



REAL ESTATE INVESTING ***SIMPLIFIED***

L



**BUILT FOR INVESTORS WHO WANT ACCESS,
WITHOUT ANOTHER FULL-TIME JOB.**

WANT TO LEARN MORE?

REQUEST AN INTRO CALL



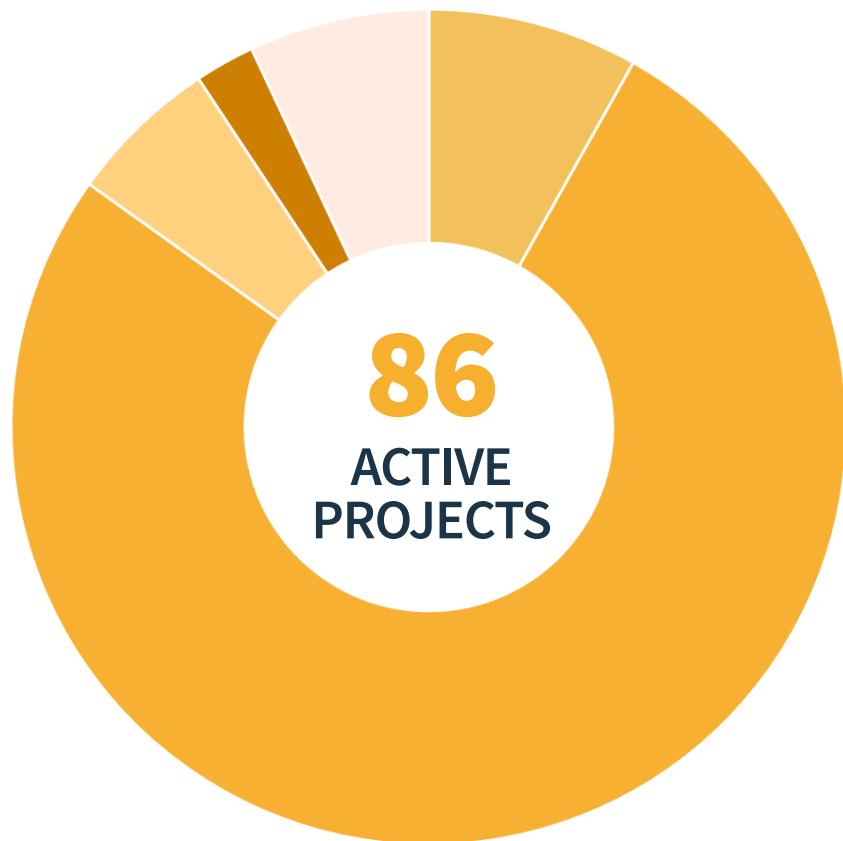
Disclaimer: This investment opportunity is for verified accredited investors only under Regulation D, Rule 506(c).

