approximately 72.6 acres. Zoned RS-40, the property is supported by single-family homes and open green space, ideal for trails, community gathering areas, or natural buffers.

The property offers convenient access to transportation routes, such as NC-8, US-52, and Interstate 74 providing seamless connectivity to downtown Winston-Salem, Wake Forest University, Novant Health facilities, and the broader Triad region.

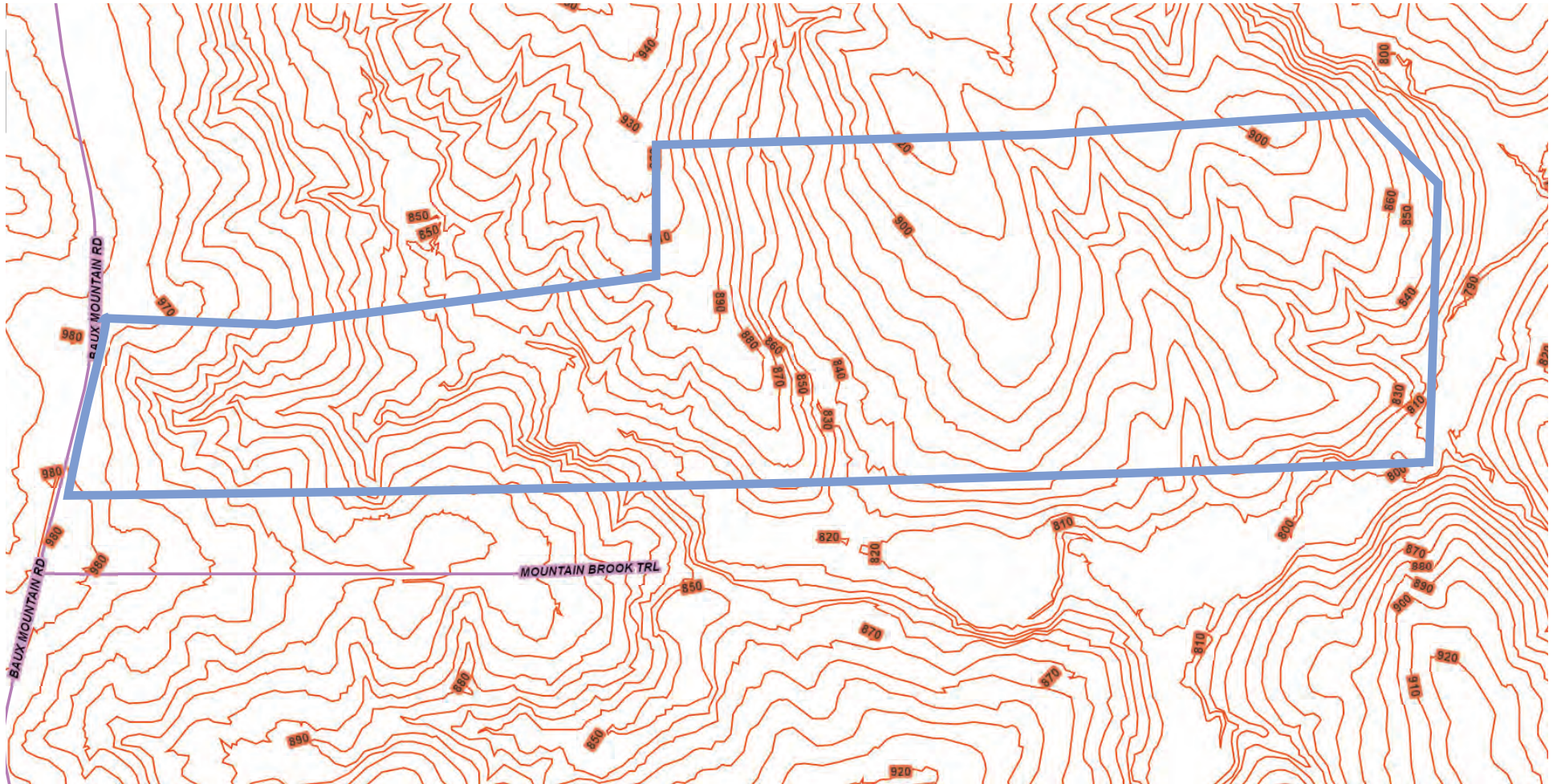
Strategically located in a tranquil and well connected residential area, the site offers a unique mix of eco-living, natural beauty, and peaceful residential charm. Within 25 minutes of downtown Winston-Salem, the area ensures convenient access to shopping, dining, and healthcare, appealing to those buyers seeking a tranquil yet connected location.

