

Outparcels Available & 15 Acre Retail Development Site

84 Ac Smith Crossing—Kernersville, NC—“Heart of the Triad”

NE Quadrant of I-40 and Union Cross Road



Trade Area: Kernersville: Equidistant to Winston Salem to West, Greensboro to East, and High Point to South; historically the fastest Growing Residential Submarket in the Triad Region (1,800,000+ Population). The Site has Broad Regional Access via I-40, Union Cross Rd, and US 311.

Site Availability:

- 12 & 20, and 18 Acre Multi-Family/Res. Tracts: **SOLD; Under Development**
- +/- 15 Acre Retail Commercial Tract and Hotel Site: **Zoned & Available**
- 6 Outparcels Fronting Union Cross Road: **4 Left - Sale or Ground Lease**

Onsite Users: McDonald's, DQ Grill & Chill, Novant Medical, AAA Storage, The Reserve Apts (366 Units).

**Area Generators/
Employment:**

Food Lion, Burger King, CVS/pharmacy, Walmart Neighborhood Market, Sheetz, Bojangles, O'Reilly Auto Parts, Glenn High School, I-40, Caterpillar, FedEx Ground, Kernersville Medical Center (Novant), VA Hospital, Deere-Hitachi, Timco Aviation, Union Cross Business Park.

Demographic Profile: (SUSA 2019)		<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
	Population:	25,962	63,291	136,527
	Avg HH Income:	\$85,886	\$77,679	\$74,668
	Labor Force:	20,455	49,790	107,053

Traffic Counts:

I-40 Bypass:	65,780 VPD
Union Cross Rd:	24,895 VPD (2011); 18,000 VPD (2017 construction)

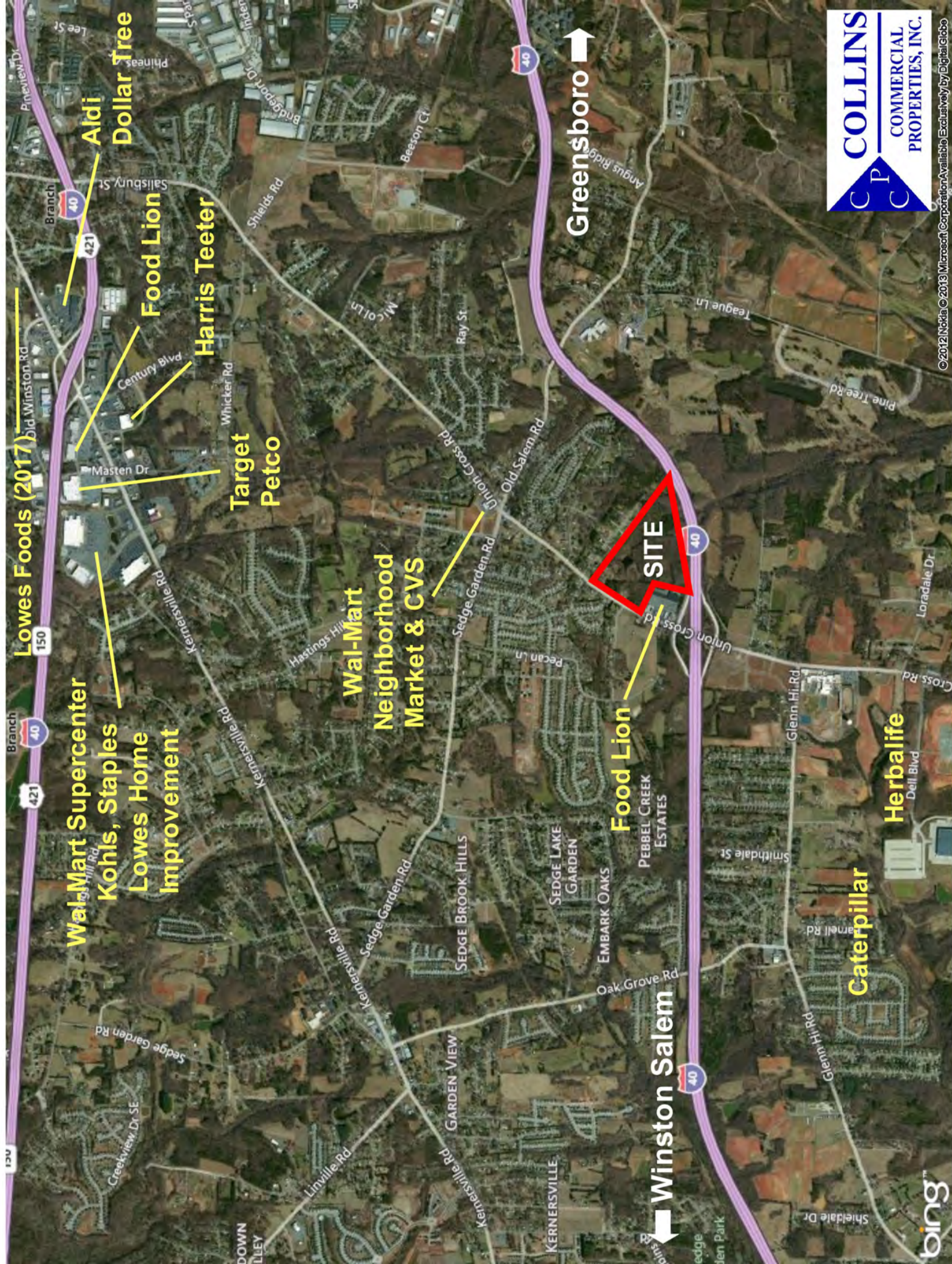
Union Cross Road Outparcels: \$750,000 to \$1,300,000+
I-40 Retail Pad & Interior Tracts: Priced on Case by Case Basis