ECONOMIC DEVELOPMENT

2025 YEAR IN REVIEW

WHERE GROWTH STARTS

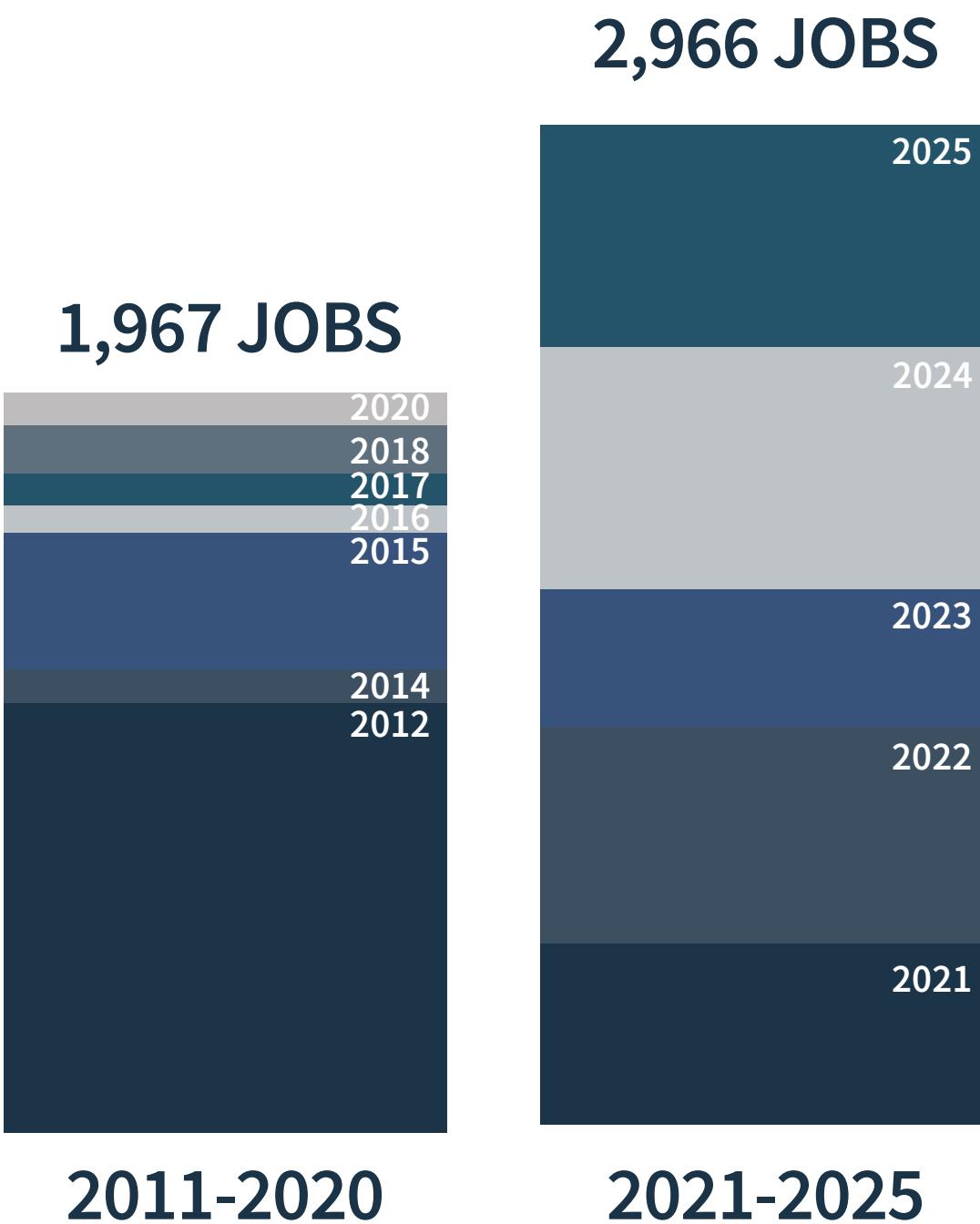
ACTIVE PROJECTS



ANNUAL GROWTH



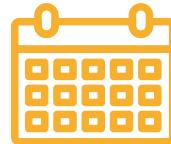
15-YEAR JOB CREATION



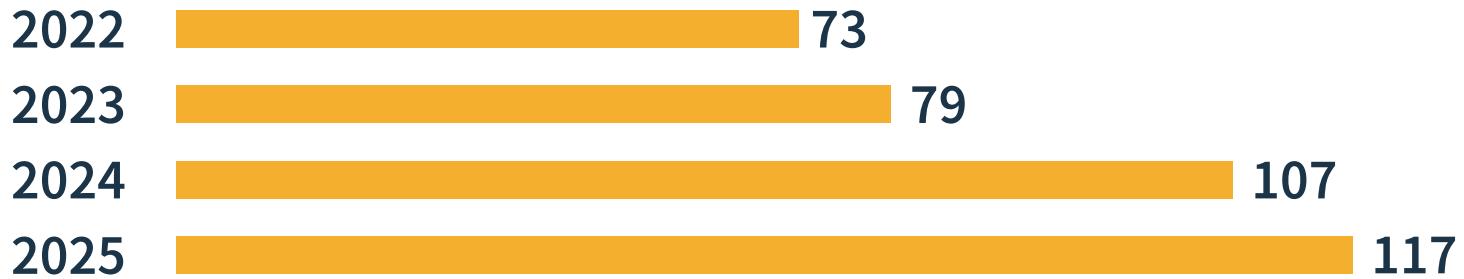
MEMBER DEVELOPMENT & ENGAGEMENT

2025 YEAR IN REVIEW

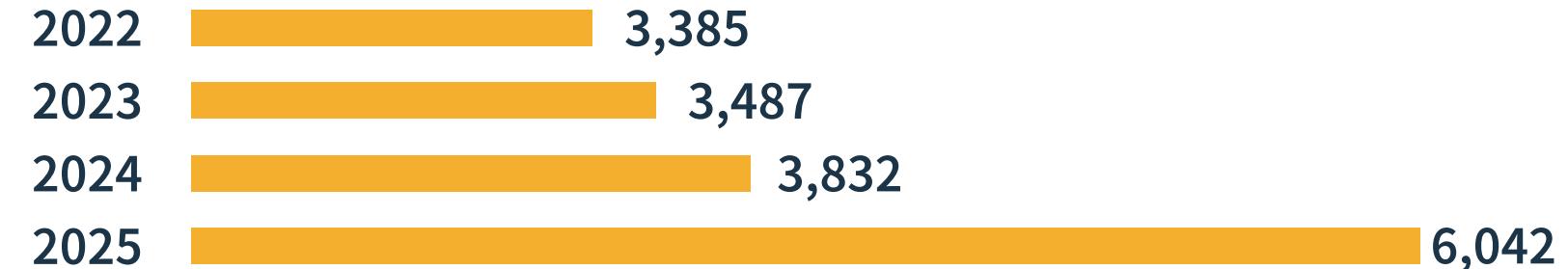
WHERE GROWTH STARTS



ANNUAL EVENTS



MEMBER ENGAGEMENT



198 NEW
MEMBERS



47 RIBBON
CUTTINGS



384K
IMPRESSIONS



397K
IMPRESSIONS



159K
IMPRESSIONS

6,455
FOLLOWERS

8,117
FOLLOWERS

9,748
FOLLOWERS

Q4 NEW MEMBERS

AERO8
ARCHWELL HEALTH
BOLTON & MENK, INC.
BOWEN TOWN & COUNTRY FURNITURE COMPANY
BRYANT'S CONTRACTING, LLC
CASSIA CAPITAL PARTNERS
CENTRAL STEEL BUILDINGS
CONSCIOUS STRONG LLC
DUTCH LIGHT
ELEMANCE LLC
ELITE MOVEMENT PHYSICAL THERAPY
EPIPHANY ELC
EXCALIBUR DIRECT MARKETING
FAIR SHARE FARM LLC
FASTEAST LABS OF WINSTON-SALEM
FRANK MYERS
