

**+/- 1.24 Acre Ready to Build Site—BIG Price Reduction!  
For Sale, Ground Lease, or Build-to-Suit  
Peachtree Lane off US 158 & US 801  
Advance, North Carolina**

**Ideal Uses:**

Medical, Office, Retail, Service Business, and other!

**Trade Area:**

Located in high income, high growth Advance/Bermuda Run community, underserved by medical, commercial, and retail services.

**Site Amenities:**

- Zoned Town Center (TC) - Compatible for Many Commercial Uses
- Graded Pad, “Ready to Build” Site
- Water, Sewer, Electric to the Site
- Site can accommodate +/- 15,000 Sq. Ft. Office Building

**Area Activity Generators:**

Interstate 40, Bermuda Run Country Club, Oak Valley Country Club, Lowes Foods, Food Lion, Hillsdale Family Practice/WFU Community Physicians, Walgreens, Rite Aid, CVS, Wachovia Bank, others.

Close proximity to the approved site for Davie County Hospital relocation.



**Demographic Profile:**

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
<b>Population:</b>	16,172	35,812	62,022
<b>Avg HH Income:</b>	\$96,007	\$85,692	\$82,921
<b>Employment:</b>	7,342	16,721	29,723

**Price Reduction: \$419,000 or \$7.76 PSF—Make Offer!**

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**COLLINS  
COMMERCIAL  
PROPERTIES, INC.**  
**2990 Bethesda Place, Suite 601C**  
**Winston-Salem, NC 27103**

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Future  
Davie County  
Hospital

I-40 BYPASS

801

40

Food  
Lion

Wendys

McDonalds

CVS

Bank

Retail

Commerce Pl

HWY 158

Medical Dr



Walgreens

Wachovia  
Bojangles

Dairy  
Queen

BB&T

PEACHTREE LN

SITE

Hillsdale  
Family  
Practice/  
Wake Forest  
University  
Community  
Physicians

Bermuda Run  
Country Club

158

Mooring Ln

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FARMINGTON TOWNSHIP  
DAVE COUNTY, NORTH CAROLINA

DATED: JULY 2, 2007

PREPARED BY:  
TUTTENDORF SURVEYING COMPANY  
100 SOUTH SADDLEBERRY STREET  
FARMINGTON, NORTH CAROLINA  
(704) 761-7418

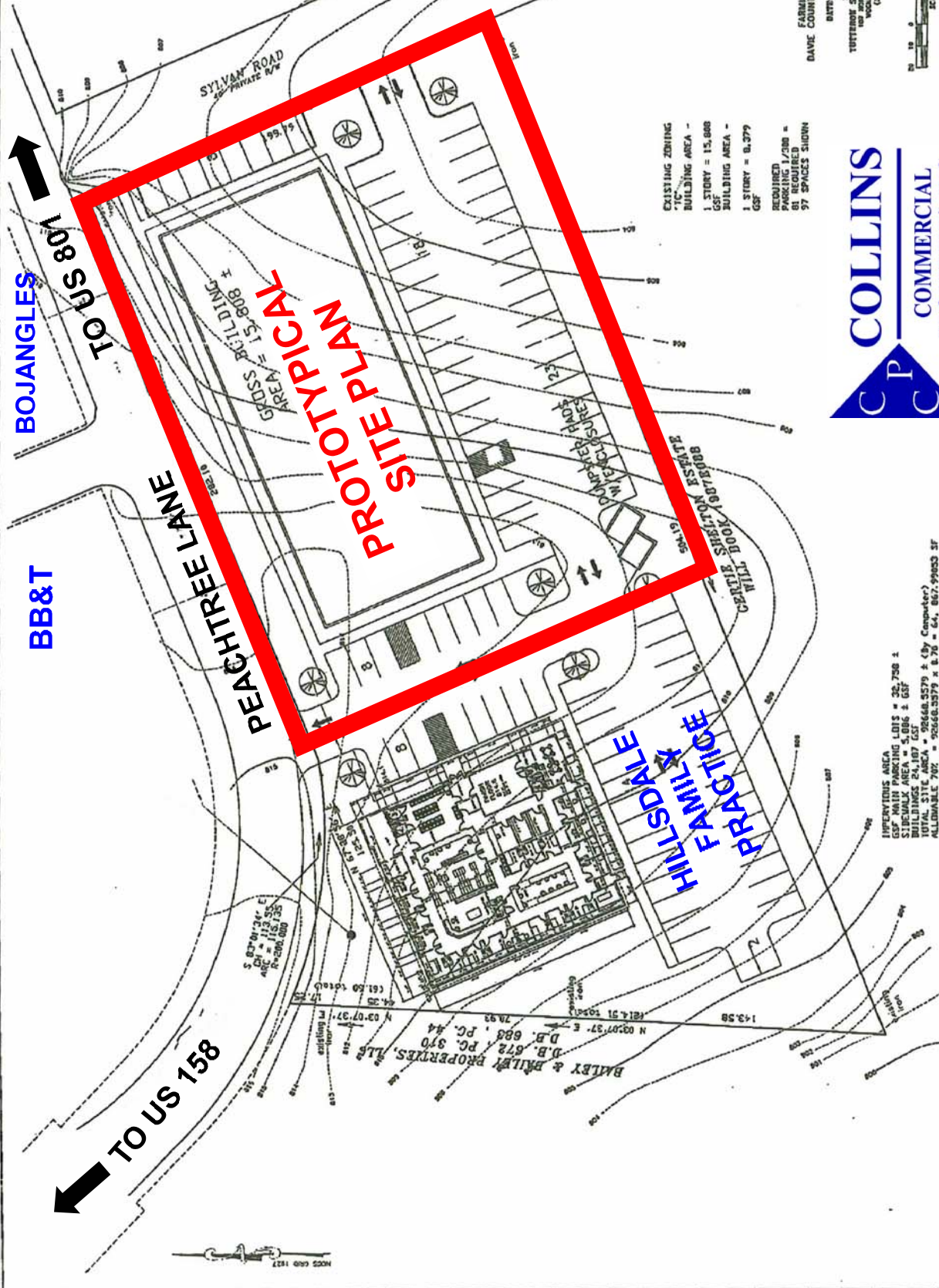


SCALE: 1" = 50'

DATE: 07/02/07

PROJECT: BOJANGLES

PROJECT NO.: 07-001



EXISTING ZONING - TC

BUILDING AREA - 15,800

1 STORY - 15,800

2 STORY - 8,379

REQUIRED PARKING 1/200 = 79 SPACES SHOWN

**COLLINS**

**COMMERCIAL**

**PROPERTIES, INC.**

INFERVENS AREA

GPS ONLY PARKING LOTS = 22,750 ±

GPS ONLY PARKING LOTS & GAR

BUILDINGS 24,107 ± SF

TOTAL SITE AREA = 52648.5579 ± (By Computer)

ALLOWABLE 70% = 36854.0005 ±

TOTAL INFERVENS AREA SHOWN = 44,534 ± SF

PREPARED BY: TUTTENDORF SURVEYING COMPANY

FOR: BOJANGLES

DATE: 07/02/07

BOJANGLES

BB&T

PEACHTREE LANE

PROTOTYPICAL  
SITE PLAN

HILLSDALE  
FARMVILLE

TO US 158

TO US 801

SYLVAN ROAD

WOODBRIDGE LANE

BAILEY & BILLY PROPERTIES, LLC  
D.B. 683 P.C. 370  
D.B. 678 P.C. 44