PROPERTY OVERVIEW

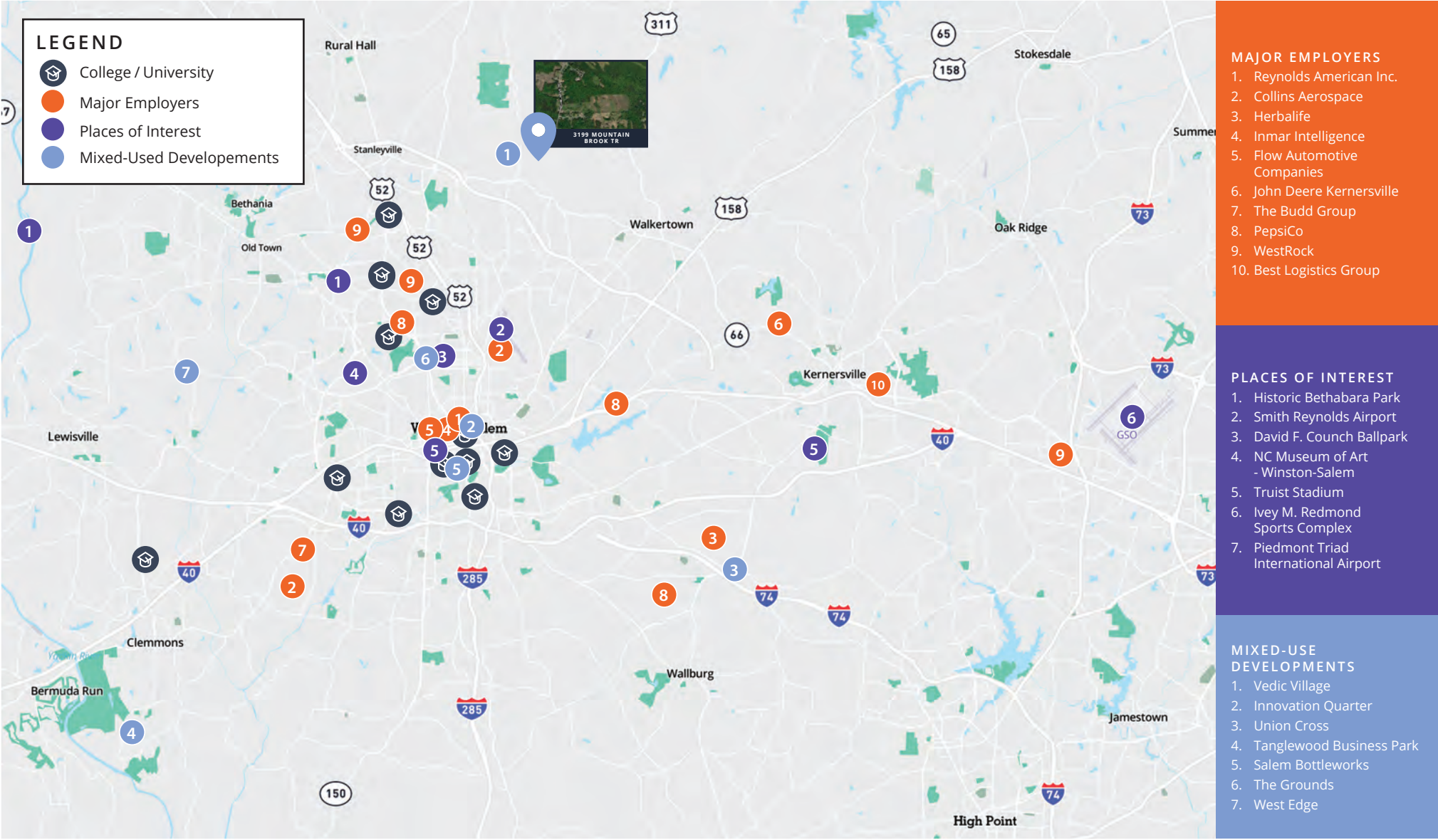
Address:	3199 Mountain Brook Trail, Winston-Salem, NC
County:	Forsyth
Parcel ID:	6849-33-6675
Water/Sewer:	Available
Current Zoning:	RS-40
Land Area:	72.6



Topography



Irreplaceable location



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02

Location overview



Location overview



\$800M+
Investment dollars

The Innovation Quarter, a nationally recognized district, attracts over **\$800M** in investments, houses more than **170 companies** in Downtown Winston-Salem.

