

+/- 84 Acre Mixed Use Site Under Development
Smith Crossing—Kernersville, NC—“Heart of the Triad”
NE Quadrant of I-40 and Union Cross Road



Triad Area: Kernersville is equidistant to Winston Salem to the North, Greensboro to the East, and High Point to the South, and historically is the fastest Growing Submarket of the Triad Region (1,300,000+ Population). The Site has Broad Regional Access via I-40, Union Cross Rd, and US 311 to the South.

- Targeted Uses/
Spaces Available:**
- 12 Acre & 20 Acre Multi-Family Tracts—**SOLD—Under Development**
 - +/- 15.6 Acre Retail Commercial Tract—**Available**
 - 6 Outparcels Fronting Union Cross Road—**Available For Sale or Ground Lease**
 - 18 Acre Residential Tract & Interior Tracts—**Available 2017**

**Area Retail, Employers
& Generators:** Sheetz, Food Lion, CVS/pharmacy, Walmart Neighborhood Market, Caterpillar, Herbalife, FedEx Ground, Kernersville Medical Center (Novant Hospital), adjoining VA Hospital, Deere-Hitachi, Timco Aviation, Union Cross Business Park,

Demographic Profile: (SUSA 2015)		<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
	Population:	28,286	61,951	130,225
	Avg HH Income:	\$69,726	\$66,347	\$64,133
	Labor Force:	22,254	48,351	101,331

Traffic Counts:

I-40 Bypass:	65,780 VPD (NCDOT 2016)
Union Cross Rd:	24,895 VPD (NCDOT 2016)

Union Cross Road Outparcels: \$17.00 to \$20.00 PSF for Improved Sites
I-40 & Interior Tracts: Priced on Case by Case Basis

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No Warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein or hereafter provided, and same is provided subject to errors, omissions, change of price, rental or other conditions and withdrawal without notice. This information is given with the understanding that all negotiations relating to the leasing or sale of the property described herein shall be conducted through Collins Commercial Properties, Inc., Winston-Salem, North Carolina.



Smith Crossing - 84 Acre Mixed Use Development
Union Cross Road @ Solomon Drive and I-40, Kernersville, North Carolina



Smith Crossing - 84 Acre Mixed Use Development
Union Cross Road @ Solomon Drive and I-40, Kernersville, North Carolina



