

AVAILABLE LAND DEVELOPMENT SITE



22.3 Acres | Winston-Salem, NC | Well-Located Development Site with Enticing Potential
Potential Uses: Multifamily, Office, Retail, Hotel, Medical, Laboratory, etc.



22.3
TOTAL ACRES



CPO
CURRENT ZONING



Parcel
6828-69-8894.000



Forsyth
COUNTY

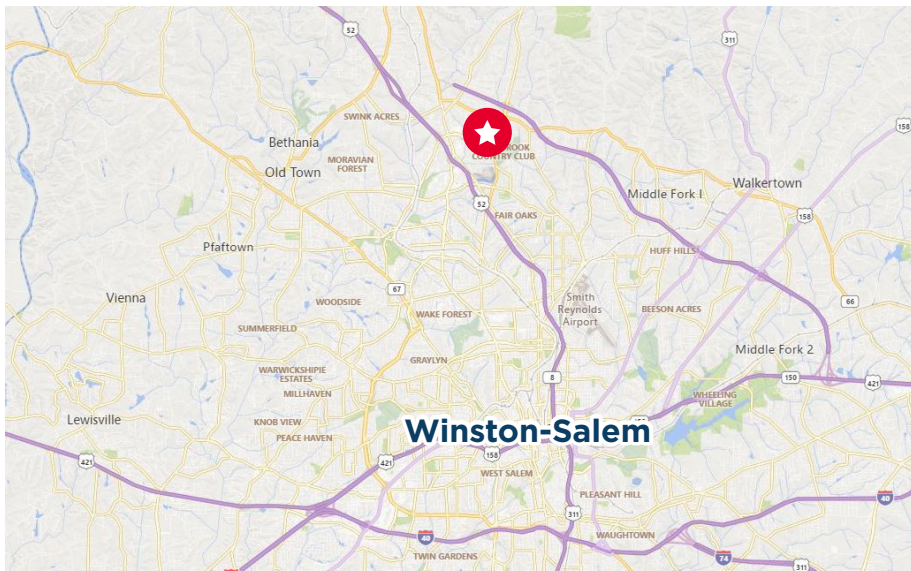


Winston-Salem, NC
E. HANES MILL ROAD, 27105



OFFERING

Cushman & Wakefield is pleased to present the exclusive listing of the 22.3-acre Development Site in Winston-Salem, NC. Located in a busy submarket and currently part of Hanesbrands Inc.'s park-like corporate headquarters campus, the site is zoned for Corporate Park Office but has great potential to develop multifamily, office, retail, hotel, medical, laboratory, and more. The site has convenient access to national retailers, abundant dining options, and hotels. It is also within 10 minutes of two major economic drivers in the market: Wake Forest University and Smith Reynolds Airport. The Triad as a whole, home to multiple major corporate headquarters, has continued to gain momentum as companies invest in the market and their employees relocate. The Development Site presents an enticing opportunity for developers to invest in a market that has seen impressive capital infusion.



HIGHLIGHTS

1

ENTICING DEVELOPMENT POTENTIAL

The 22.3-acre site, currently zoned for Corporate Park Office, provides the opportunity to develop multifamily, office, retail, hotel, medical, laboratory, and more.

2

ATTRACTIVE SUBMARKET

The submarket in the development site's radius is chock-full of national retailers, fast-casual dining options, and hotels. It is also less than 10 minutes from both Wake Forest University and Forsyth County Smith Reynolds Airport.

3

WINSTON-SALEM ON THE RISE

The industries of aviation, healthcare, and logistics are thriving in the Triad, including 4 major corporate HQs: Hanesbrands, Reynolds American, Atrium Health Wake Forest Baptist, and Laboratory Corp. of America.

4

MSA'S IMPRESSIVE GROWTH

As companies expand, Winston-Salem will retain its skilled workforce of local higher-ed graduates. Long known for its booming textile, furniture, and tobacco industries, the region has repositioned itself and seen significant growth in the distribution, biotech, health care, logistics, and manufacturing industries with the help of local and state business development efforts.



UNIQUE SITE

The site is currently part of the Hanesbrands Inc. headquarters property. The grounds along E Hanes Rd and Windy Hill Dr are tidy, well-landscaped, and mostly clear of brush. There is a park-like feel to the headquarters campus, which will transfer over to any future improvements on the site.

- +/- 22.3 Acres
- Current Zoning: CPO
- Proposed Zoning: RM18
- Parcel ID: 6828-69-8894.000



CONTACT US

CAROLINAS TEAM

ALEX PHILLIPS

DIRECTOR
+1 864 270 9196
alex.phillips@cushwake.com

RICHARD MONTANA

SENIOR DIRECTOR
+1 336 587 8269
richard.montana@cushwake.com

WILLIAM WOLTZ

EXECUTIVE MANAGING DIRECTOR
+1 336 821 3824
william.woltz@cushwake.com

BATTLE SMITH

ASSOCIATE
+1 919 818 2025
battle.smith@cushwake.com



300 S. TRYON STREET, SUITE 1110
CHARLOTTE, NC 28202
PHONE: +1 704 916 7150
FAX: +1 704 375 7771
multifamily.cushwake.com