GRAIN APART
GATEWOOD, BAGLEY & HUFFMAN, CPAS, PC

GUARDIAN SHIELD
HOME INSTEAD
HONKY TONK SMOKEHOUSE
JOYFUL SOUL TREASURES
KEN GARNER MANUFACTURING- RHO INC
LINDEN CREEK
LS3P ASSOCIATIONS LTD
MAC AND CHEESE PRODUCTIONS
MIGHTY DOG ROOFING
MORAVIAN MINISTRIES FOUNDATION IN AMERICA
MOUNTAIN PARK SPRING WATER
MPATH HEALTH
OLMEDO HOMES SERVICES
OSPREY IMAGERY LLC
PARTY ANGEL DÉCOR
PASCHAL PROMOTIONS INC
PRICE 4 CHARTER BUSES & LIMOS WINSTON-SALEM
PULTE GROUP

RAYMOND SUPPLY COMPANY
RDM BENEFITS, INC.
RENEWABLE ENERGY DESIGN GROUP
ROBERT L EDWARDS DDS, PLLC
SIGMA INDUSTRY
SOA SALONS
SPARQ
TASTE BUDS KITCHEN
THE GODDARD SCHOOL OF WINSTON-SALEM
THE HISTORIC BROOKSTOWN INN
TRIJECTORY HOLDINGS LLC
US ENHANCED PERSONNEL, INC.
VINTAGE SOFA BAR
WAGNER APPLIANCE
WATER PURIFICATION CONSULTANTS INC
WILDER RESTORATION
YOUR WELLNESS CENTER DBA SAYN TESTING SOLUTIONS



LOOKING FOR MORE LOCAL BUSINESSES?

