

DEVELOPMENT OPPORTUNITY

NEXT TO STELLAR NORTH CAROLINA WINERY

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES ±	6.77
SALE PRICE	\$1,200,000

DESCRIPTION

Amazing Yadkin River Valley development opportunity with private lake in Lewisville. ±6.77 acres with roughly 350 feet of road frontage on Shallowford Road, only ±1.6 miles from US-421. Directly adjacent to award-winning vineyard, Medaloni Cellars. This land opportunity is perfect for an event center, distillery brewery, or conference center.



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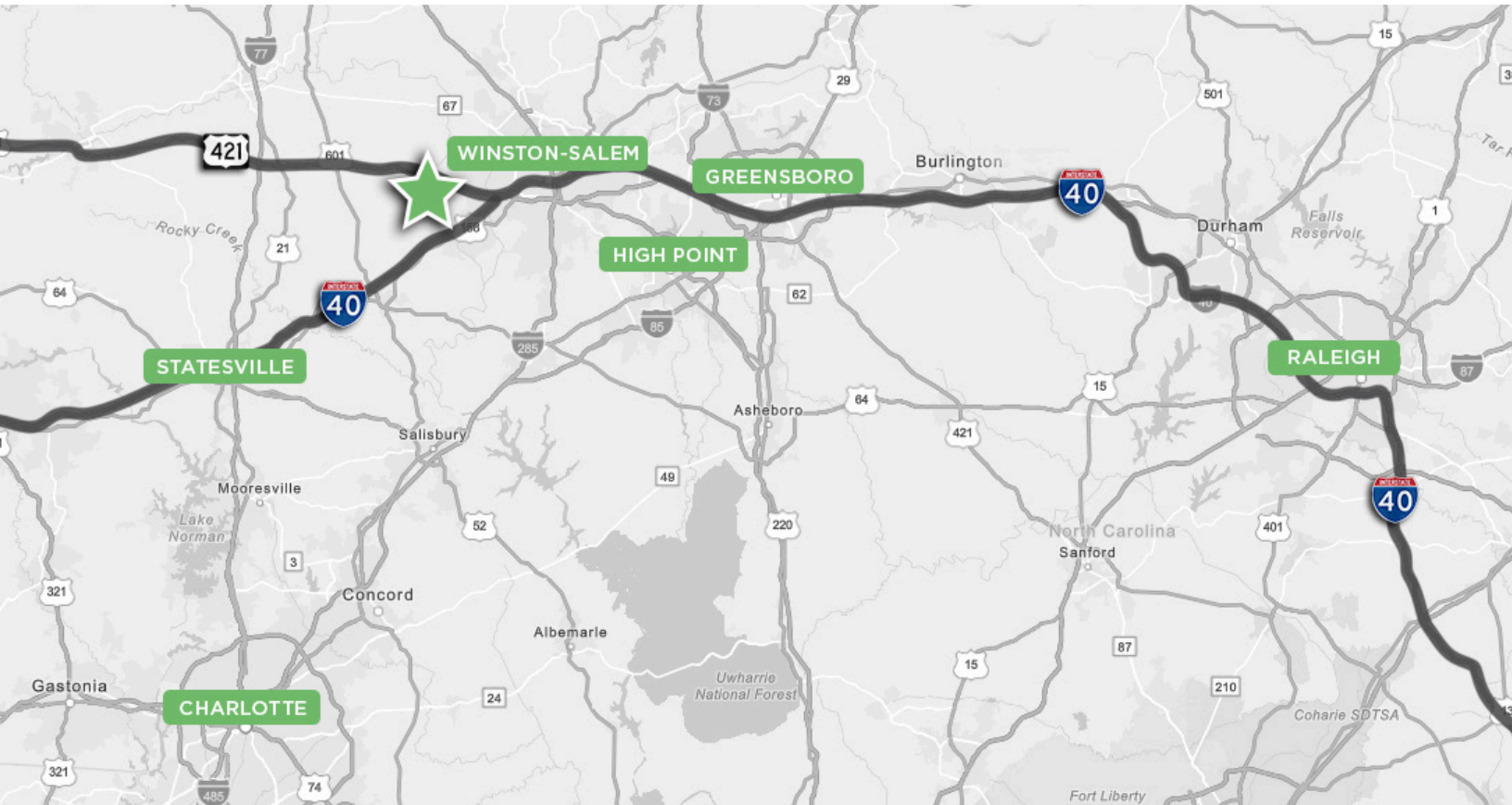
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PROPERTY INFORMATION

PROPERTY TYPE	Land	ZONING	RS-40
ACRES ±	6.77	TAX PIN	5855-97-0684

PRICING & TERMS

SALE PRICE	\$1,200,000
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DESCRIPTION

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The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.



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*ADJACENT TO SITE



MEDALONI CELLARS

Located 10 minutes outside of Winston-Salem, Medaloni Cellars is a beautiful addition to the Yadkin Valley wine trail to be toured by wine lovers from all over. Not only does Medaloni Cellars offer wine tastings, but it is also a venue designed to host events such as weddings, family reunions, birthday parties and other entertainment events! Enjoy a romantic sunset with views of the Blue Ridge Mountains as you sip on a glass of elegant Medaloni Cellars wine.



