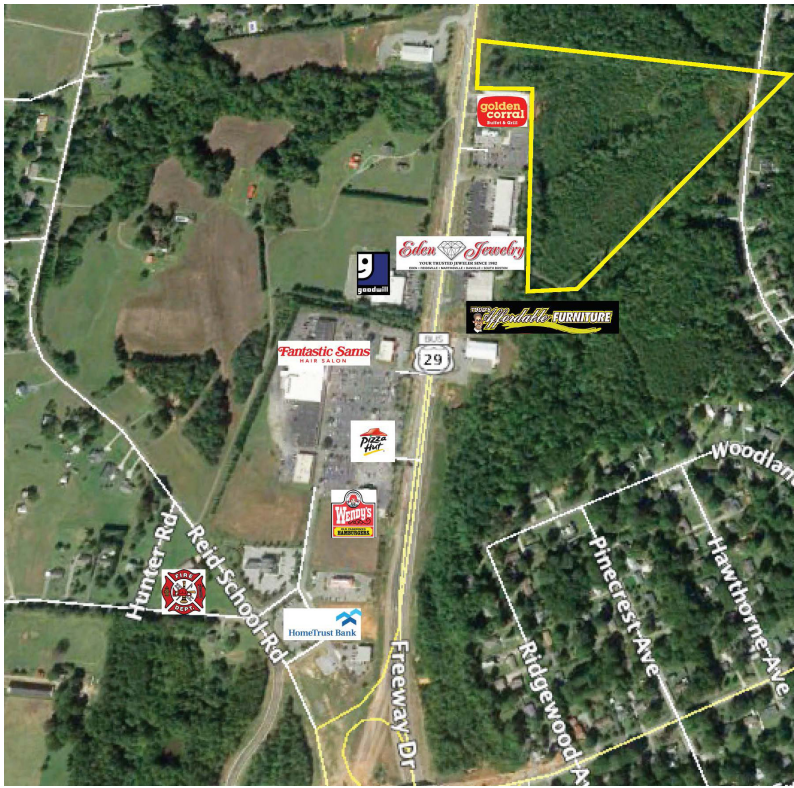




SHERWOOD DR. REIDSVILLE, NC

FOR SALE



PRICE REDUCTION

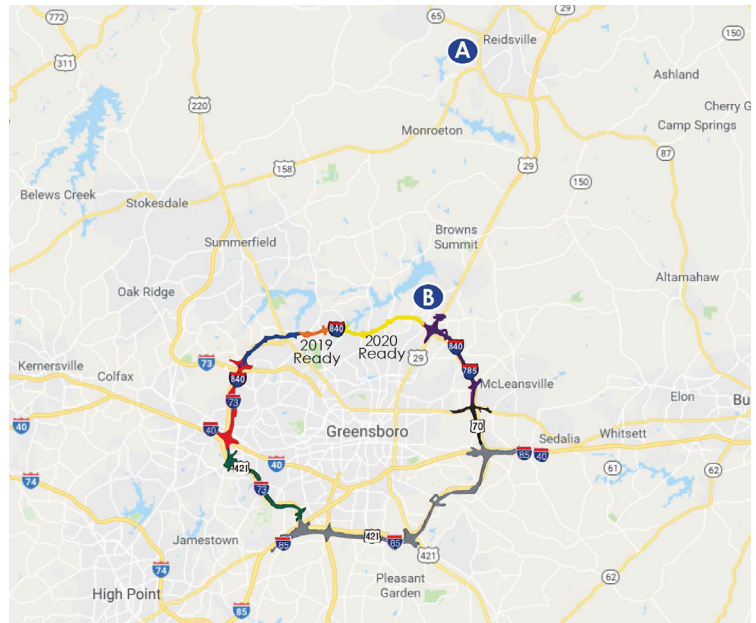
Property Overview

Type: Land
Acres: 29.25±
Price: \$295,000

- Zoned Single-Family and Duplexes, special use Townhomes
- 1.57 Acres Zoned HB on Freeway Dr.
- Quiet neighborhood consists of single-family homes and apartments
- One block from Freeway Drive
- Greenway begins across the street from the property
- Easy commute to the new Outer Loop around Greensboro for connections east and west

Easy/Short Commute to new Outer Loop around Greensboro

- A** Sherwood Dr (site)
- B** New Outer Loop around Greensboro (under construction)



PHILIP PRICE
Direct: 336.283.0643
Mobile: 336.558.7015
Email: Phil@millerhatcher.com

No warranty or representation is made for the accuracy or assumptions of the information contained herein. All information is subject to omissions, errors, price changes, prior sale, and/or withdrawal without notice. No liability is assumed for any inaccuracy of the information contained herein.