Click here to browse our member directory and connect with businesses in Winston-Salem!

RIBBON CUTTINGS

Q4

HOME AGENCY

WHATABURGER

FLOOR & DECOR

QXO

FRANK MYERS AUTO MAXX

DURO-LAST

STADLER AMERICA

THE LITTLE GYM

SUPPORT SYSTEMS OF FORSYTH COUNTY

ETHAN ALLEN

NO EXCUSES BE GREAT PRODUCTIONS

THE FLAWLESSKIN COMPANY

CARTER BANK

PIEDMONT ADVANTAGE CREDIT UNION

THE CREST



PIEDMONT ADVANTAGE CREDIT UNION



WHATABURGER



ETHAN ALLEN



NEW INSURANCE OPTION FOR MEMBERS

Carolina HealthWorks is now available for members of Greater Winston-Salem Inc. This health plan option brings together North Carolina small businesses to access healthcare through a multiple-employer welfare arrangement (MEWA) model. A MEWA offers an alternative to small businesses that allows them to pool their resources and provide access to the rate advantages and benefits typically only enjoyed by larger groups.

Carolina HealthWorks is available to North Carolina small businesses that have 2 to 50 employees and are members of either the NC Chamber or a participating local chamber. Carolina HealthWorks has chosen Blue Cross NC to be the administrator for this health plan, offering access to Blue Cross NC's broad network. Small business owners have opportunities to enroll in the plan throughout the year.



TWO COMPANIES RECEIVE LIFE SCIENCE GRANTS

Two local life science companies are growing in Winston-Salem, supported by grants through the BioNest Fund. GWSI launched the BioNest fund in September in partnership with the Whitaker Park Development Authority to incentivize growth within the local life science ecosystem, as these companies don't always reach thresholds for traditional economic development incentives.

Ricoh 3D for Healthcare will use the BioNest grant to expand into an adjacent lab facility to complement its current space in the Innovation Studio of One Technology Place, accommodating both internal product development and partner contract manufacturing.

Plakous Therapeutics will use the BioNest funds to purchase capital equipment necessary to grow its research and development efforts and scale production capabilities for GMP product needed for safety studies prior to a clinical trial.

ANNUAL MEETING



It was an evening of celebration, recognition, and looking forward at our Annual Meeting!

Held on November 4th, this year's signature event featured a keynote from Spencer Baird, President and CEO of Inmar Intelligence.

We also celebrated five years of impact through the Minority Business Enterprise grant program which has distributed over \$1 million to local businesses.

Congratulations to this year's award recipients for the Small Business Awards, Truliant Collaboration of the Year Award, and the Dr. Anthony Atala Innovator of the Year Award presented by Allegacy Federal Credit Union!



SMALL BUSINESS OF THE YEAR

MOZELLE'S AND
BETTY ON BURKE



ALLEGACY INNOVATOR OF
THE YEAR AWARD

NOVEX INNOVATIONS



TRULIANT COLLABORATION OF
THE YEAR AWARD

NSF ENGINE

Supporting Sponsors:

Duke Energy

Kilpatrick Townsend

Truliant Federal Credit Union

Innovator of the Year Sponsor:

Allegacy Federal Credit Union

Reception Sponsor:

Mercedes-Benz of Winston-Salem

Gold Sponsors:

Carolina Core

Cook Medical

Inmar Intelligence

Winston-Salem Dash

Winston-Salem State University

Floral Sponsor:

Sophisticated Florals

Photography:

Red Cardinal Studio

LEADERSHIP AWARDS

PRESENTED BY



Join us in celebrating the 25 outstanding young professionals honored at this year's Winston Under 40 Leadership Awards! These individuals have demonstrated exceptional leadership, career success, and impactful community contributions across various industries in Winston-Salem.