Caterpillar

Herbalife

Glenn HS

Commercial

Future Commercial

I-40

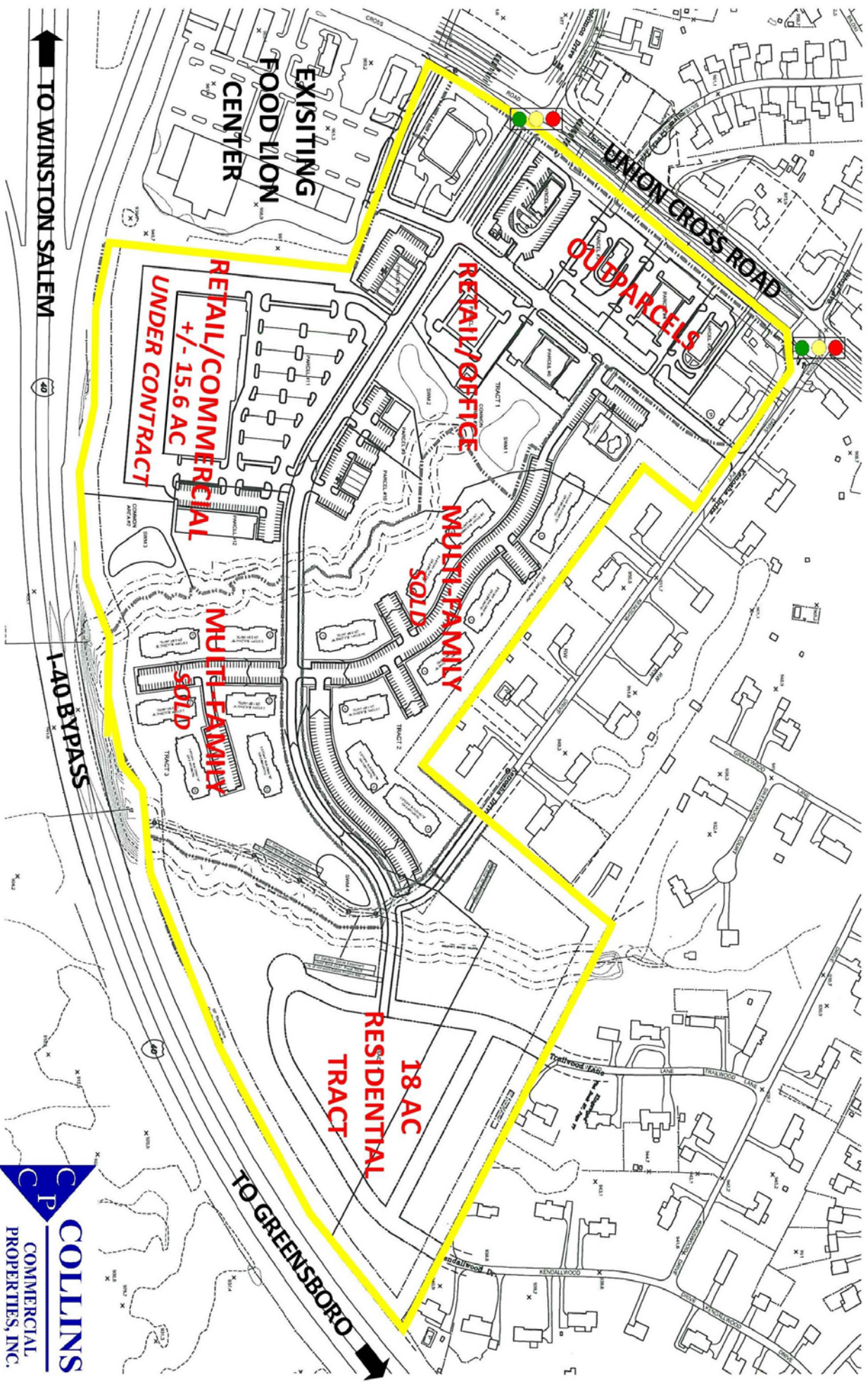
To Greensboro

To Winston-Salem

Union Cross Rd



SMITH CROSSING MIXED USE DEVELOPMENT I-40 at Union Cross Road, Kernersville/Triad, NC



CONCEPT DEVELOPMENT PLAN



The Reserve Luxury Apartments @ Smith Crossing – Open October 2016



Smith Crossing – Kernersville, NC
Union Cross Road at I-40
Union Cross Road Outparcel Pricing as of October 1, 2016*

Outparcel / Lot #	Acreage	Land Price / Price PSF	Ground Lease Per Annum
1	+/- 1.55 Acres	\$1,350,000 or \$20.00 PSF	\$125,000
2	+/- 1.25 Acres	\$980,000 or \$18.00 PSF	Under LOI
3	+/- 2.00 Acres	\$1,400,000 or \$16.00 PSF	\$120,000
4	+/- 1.20 Acres	\$890,000 or \$17.00 PSF	\$80,000
5	+/- 1.20 Acres	\$890,000 or \$17.00 PSF	\$80,000
6	+/- 1.10 Acres	\$865,000 or \$18.00 PSF	\$80,000
7	+/- 0.66 Acres	\$350,000 or \$12.00 PSF	<i>Under Contract</i>
8	+/- 1.71 Acres	\$895,000 or \$12.00 PSF	<i>Under Contract</i>
9	+/- 0.76 Acres	\$400,000 or \$12.00 PSF	\$40,000
10	+/- 2.61 Acres	\$1,360,000 or \$12.00 PSF	Hotel Tract - Available
Interstate Tract	+/-15.6 Acres	Priced on a Case by Case Basis	Available
Residential Tract	+/- 18 Acres		Future - 2018

Condition of Outparcel Sites – Delivery to End User:

- Rough Graded Pads
- All Offsite Improvements in place or to be in place by NCDOT and/or Seller
- Water and Sewer Available at or near Parcel Boundary
- Outparcel Lots 1-9 provided with Offsite Storm Water Retention Devices in place by Seller

Smith Crossing is Marketed Exclusively by:
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**Pricing and Conditions of Property Delivery/Conveyance subject to change with or without notice.
 Seller reserves the right to accept any and all offers to lease or purchase in their sole discretion.*