

2941 & 2943 MIDDLETON STREET, WINSTON-SALEM, NC

PRIME .61 INDUSTRIAL DEVELOPMENT SITE



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ABOUT THE PROPERTY

0.61 ACRES FOR SALE

- An excellent opportunity for investors, developers, and business owners seeking land for future industrial or business-related development.
- Whether you're expanding your operations, planning a new facility, or looking for a strategic land investment, this property offers an opportunity to bring your vision to life in the Winston-Salem market.
- Conveniently situated in the Piedmont Triad region, the property is worth exploring for buyers seeking industrial land for future business growth.
- Industrial land opportunity Located in Winston-Salem, NC 27107
- Potential for compatible industrial or business uses, subject to zoning approval
- Suitable for investors, developers, and business owners



0.61 ACRES FOR SALE



THE DETAILS

Location	2941 & 2943 Middleton Street, Winston-Salem, NC 27107
County	Forsyth
APN	6834-73-4056 6834-73-4156
Price	\$131,000

ABOUT THE PROPERTY

PROPERTY FEATURES

Land Acres	0.61 Acres
Land SF	26,572 SF
Parcels	2
Zoning	LI





ABOUT THE AREA

WINSTON-SALEM, NC

Winston-Salem, North Carolina, is a city in the northwestern Piedmont region of the state, known for its rich history, thriving arts scene, and strong economic base. Often referred to as the “Twin City,” Winston-Salem developed through the merging of the neighboring communities of Winston and Salem in 1913. The city blends historic charm with modern growth, offering a mix of established neighborhoods, urban redevelopment, and expanding commercial districts.

Winston-Salem has deep roots in the tobacco and textile industries, with R.J. Reynolds Tobacco Company playing a major role in its historical development. Today, the local economy is more diversified, with major industries including healthcare, education, advanced manufacturing, technology, and financial services. The city is also home to Wake Forest University, Winston-Salem State University, and the University of North Carolina School of the Arts, making it an important center for higher education and workforce development in the Triad region.

Winston-Salem has an estimated population of approximately 257,000 residents as of 2025, making it the fifth-largest city in North Carolina. Its location along major transportation routes, including Interstates 40 and 74 and U.S. Highway 52, provides convenient access to surrounding communities and other major markets across the state. The city is part of the Piedmont Triad, a regional economic area that also includes Greensboro and High Point.

The city is also recognized for its revitalized downtown and the Innovation Quarter, a major research and innovation district that has transformed former industrial buildings into spaces for healthcare research, technology companies, offices, and businesses. Winston-Salem offers a variety of cultural and recreational attractions, including the historic Old Salem Museums & Gardens, local art galleries, theaters, restaurants, and parks. Its combination of historic character, educational institutions, healthcare infrastructure, and continued downtown investment makes it an important destination for residents, businesses, and visitors throughout North Carolina.

Winston-Salem is an important regional healthcare hub, anchored by major medical providers such as Atrium Health Wake Forest Baptist and Novant Health Forsyth Medical Center. These institutions support a broad network of medical offices, specialty practices, research facilities, and healthcare-related businesses, contributing to local employment and continued demand for commercial real estate. The city's strong healthcare and life sciences presence also benefits from partnerships between medical institutions, universities, and research organizations.

Winston-Salem offers a relatively accessible cost of living compared with many larger metropolitan areas, making it attractive to businesses, families, and professionals seeking opportunities in North Carolina. Ongoing investment in infrastructure, mixed-use developments, downtown revitalization, and commercial corridors continues to support the city's growth. Its strategic location within the Piedmont Triad provides businesses with access to a regional labor pool, established transportation networks, and nearby markets, making Winston-Salem a competitive location for commercial, industrial, and professional operations.