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 FAX: (336) 768-2055 EM: ray@collinscommprop.com WEBSITE: www.collinscommprop.com</p>	 <p>COLLINS COMMERCIAL PROPERTIES, INC. 2990 Bethesda Place, Suite 601C Winston-Salem, NC 27103</p>
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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
I-40 @ NEC of Union Cross Road and Solomon Road, Kernersville, NC**

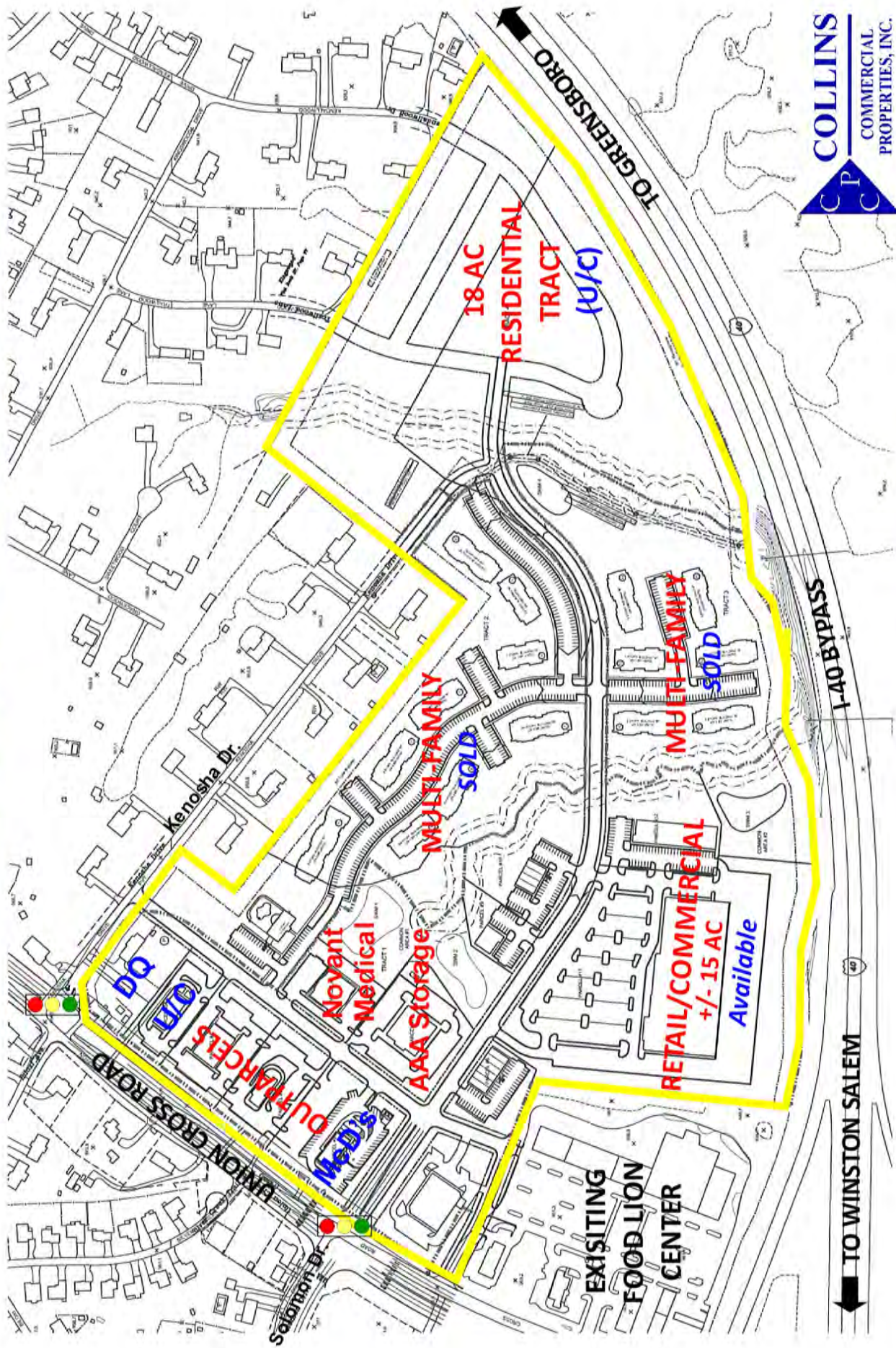


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SCALE: 1" = 1.0 Miles (Approximate)

