

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

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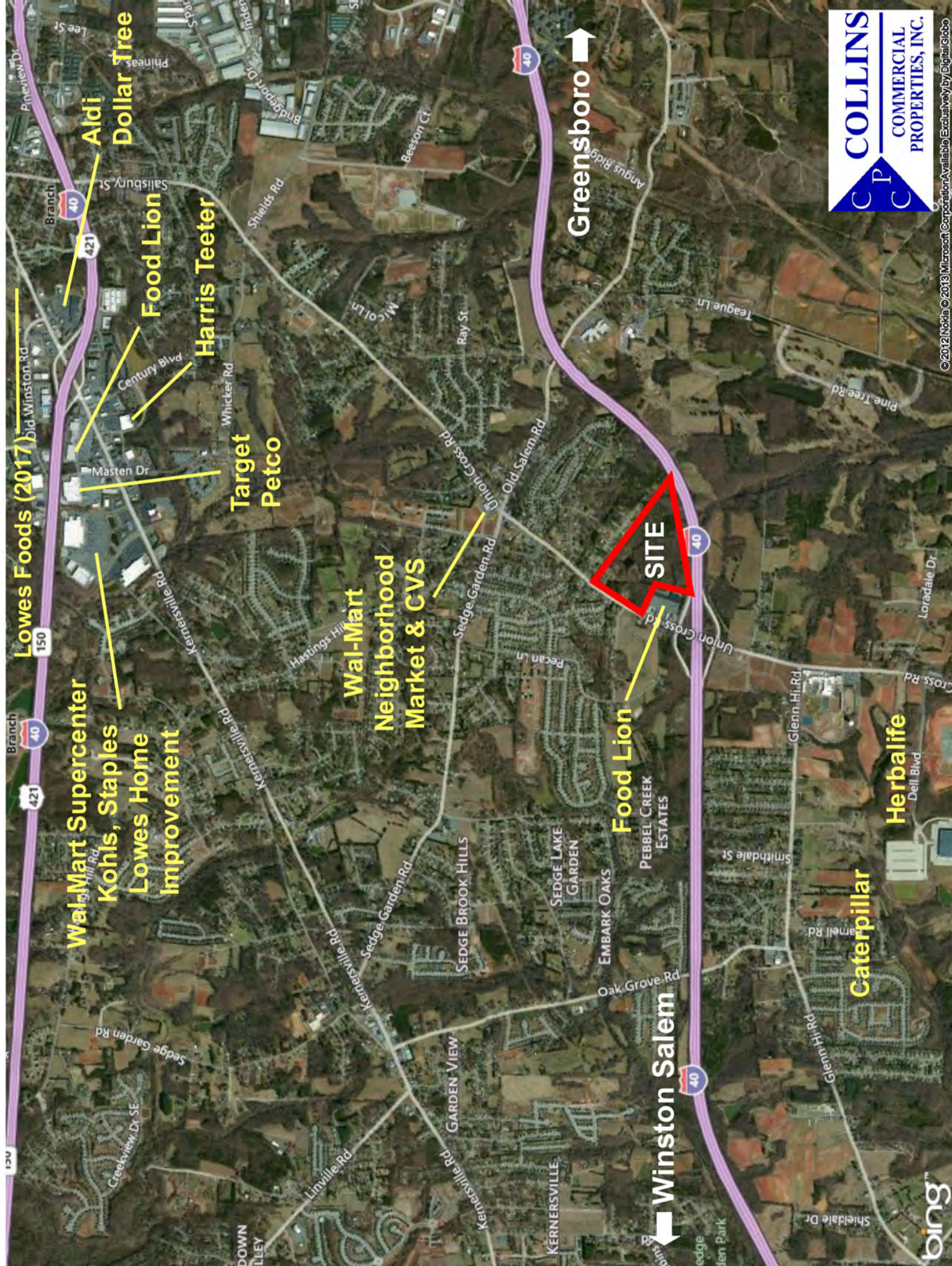