SUZIE BLACKMAN

FLORIAN BRAUN

ZACH BURICK

DR. OWEN BUSSEY

COLE CLARK

JAZMIN CLARK

KELLINA DJANFA WANTEU

KELLY GARVIN

JOHN-LEWIS GODFREY

KYLE HANEY

DR. CHRISTOPHER HINTON

MEGAN HOYT

TIFFANY JONES

ETHAN KING

DR. DAVID KLINE

JAI'LYN LOVER

MELISSA MCKINNEY

STEPHANIE MILES

LIS MULCAHY

REV. KENNETH PETTIGREW

TANNER POINDEXTER

KENNETH REID

BANKS SHEPHERD

ANDY SZABAT

DAVID TYSON



SPECIAL THANKS:

Presenting Sponsor: Truliant Federal Credit Union | Reception Sponsor: Debbie's Staffing | Photos: MJS Live Productions | Venue: Legacy Stables & Events | Awards: Viator Design & Construction

TALENT & WORKFORCE

WHERE LEARNING STARTS

WORLD of WORK

PRESENTED BY FORSYTH COUNTY

2,500
STUDENTS

160
JOB SEEKERS

80
EMPLOYERS



Forsyth Works

12K
WEBSITE
VISITORS

31K
SOCIAL
IMPRESSIONS

200+
PROGRAM
PARTICIPANTS

FEATURED PROPERTIES

1190 OLD BELTWAY



± 77,000 SF

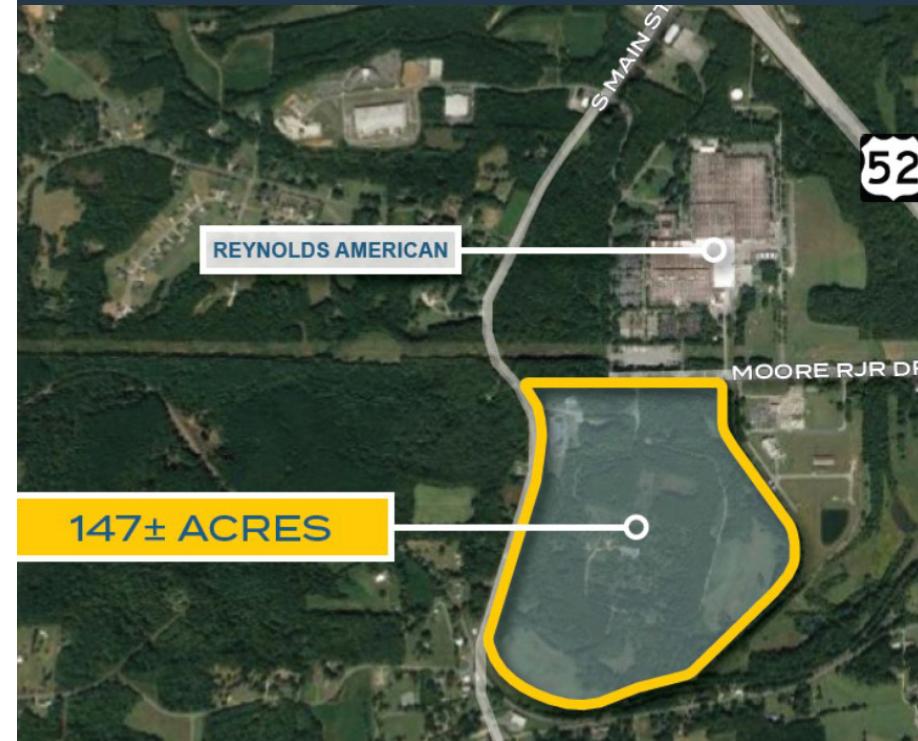
INDUSTRIAL FLEX SPACE IN RURAL HALL

AVAILABLE FOR LEASE

MULTI-TENANT CAPABILITY

DRIVE-IN DOORS

NORTH FORSYTH INDUSTRIAL PARK



± 147 ACRES

ZONED GENERAL INDUSTRIAL

PHASE I ENVIRONMENTAL, WETLANDS
DELINATION, GEOTECHNICAL, AND ENDANGERED
SPECIES REPORTS AVAILABLE UPON REQUEST

821 EAST 25TH STREET



84,000 SF OF VERSATILE INDUSTRIAL SPACE

MODERN AMENITIES

AMPLE PARKING

SUITABLE FOR MANUFACTURING AND
DISTRIBUTION

ACCESSIBLE TO US 52



LOOKING FOR COMMERCIAL SPACE?