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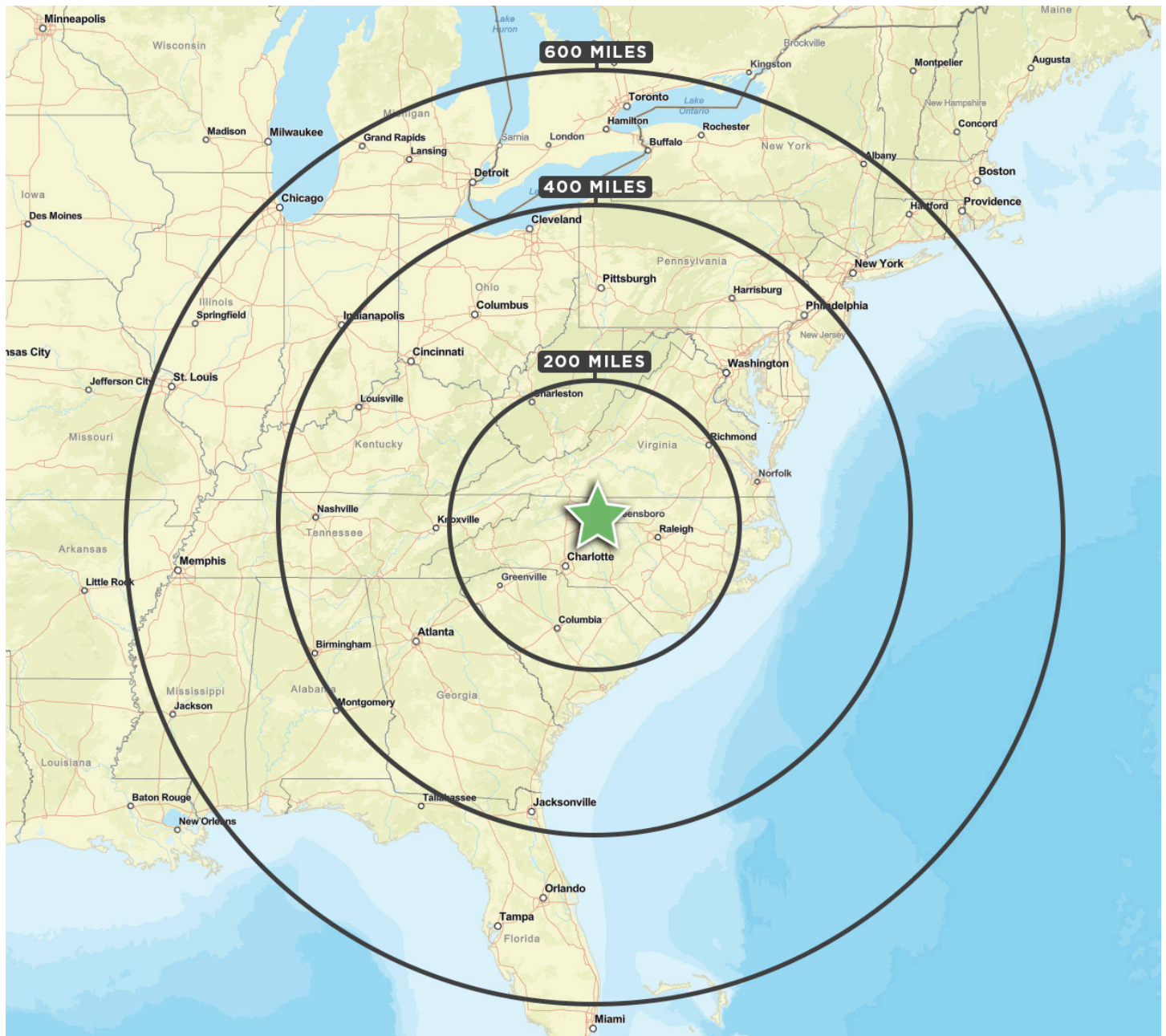
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DISTANCE FROM AIRPORTS

38 MILES FROM PIEDMONT TRIAD INTERNATIONAL AIRPORT

79 MILES FROM CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT

107 MILES FROM RALEIGH-DURHAM INTERNATIONAL AIRPORT



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WINSTON-SALEM NORTHERN BELTWAY

The N.C. Department of Transportation is building a multi-lane freeway that loops around the northern part of Winston-Salem. The 34.5-mile Winston-Salem Northern Beltway will begin at U.S. 158 southwest of Winston-Salem and end at I-74 southeast of the city.

Over 100,000 vehicles and trucks travel through the area every day, which is more traffic than the roadways in the area are designed to handle. The Winston-Salem Northern Beltway will help alleviate traffic congestion and improve safety along heavily traveled routes in Forsyth County, including U.S. 421/Salem Parkway and U.S. 52.

INTERSTATE ACCESSIBILITY

NORTHERN INTERCHANGE	5.2 miles	SALEM PARKWAY EAST	14.2 miles
INTERSTATE 40	16.5 miles	SALEM PARKWAY WEST	17.7 miles