SHERWOOD DR. REIDSVILLE, NC

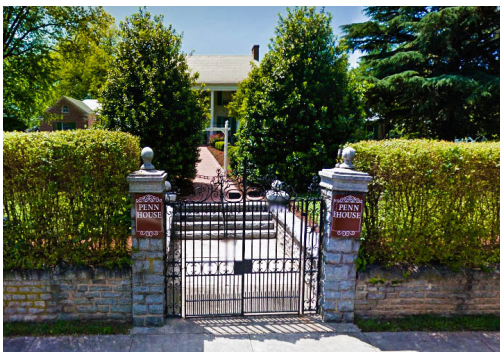
FOR SALE



Reidsville is a Certified State Retirement Community

Activities include:

- **Golf** - 4 local courses and many others a short drive away
- **Bowling**
- **Fitness and Recreation Centers**
- The new **Reidsville Center for Active Retirement Enterprises** houses about 25,000 square feet of space for activities such as painting classes, cardio/weight classes, crochet classes, dancing, shuffleboard and bocce. In addition, there are meeting rooms and other amenities to accommodate the needs of active seniors.
- **Fishing and Boating** - Reidsville owns two lakes that have boat slips, meeting shelters and docks. Lake Reidsville rents kayaks and canoes. Camping facilities are also available for rental.
- **Market Square** - This is a new downtown amphitheater that houses a Farmers Market and outdoor concerts. (Pictured above)
- **Penn House** - One of Reidsville's oldest homes is available for weddings and other community events.



“Wedding Venue & Community Events Center”



“Certified State Retirement Community”



“Local Golf Courses & Lakes”

Reidsville named top 10 social scene for N.C. seniors

BY ANGELA STADLER
City of Reidsville

For the second year in a row, SmartAsset has named the City of Reidsville one of the top 10 best social scenes for seniors in North Carolina.

SmartAsset, a financial technology company, offers personal finance advice on the web. The company looked at a variety of factors and ranked the top 10 cities in North Carolina with the most recreational and social opportunities for retirees. Hendersonville came in first again, but Reidsville ranked ninth, sandwiched between Black Mountain and Mount Airy, North Carolina.

Other cities in the top 10 include Brevard, Southern Pines, Hickory, Pinehurst, Williamston and Marion.

"We are thrilled to be recognized by SmartAsset for the second year in a row," said Reidsville Mayor Jay Donecker. "As a Certified Retirement Community by the State of North Carolina, we believe we have a lot to offer active seniors, especially with our state-of-the-art senior center, RCARE. With amenities like Lake Reidsville and our network of walking trails and parks, combined with a vibrant downtown and proximity to urban areas, Reidsville is ideal not only for retirees but also for all ages."

Reidsville Economic Development Director Jeff Garstka agrees.

"Reidsville has experienced a housing boom over the past few years, which has resulted in significant population growth

compared to many other rural cities," Garstka said. "We expect this trend to continue across all demographics, including active older adults."

SmartAsset reportedly gathered data on three separate regional factors that affect the quality of life for retirees. First, it looked at state and local tax rates, considering both income and sales tax.

Based on a typical retiree earning \$35,000 annually either from retirement savings, social security or part-time employment and spending their disposable income on taxable goods, the company calculated effective rates.

Secondly, SmartAsset determined the number of doctors' offices, recreation center and retirement centers per 1,000 residents in each area. Finally, they found the number of seniors in each area as a percentage of the total population.

Each county and city was ranked on these three factors. An average ranking was calculated, weighting the three factors equally. Those areas with the lowest average ranking were determined to be the best place to retire.

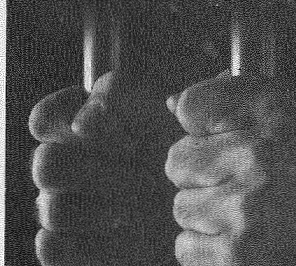
City Marketer Judy Yarbrough explains that Reidsville has been a part of the Retire NC Program for three years and is one of 18 cities in the State in the program. To be designated, cities have to go through an intensive application process where they are vetted to ensure they all have the qualities a retiree is seeking in a city to relocate, she said.

"Small cities are making a huge comeback and most of the people relocating here are coming from areas where the population and taxes are very high, and the cost of living is higher, Yarbrough said. "Reidsville offers lower taxes, a great quality of life where you know your neighbor if you choose, and you can be in a metro in 20 minutes."

Yarbrough added that the City launched its Reside in Reidsville, a new resident program, in 2018. Welcoming events are held a couple of times a year, and new residents are invited to come out and meet City staff, their local City Council members and many community partners and businesses, she noted.