Find commercial real estate listings in a fully customizable search engine at winstonsalem.com.

2025 RETAIL INSIGHTS

185

PROPERTIES SOLD
OVER THE PAST
YEAR

\$195M

SALES
VOLUME

\$775K

MEDIAN
SALE
PRICE

RETAIL



DELIVERED
IN 2025

144K SF

TOTAL
INVENTORY

41M SF

VACANCY
RATE

2.9%

The Winston-Salem retail market remained tight throughout 2025, with vacancy ending the year near historic lows and standing at 2.9%. This represents only a modest increase over the past year, driven by 140,000 square feet of new deliveries that were largely offset by continued tenant demand. Vacancy levels remain below both the five-year (3.1%) and ten-year (3.4%) averages, underscoring sustained strength across most retail formats. Overall availability totaled approximately 1.3 million square feet, or 3.2% of inventory.

Investment activity in Winston-Salem retail properties was steady in 2025, with 185 properties trading and total sales volume reaching \$195 million, in line with the market's five-year average. Pricing remains attractive relative to national benchmarks, averaging \$162 per square foot compared to \$246 per square foot nationally.

PRESIDENT'S LETTER



MARK OWENS
PRESIDENT & CEO

EXCEEDING OUR BEST EXPECTATIONS

When we were honored as National Chamber of the Year, I felt an immense sense of pride in our team and our community. The recognition affirmed that we were setting a powerful example of what a Chamber can achieve through impact, leadership, and collaboration. While it was important to pause and celebrate that milestone, we also knew the work didn't stop there. As the torch passed this July (congratulations to the Greater Memphis Chamber!), we stayed focused on what comes next.

Having rounded out our "Chamber of the Year" year, I can say our commitment to delivering strong and impactful change in our community has only continued to grow.

2025 brought us growth in our project pipeline that created jobs and investment. We saw increased membership, providing opportunities for more business professionals to network and get involved, and greater engagement of our existing members and investors.

We won't be eligible for the Chamber of the Year award again for several years, but in my opinion, we continue to exemplify the best of the best.

A handwritten signature in black ink that reads "Mark E. Owens".

Welcome to brighter banking.

Proud to be the largest financial institution
headquartered in the Triad.



Best physicians.
Amazing nurses.
Remarkable care.



— 2025 —

REPORT TO THE COMMUNITY



Your community, your college, your report.
Take a look inside Forsyth Tech's impact and
explore the 2024–2025 Report to the Community.

View Online
short.forsythtech.edu/Report25



STRONG ROOTS, **BOLD** FUTURE

Serving Winston-Salem/Triad businesses for over
a century, Womble Bond Dickinson combines deep
local roots with forward-thinking solutions for today's
dynamic world.

LEARN MORE



A POINT OF VIEW LIKE NO OTHER



FORSYTHWORKSNC.COM

Workforce resources for job seekers and employers.



Coming Soon
An innovative transformation with reimagined meeting space.



LEGISLATIVE BREAKFAST

FEBRUARY 6 | 7:30AM

FORSYTH TECH ROBERT L. STRICKLAND CENTER



PRINCIPAL FOR A DAY





GREATER
WINSTON
SALEM INC

OUR INVESTORS

ATRIUM HEALTH WAKE FOREST BAPTIST
NOVANT HEALTH
REYNOLDS AMERICAN INC.
TRUIST
WELLS FARGO

CITY OF WINSTON-SALEM
COOK MEDICAL
FLOW AUTOMOTIVE
FORSYTH COUNTY
FORSYTH TECH
FRONT STREET CAPITAL
HANESBRANDS INC.
KELLY OFFICE SOLUTIONS
MERCEDES-BENZ OF WINSTON-SALEM
QUALITY OIL
TRULIANT FEDERAL CREDIT UNION
TWIN CITY DEVELOPMENT FOUNDATION
WINSTON-SALEM/FORSYTH COUNTY SCHOOLS
WOMBLE BOND DICKINSON (US) LLP

REPORT SPONSOR

Linville | Team Partners
COMMERCIAL REAL ESTATE

PROUDLY LOCATED IN THE

NC CAROLINA
CORE

