

**+/- 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 of High Point. Forsyth County address, alcohol sales allowed for sit down restaurant use.

**Site Conditions:** Fully improved site—graded, parking in place, offsite storm water pond.

**Co-Tenants:** McDonalds, gas/convenience store, and small strip center.

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

<b>Demographic Profile:</b> (SUSA 2015)		<u><b>1 Mile</b></u>	<u><b>3 Mile</b></u>	<u><b>5 Mile</b></u>
<b>Population:</b>		1,386	16,346	60,854
<b>Avg HH Income:</b>		\$72,820	\$56,245	\$54,167
<b>Employment/Daytime Pop.:</b>		1,181	8,376	29,559

<b>Traffic Counts:</b>	<b>NC Hwy 109/Thomasville Rd:</b>	11,000 VPD
(NCDOT 2013)	<b>Gumtree Rd:</b>	6,300 VPD

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

**RAYMOND D. COLLINS, JR., CCIM**  
**OFC: (336) 768-0555**  
**FAX: (336) 768-2055**  
**EM: ray@collinscommprop.com**  
**WEBSITE: www.collinscommprop.com**



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

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.









EXP. EXISTING IRON PIPE  
FIRE EXISTING IRON BEAM  
SP. IRON PIPE SET  
SHEATH OF IRON  
DO. CHED DOORS  
W. PLATE ROCK  
C. CENTRING  
EXP. EXISTING CONCRETE PIPE  
W. FIRE HYDRANT  
SHEATH MANHOLE

**RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS**

[illegible]

**COLLINS**  
**COMMERCIAL**  
**PROPERTIES, INC.**

(McDonalds)

**To 4500 SF  
Building**

## Retail Shops

**Gas/Conv**  
CONVENIENCE STORE  
**Store**

103.47

310 KENWOOD STREET  
ALISA INVESTMENTS, LLC  
BETHESDA, MD 20814-4402370 KNOXWOOD STREET  
ALBUQUERQUE, NM 87104-1100310 KNOXWOOD STREET  
ALUSA INVESTMENTS, LLC

DRAWN BY: RDT	SHEET 3
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THE SHOPS AT WALLBURG LANDING  
THOMASVILLE ROAD & REK ROAD  
BROADWAY TOWNSHIP, FORSYTH COUNTY  
NORTH CAROLINA  
KEYSTONE GROUP INC.  
9706 ALLIANCE DRIVE  
GREENSBORO, NC 27407  
PHONE: (936) 556-0311  
FAX: (936) 564-1556  
SMALLCASE@KEYSTONECON.COM

**ENGINEERING AND SURVEYING, INC.**  
LAND DEVELOPMENT CONSULTING  
CHUCK RABIN@BELLNET.COM  
4400 THIN STREET  
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SITE & UTILITY PLAN	SCALE: 1" = 20'
DATE: 7-25-12	PROJECT: 800-07
DRAWN BY: RDT	SHEET 3