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



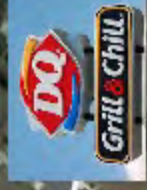
CONCEPT DEVELOPMENT PLAN

**Smith Crossing:
Kernersville NC**

Solomon Road

Future
Commercial/
Multi-Family

Cracker Barrel
Under Construction



Outparcels
Available

Novant
Health

AAA
Storage

Full Movement

15 Acre
Retail Pad
Available

FOOD
LION

Lot 1

Right-In/Right Out

Right-In/Right Out

Kenosha Drive

Reserve at Smith
Crossing
(Luxury Apts) - Open

To Greensboro

I-40

To Winston Salem



**Smith Crossing:
Kernersville, NC**

Dense
Residential

Future
Commercial/
Multi-Family

New
Residential

Glenn High
School

**Smith Crossing:
84 Acre Mixed Use
Development/
Outparcels Available**



To Greensboro

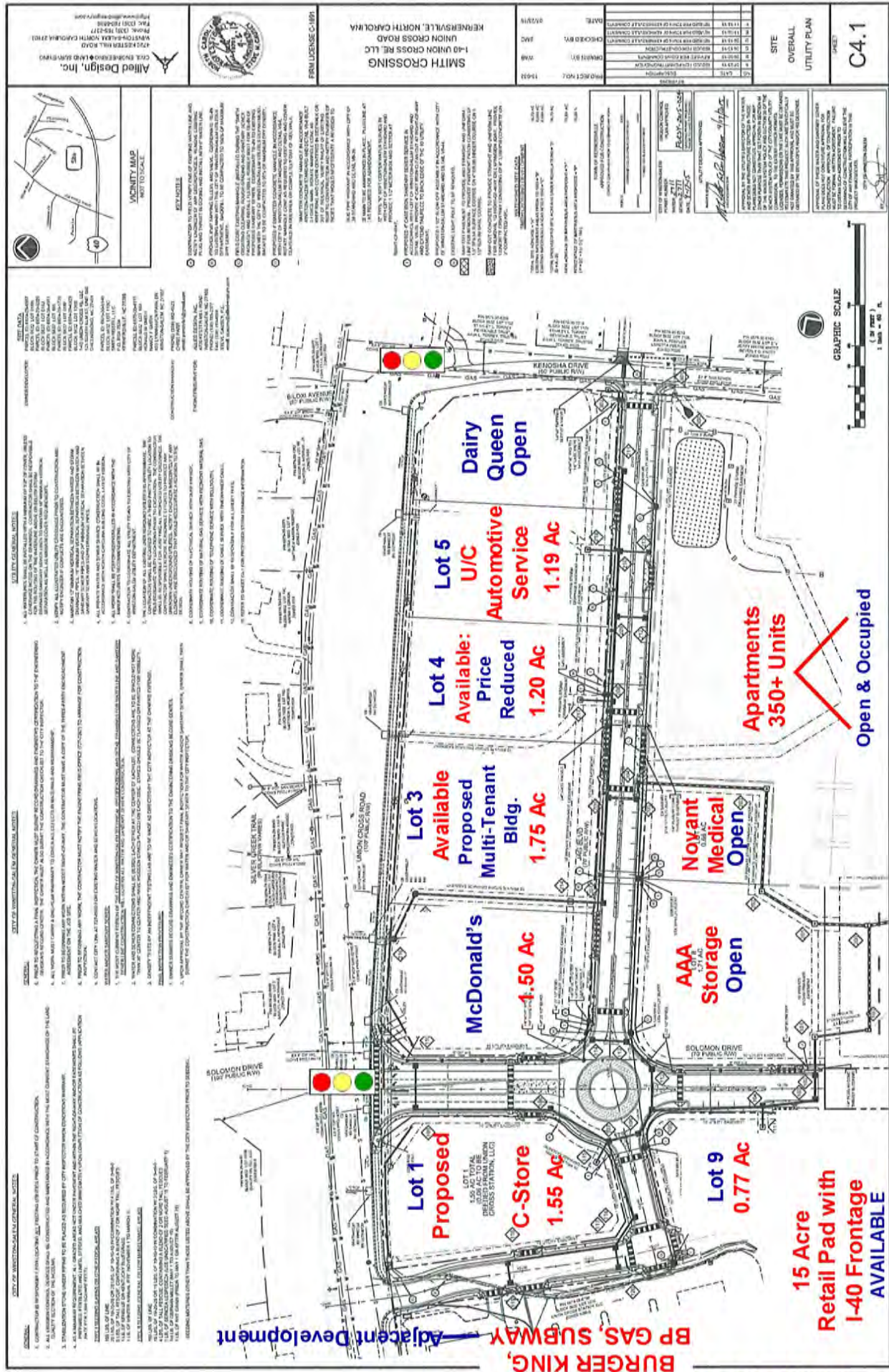
To Winston Salem

I-40

Union Cross Road



SMITH CROSSING OUTPARCEL PLAN - KERNERSVILLE NC



GENERAL NOTES:

- ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE OWNER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KERNERSVILLE.
- ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
- ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND SIDEWALKS.
- ALL UTILITIES SHALL BE MARKED WITH RED PIPES AND WHITE FLAGS.
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ADJACENT DEVELOPMENT:

- BP GAS, SUBWAY
- BURGER KING, FOOD LION

Separate Ownership: FOOD LION, BURGER KING, SUBWAY

PROPERTY	OWNER	ADDRESS
BP GAS, SUBWAY	BP	1000 W. MAIN ST.
BURGER KING	BK	1000 W. MAIN ST.
FOOD LION	FL	1000 W. MAIN ST.