The Triad Region

Located in the center of North Carolina, the Triad is a 12-county region anchored by Greensboro, High Point and Winston-Salem. It encompasses diverse cities, rural communities and charming towns that offer low cost of living and high-value housing options making it one of the best places to live in North Carolina. Ideally located halfway between New York and Florida and halfway between Washington DC and Atlanta GA, the Triad is home to game-changing companies specializing in everything from aerospace and biotechnology to financial and creative services.

With its central North Carolina location and proximity to four major interstate highways, the Triad region is a key transportation and manufacturing hub. Long known as one of the primary manufacturing and transportation hubs of the southeastern United States, the Triad is home to 1.7 million people.



Location overview

Manufacturing is deeply rooted in North Carolina's history, particularly in the Triad region of North Carolina. While this industry's roots are steadfast, jobs here are constantly evolving to fit the pace and needs of the modern world. Notable employers like Krispy Kreme, Mack Trucks and Reynolds-American have all found their center in the Triad. As a major player in the aerospace and aviation industry, the Triad's employment network is booming, with many companies continuing to expand their presence in this region. The Triad provides a labor force of more than 815,000 employees, with approximately 25,000 degrees awarded each year.

The healthcare industry also plays a key role in employment within the Triad, thanks to a strong network of local hospitals. With excellent medical programs at Wake Forest's School of Medicine, students are fast-tracked to successful careers in healthcare and related fields. The innovative nature of the Triad region also fosters cutting-edge research in biotechnology and pharmaceuticals at companies like Aestas Pharma and Drumetix. In the Triad region, burgeoning tech startups are starting to see growth and attracting new employees, while traditional companies like AT&T continue to hire employees in IT and tech support roles.

**#2 Best city for
business costs**

Wallethub, 2024

COST OF LIVING

The Triad region offers some of the most favorable scores on the Council for Community and Economic Research's acclaimed cost of living index. Housing, utilities, groceries, transportation and health care all cost below the national average here.

**#2 Most affordable
metro area**

Wallethub, 2024

QUALITY OF LIFE

The Triad area is home to residents who enjoy a rich quality of life flavored by a vibrant downtown and family-friendly communities, 80 miles of walking and biking trails, close access to prestigious higher education, and cutting-edge Southern cuisine, artisan craft breweries and wineries.

ACCESSIBILITY

The Triad's location on the east coast is favored by businesses that need easy access to suppliers. More than half the US population is within 650 miles, and Interstates 85, 40, 77, 74 and 73 provide access to major markets throughout the country.