**COLLINS
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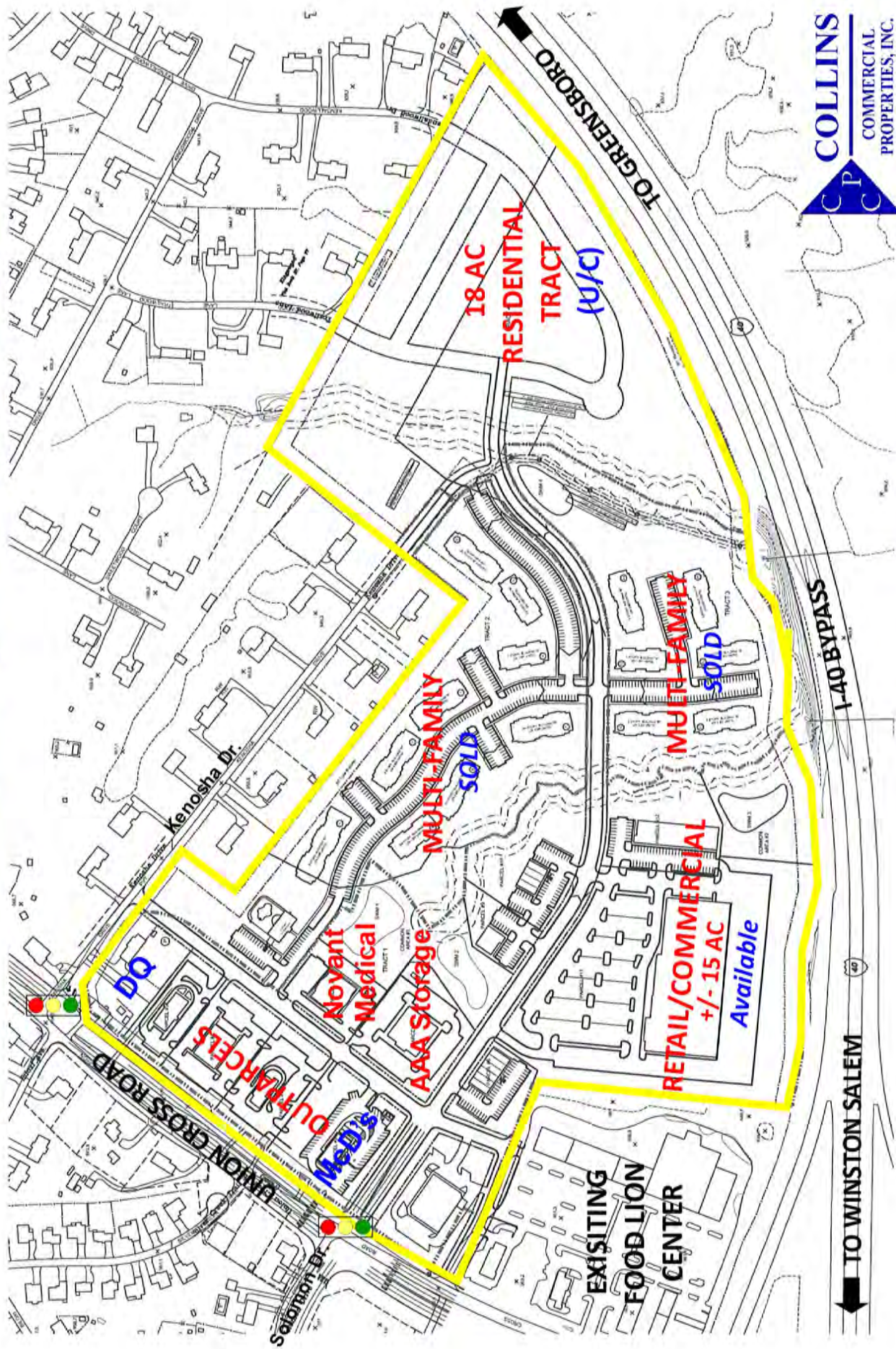
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**Smith Crossing - 84 Acre Mixed Use Development
I-40 @ NEC of Union Cross Road and Solomon Road, Kernersville, NC**



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



CONCEPT DEVELOPMENT PLAN

**Smith Crossing:
Kernersville NC**

Solomon Road

Commercial/
Multi-Family
Under Construction

**Cracker Barrel
Open 3/20**



Novant
Health

AAA
Storage

Outparcels
Available



Kenosha Drive

**Reserve at Smith
Crossing
(Luxury Apts) - Open**

Full Movement

**15 Acre
Retail Pad
Available**

Lot 1

Right-In/Right-Out

Right-In/Right-Out

FOOD LION

To Greensboro

I-40

To Winston Salem



**Smith Crossing:
Kernersville, NC**

**Dense
Residential**

**Future Apts/
Commercial**

**New
Residential**

**Glenn High
School**



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



To Winston Salem

I-40

To Greensboro

[illegible]

COLLINS
COMMERCIAL
PROPERTIES, INC.

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: Opening Soon!
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	Available
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.*