PROPERTY	OWNER	ADDRESS
AAA STORAGE	AAA	1000 W. MAIN ST.
McDONALD'S	MCD	1000 W. MAIN ST.
NOYANT MEDICAL	NOY	1000 W. MAIN ST.

PROPERTY	OWNER	ADDRESS
LOT 1	SMITH CROSSING	1000 W. MAIN ST.
LOT 2	SMITH CROSSING	1000 W. MAIN ST.
LOT 3	SMITH CROSSING	1000 W. MAIN ST.
LOT 4	SMITH CROSSING	1000 W. MAIN ST.
LOT 5	SMITH CROSSING	1000 W. MAIN ST.
LOT 6	SMITH CROSSING	1000 W. MAIN ST.
LOT 7	SMITH CROSSING	1000 W. MAIN ST.
LOT 8	SMITH CROSSING	1000 W. MAIN ST.
LOT 9	SMITH CROSSING	1000 W. MAIN ST.

PROPERTY	OWNER	ADDRESS
APARTMENTS	CP COLLINS	1000 W. MAIN ST.

PROPERTY	OWNER	ADDRESS
LOT 10	SMITH CROSSING	1000 W. MAIN ST.
LOT 11	SMITH CROSSING	1000 W. MAIN ST.
LOT 12	SMITH CROSSING	1000 W. MAIN ST.
LOT 13	SMITH CROSSING	1000 W. MAIN ST.
LOT 14	SMITH CROSSING	1000 W. MAIN ST.
LOT 15	SMITH CROSSING	1000 W. MAIN ST.
LOT 16	SMITH CROSSING	1000 W. MAIN ST.
LOT 17	SMITH CROSSING	1000 W. MAIN ST.
LOT 18	SMITH CROSSING	1000 W. MAIN ST.
LOT 19	SMITH CROSSING	1000 W. MAIN ST.
LOT 20	SMITH CROSSING	1000 W. MAIN ST.

