

+/- 0.73 Pad Ready Outparcel For Sale

**NC 109 (Thomasville Rd) at Gumtree Rd, Wallburg, North Carolina
Between McDonalds and Food Lion & CVS Center**



Trade Area: Wallburg is a suburban bedroom community, located on NC 109/Thomasville Rd South, serving South Winston Salem and North High Point. Forsyth County address, alcohol sales allowed for sit down restaurant use.

Site Conditions: Fully Improved Site: Zoned for up to 4,800 SF Buildable area. Graded Pad, parking in place, offsite storm water pond in place.

Co-Tenants: McDonalds, Gas/Convenience store, and small strip center.

Other Area Generators: Food Lion, CVS, Sheetz, McDonald's, Wendy's, 1st National Bank, Advance Auto, Dominos, Little Richards BBQ, Timco Manufacturing, others.

Demographic Profile: (SUSA 2017)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	2,076	15,618	59,012
	Avg HH Income:	\$78,917	\$65,750	\$58,709
	Employment/Daytime Pop.:	1,178	8,316	27,972

Traffic Counts: (NCDOT 2016)	NC Hwy 109/Thomasville Rd:	15,200 VPD
	Gumtree Rd:	9,600 VPD

Ready to Build Site Priced to Sell at \$350,000

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

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Gumtree Rd - 9,600 VPD

15,200 VPD

To Winston Salem
NC 109/Thomasville Rd

Approved for
up to 4,800 Sq.
Ft. Bldg.

SITE Retail

Timco Plant

Sheetz

1st Nat'l Bank

Funeral Home

Car Wash

**Advance Auto
Wendy's**

**Wallburg Towne Centre
Food Lion
CVS**

**Mama Mia's
PIZZA**

**Little Dominos
Richards BBQ**

McDonalds

Multi-Family

REVISIONS	

ENGINEERING AND SURVEYING, INC.
 4400 THOMASVILLE ROAD
 NORTH CAROLINA
 THOMASVILLE, NC 27487
 PHONE: (336) 296-0311
 FAX: (336) 296-0312
 SMALLACRES@STONESTONE.COM