"It's a great way for people to connect to their new community, get to know other new residents and get plugged into volunteer opportunities," Yarbrough stressed. "Since launching the program, we have had over 100 families relocate to Reidsville. We can see they are made up of retirees and families with children. We have had people relocate from Ohio, California, New Jersey, New Hampshire, Pennsylvania, Virginia and more."

CRIME REPORTS



I-785 'Blue Shield' puts Reidsville on the map

Reidsville and state officials discussed the future interstate's impact

BY JOE DEXTER
jdexter@rockinghamnow.com

REIDSVILLE — Future I-785 is fully funded and slated for its pre-construction phase in 2025, state and local officials said Friday morning during a transportation forum hosted by the Reidsville Chamber of Commerce.

A panel, featuring Rep. Phil Berger (R-Rockingham), Chairman Mike Fox of the North Carolina Board of Transportation, NC DOT Div. 7 Lead Engineer Mike Mills, Reidsville Councilman James Festerman and Rockingham County Economic Director Jeff Gartska — focused on the benefits the interstate designation will bring to the city.

The group also tackled misconceptions about the project that will ultimately transform U.S. 29 into an interchange, connecting the Greensboro Urban Loop near the Piedmont Triad International Airport to the Virginia state line.

Friday's focus centered mainly on a 16-mile portion of U.S. 29 that starts at the loop, near Hicone Road in Greensboro and runs to the U.S. 158/N.C. 14 interchange.

The \$89 million portion of the \$206 million project will help remake the U.S. 29 roadway to interstate standard.

Near-future plans also include several improvements and bridge replacements for future interstate entrance and exit points on the stretch between Guilford and Rockingham Counties.

Construction is slated for 2022 on several heavily traveled bridges that branch off the U.S. 29 system that will be converted to I-785.

Replacement work is slated for U.S. 29 Business, as well as the Barnes Street and N.C. 14/U.S. 158 exits.

In Guilford County, interchange improvements, including a bridge replacement, will begin at Reedy Fork Parkway in the summer of 2020.

And N.C. 65 will be widened from Harrison

See **FUTURE**, Page A6

Continued...(A6)

LOCAL

Rockinghamnow.com

Future

Continued from page A1

Street in Reidsville to the county seat in Wentworth.

While the infrastructure investment itself will improve travel times and safety, it will also provide quality of life improvements for citizens, reducing travel time to work, healthcare facilities and other necessities, officials said.

The interstate build, which could head to the construction phase as soon as 2027, will also serve as a gateway for economic growth.

Several state and local officials discussed the industrial, residential and retail impacts I-785 will have in future decision making by businesses during the consulting and location selection process.

"In today's economy, the ability to move people and product from place to place is extremely important," said Berger, who also said the future interstate will help bridge the gap between rural and urban areas.

Reidsville Economic Director Jeff Gartska said that he's seen countless real-world examples of how the interstate designation has impacted business decisions to relocation or open new facilities in certain areas.

"Often times compa-

nies will hire consultants to send out requests for information and could be nationally centered," Gartska said. "If your community is not within a certain amount of miles of an interstate, you are literally not even on the map in their minds. If it doesn't have the blue shield, you're not included."

Gartska said that while I-785 isn't the first topic that comes up when talking with prospective businesses, city officials always emphasize its importance.

But for the most part, prospects have already done their homework.

As did Love's Travel Stop and Pella, which an-

nounced in May the creation of 125 jobs at its new east coast manufacturing hub in Reidsville.

"It has intrigued a lot of people, especially with how it ties into Interstate 840 and around north Greensboro to the airport area," Gartska said.

As for I 785's everyday impact, Gartska sees a bright future for Reidsville as business continues to expand locally and in northern Greensboro.

The city has done extensive market research, particularly in retail, showing that a good number of people in the northern portion of Guilford prefer traveling to Reidsville for their grocery and other re-

tail needs, Gartska said. "We literally have actual market data showing people coming from those areas to Reidsville instead of Greensboro for the most part," Gartska said. "We already know that our day-to-day market is well into Guilford County and we expect that to continue to grow as Greensboro grows north and we grow south."

"...We're going to merge closer together and that provides opportunities for our people to go there and vice versa. The connectivity is huge."

Joe Dexter is a staff writer for RockinghamNow. He can be reached at 336-349-4331 ext. 6139 or @JoeDexter_RCN on Twitter.



CONE HEALTH®

Cancer Center

FREE

Prostate Cancer SCREENING

Early Detection is Key

Free prostate cancer screenings are available to men ages 45 - 69 who do not have a regular physician or who have not had a prostate exam in the last 12 months. The screening includes a FREE PSA blood test only.

ROCKINGHAM
Now



ND APTED