SMITH CROSSING
1-40 UNION CROSS ROAD
KERNERSVILLE, NORTH CAROLINA
PRN LICENSE C-1878

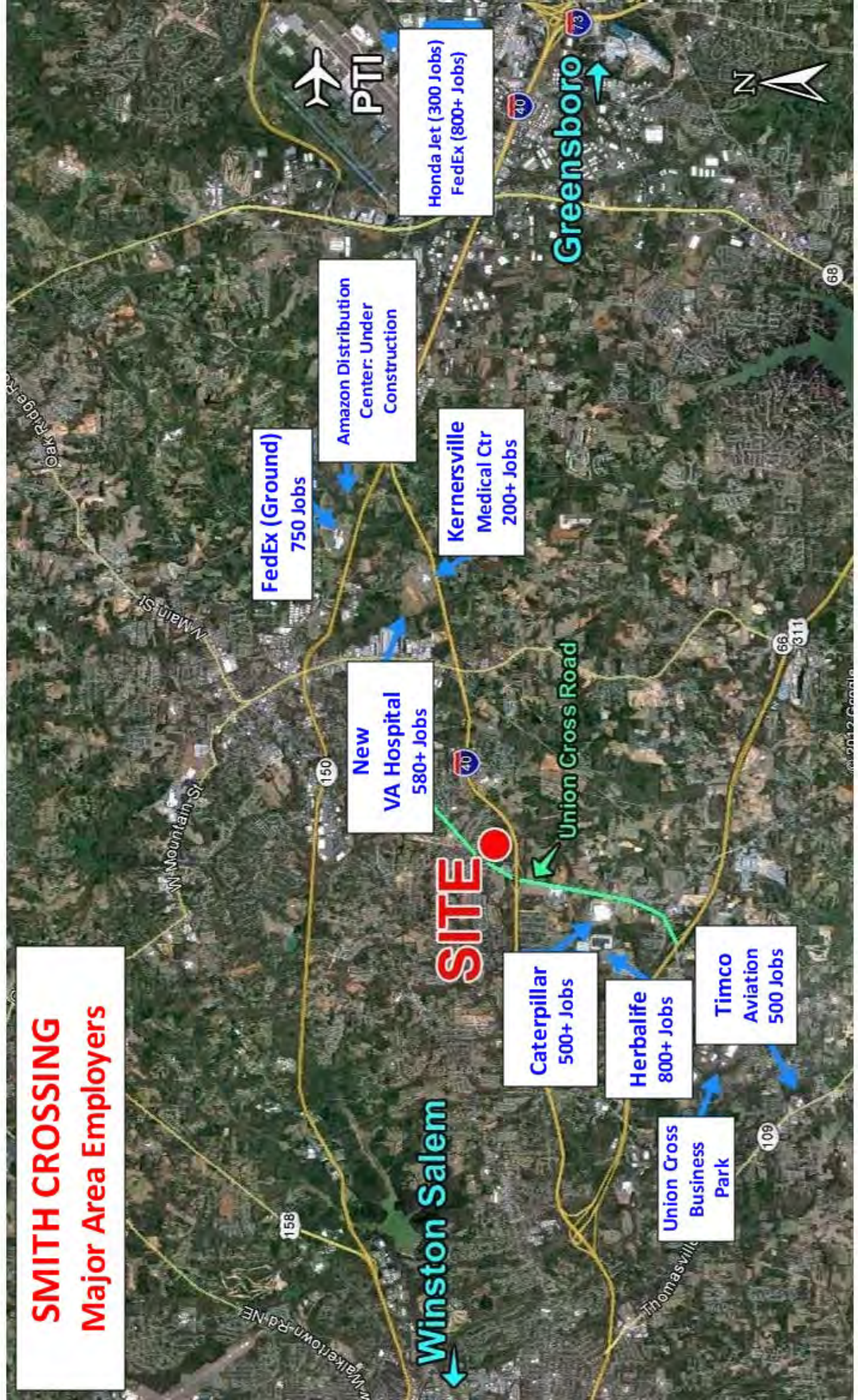
ADJACENT DEVELOPMENT:
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20

CP COLLINS
COMMERCIAL
PROPERTIES, INC.

GRAPHIC SCALE
1" = 40' - 0"

ADJACENT DEVELOPMENT:
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20

SMITH CROSSING Major Area Employers



The Reserve Luxury Apartments @ Smith Crossing – Open




Smith Crossing – Kernersville, NC
Union Cross Road @ Solomon Drive and I-40
Users Parcels Sold & Available as of November 2019

Outparcel / Lot #	Acreage	Targeted Uses	User/Available
1	+/- 1.55 Acres	C-Store, Restaurant, Retail	Available
2	+/- 1.50 Acres	SOLD	McDonald's under construction
3	+/- 1.75 Acres	Multi-Tenant Retail	Available
4	+/- 1.20 Acres	Restaurant, Bank/Credit Union	Available
5	+/- 1.20 Acres	Restaurant, Bank/Credit Union	Under Contract
6	+/- 1.10 Acres	SOLD	Dairy Queen - OPEN
7	+/- 0.92 Acres	SOLD	Novant Health - OPEN
8	+/- 1.45 Acres	SOLD	AAA Climate Storage - OPEN
9	+/- 0.76 Acres	Retail, Service	Available
10	+/- 2.61 Acres	Hotel/Office	Available
Interstate Tract	+/- 15.6 Acres	Priced on a Case by Case Basis Retail Center, Restaurants, Hotel	Available – Will consider subdivision
Residential Tract	+/- 18.36 Acres	Residential – Attached Homes	Under Contract

Condition of Parcel – Delivery to End Users:

- Rough Graded Pads
- All Offsite Improvements in place by NCDOT and 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

<p>Smith Crossing is Marketed Exclusively by: Collins Commercial Properties, Inc. Raymond D. Collins, Jr., CCIM 2990 Bethesda Place, Suite 601-C Winston Salem, NC 27103 O: (336) 768-0555 M: (336) 978-6444 EM: ray@collinscommprop.com</p>	
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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.*