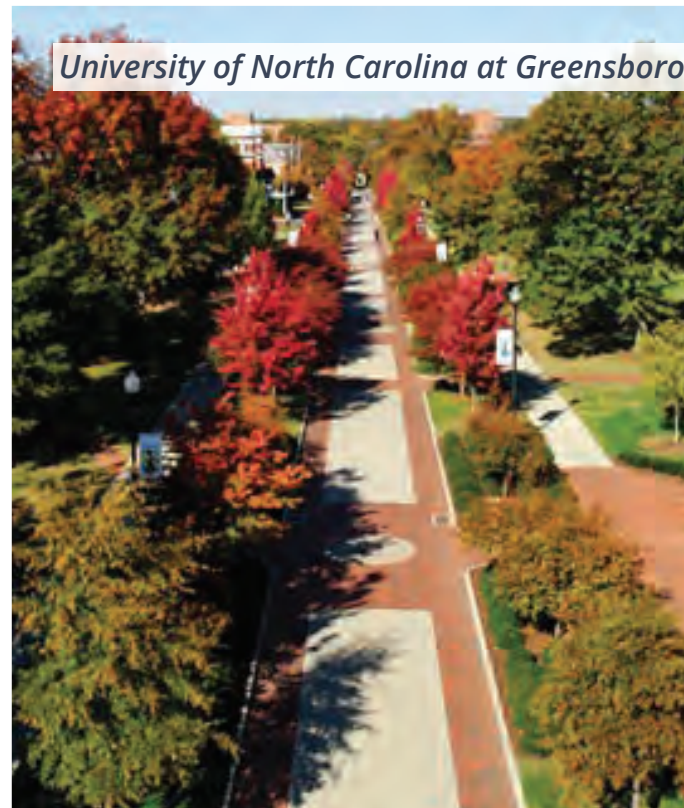
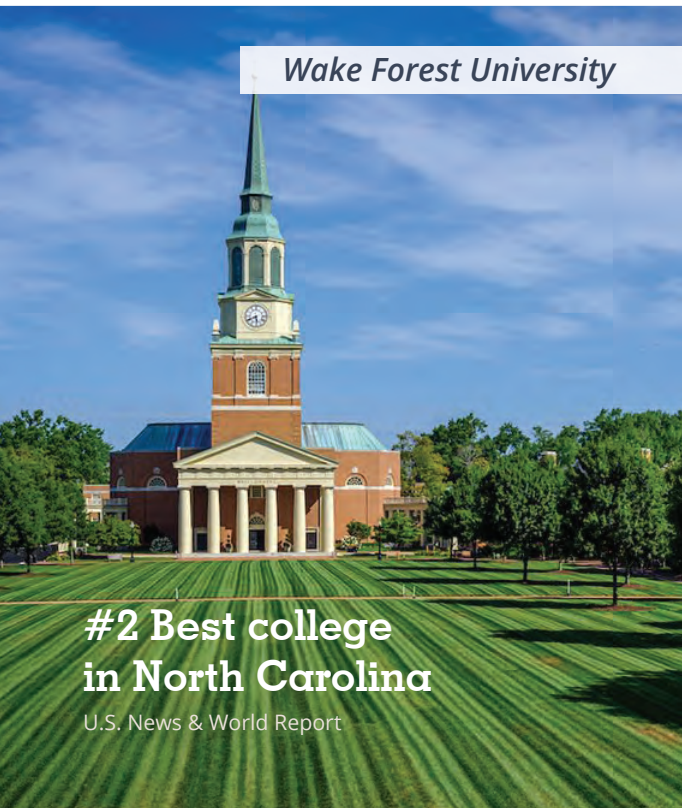
Location overview

Education

With 21 colleges and universities located in the Triad, top-tier education is easily accessible with esteemed liberal arts schools like Wake Forest University, Elon, Salem College and High Point University, in addition to notable state schools like UNC Greensboro and Winston-Salem State.

Within the Triad region there are 11 universities that ranked in the top five "best colleges" in their respective categories according to U.S. News & World Report. There are currently more than 100,000 students enrolled in colleges and universities in the Triad with a total of 25,637 total degrees awarded with 28% of the Triad population, ages 25 and over, with a Bachelor's degree or higher.

Home to 
**21 colleges
& universities**



Location overview

Wake Forest University

Wake Forest University history dates back to 1838 when it was rechartered as Wake Forest College making it one of the oldest institutions of higher learning in North Carolina. Recognized as one of the preeminent medical schools in the nation, the Wake Forest School of Medicine recently opened new classroom, lab and clinical facilities in downtown Winston-Salem. The Bowman Gray Medical Center for Education is housed in Wake Forest Innovation Quarter, a unique mixed-use urban campus comprised of repurposed tobacco manufacturing plants.

Innovation quarter

Winston-Salem's long-standing culture of innovation has existed since the Moravians settled here. Innovation Quarter is led by Wake Forest Health Sciences in partnership with city, county and state governments. Since 2012, 1.7 million square feet of mixed-use space has been completed, integrating new construction with revitalized historic buildings. Totalling 330+ acres, the Innovation Quarter has more development to come totaling over 2.4 million square feet. The Innovation Quarter is home to more than 170 companies, five leading academic institutions, over 3,700 workers and 1,800 degree-seeking students.

#7 U.S. Metro for life sciences construction

Commercial Search, 2024



Innovation Quarter | Downtown Winston-Salem

Economic development

Major industries

The Triad's favorable business climate and rich talent pool have led new and expanding businesses to announce jobs at an accelerated pace in recent years.