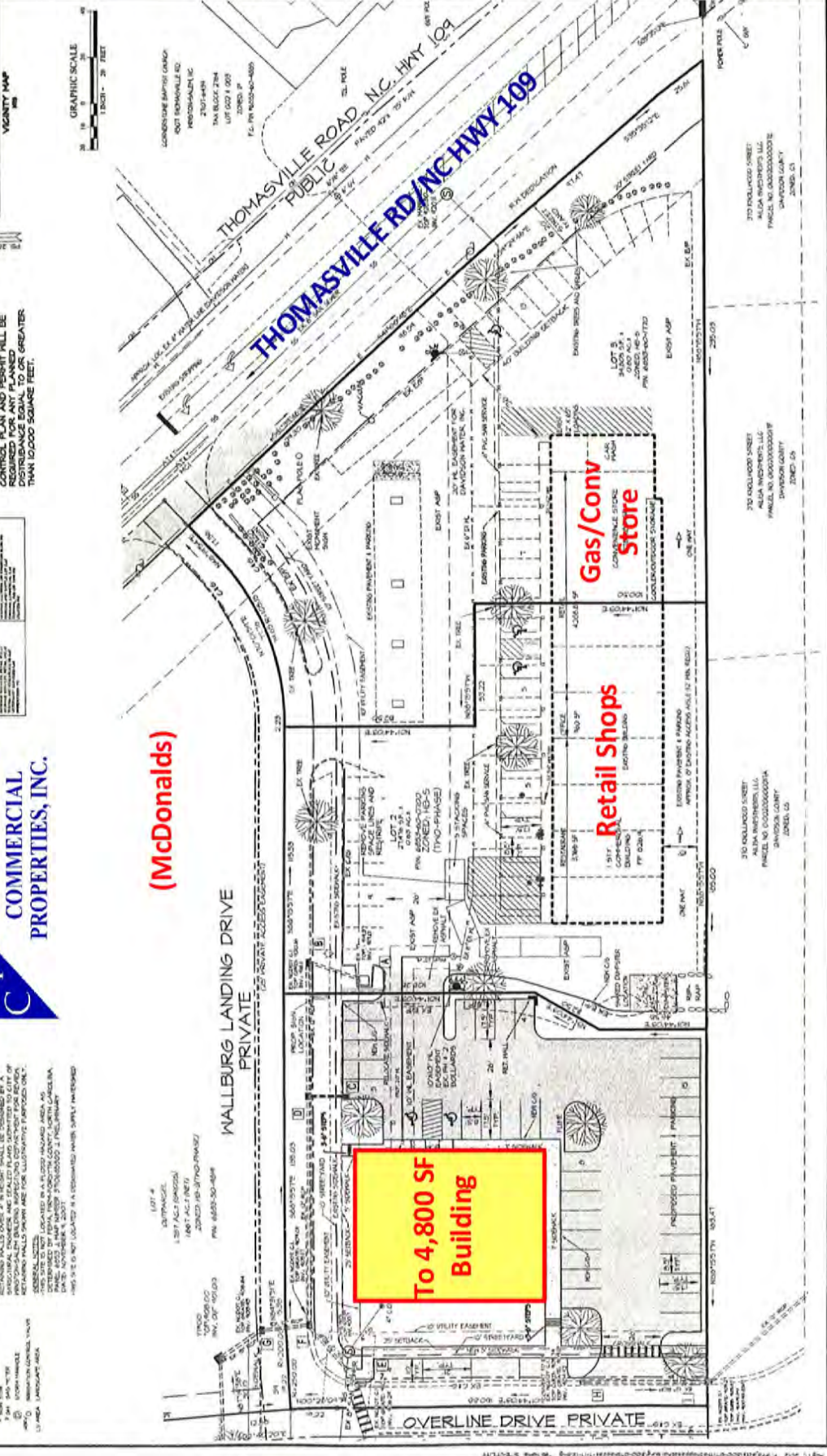
THE SHOPS AT WALLBURG LANDING
 THOMASVILLE ROAD & REX ROAD
 THOMASVILLE TOWNSHIP FORSYTH COUNTY
 NORTH CAROLINA
 KEYSTONE DESIGN INC.
 3508 A LANCE DR. N.E.
 BREWSTER, NC 27407

SHEET 3
 DRAWN BY: BCT
 PROJECT: 5003-07
 DATE: 7-25-12
 SCALE: 1" = 20'
 SITE: UTILITY PLAN



1: 12" = 100.00'
 2: 12" = 50.00'

MAX ALLOWED HEIGHT: 40'
 MINIMUM SIDE SETBACK: 10'
 MINIMUM FRONT SETBACK: 5'
 MINIMUM REAR SETBACK: 5'
 MINIMUM FRONT YARD OPEN SPACE: 10'
 MINIMUM REAR YARD OPEN SPACE: 10'



AN ENVIRONMENTAL GRADUATION
 CONTROL PLAN AND PERMIT WILL BE
 REQUIRED FOR ANY PLANNED
 LOT OF GREATER THAN 10,000 SQUARE FEET.

COLLINS COMMERCIAL PROPERTIES, INC.

(McDonald's)

WALLBURG LANDING DRIVE PRIVATE

THOMASVILLE RD/NC HWY 109

370 WILLOW STREET
 ASHLAND, NORTH CAROLINA
 FRASIER, NC 28746
 DIVISION COUNTY
 ZONE 10

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PURPOSE STATEMENT
 THE PURPOSE FOR THIS PLAN IS FOR REFINED FINAL DEVELOPMENT OF AN 11.5 ACRE LOT 1 IN ZONED R20 TWO PHASE DEVELOPMENT. THIS IS THE FINAL DEVELOPMENT PLAN FOR LOT 1 ZONED R20.

REVISIONS:
 1: 12" = 100.00'
 2: 12" = 50.00'

NO.	DESCRIPTION
1	EXISTING PAVEMENT
2	EXISTING SIDEWALK
3	EXISTING DRIVEWAY
4	EXISTING CONCRETE PAVEMENT
5	EXISTING ASPHALT DRIVEWAY
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