The region has historically been tied to textiles, furniture, and tobacco and is currently a key transportation and manufacturing hub. New growth industries that are emerging include distribution, logistics, bio-technology, and aviation & aerospace.

The Winston-Salem MSA unemployment rate totaled 3.5% in January 2024. At 30 basis points below the national average, the Winston-Salem MSA has one of the lowest unemployment rates in the Southeast.*

Recent Triangle Corporate Announcements



South African manufacturer, Radel, establishes presence in Forsyth County.
\$9M Capital Investment | April 2024



Purple Crow will expand in Forsyth County
199 jobs | \$50M Investment | October 2024



Tex-Tech Industries
1,700+ jobs | May 2022



ProKidney
50+ jobs | \$21M Investment | September 2023



John Deere Electric Powertrain Expansion
60+ jobs | \$65M Investment | August 2023



Nelipak Healthcare
80+ jobs | \$20M Investment | December 2022



Krispy Kreme
180+ jobs | \$5.8M Investment | December 2022



Ziehl-Abegg
303+ jobs | \$100M Investment | November 2022



Cathtek
60+ jobs | \$1.9 M Investment | June 2022

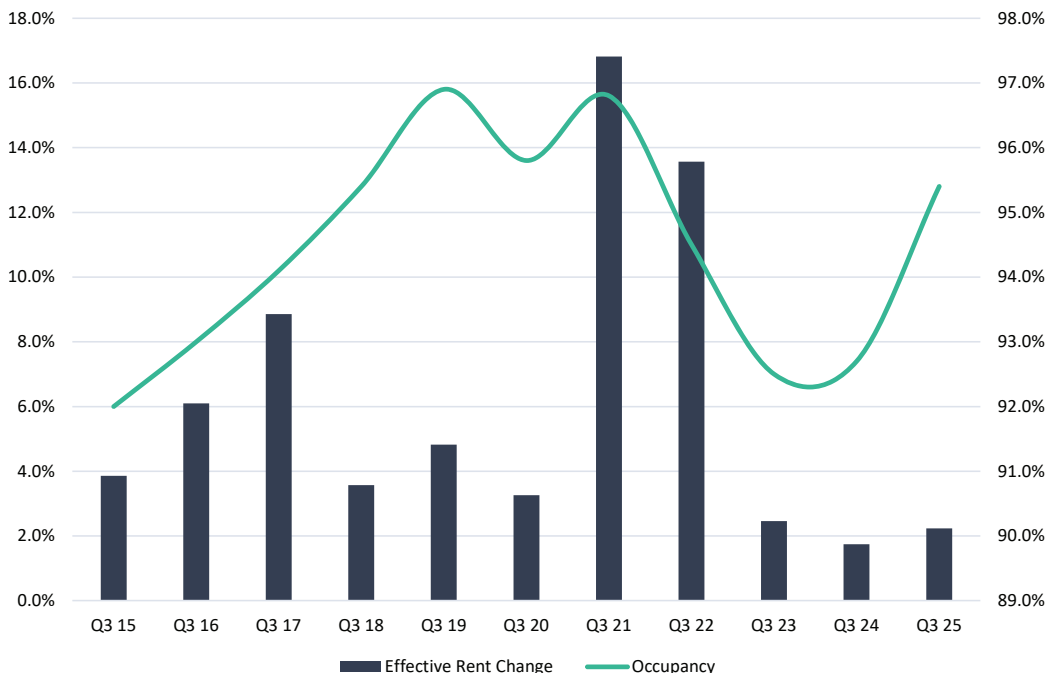
North Winston-Salem

Multifamily Overview

Apartment demand strengthened again in the third quarter of 2025, pushing absorption to a rate unseen in the Greensboro | Winston-Salem market since 2010. All seven of the submarkets in the Greensboro Winston-Salem's market saw positive absorption on an annual basis, led by the West Winston-Salem submarket.

During the last 12 months, 777 units were absorbed in the submarket, surpassing the annual supply level of 164 units. Population gains, especially in the young adult cohort, continue to aid in demand across all residential housing product. The submarket's average effective asking rent was \$1,288 per unit, or \$1.38 per square foot.

NORTH WINSTON-SALEM SUBMARKET: OCCUPANCY AND EFFECTIVE RENT



**If you would like more
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