

Pad Ready Outparcels: +/-0.70 Ac, 0.97 AC, and +/-1.80 AC Usable
Join Sheetz, Lidl Grocery, Culver's, NTB & GoHealth Urgent Care
Silas Creek Pwy @ Fairlawn Drive, Winston Salem NC



Trade Area: High Income area; Infill development in the heart of Winston Salem, convenient to Wake Forest University, Silas Creek Pkwy, Reynolda Rd., and many of Winston Salem's most established neighborhoods.

Co-Tenancy: Lidl Grocery (36,000 SF); Sheetz; Culver's; National Tire & Battery (NTB); GoHealth Urgent Care

Availability:

OP 3: +/-3.26 Gross Acres; +/-1.80 Usable Acres	\$975,000
OP 4: +/-0.70	\$600,000
OP 5: 0.97 Acres (Next to GoHealth and Lidl)	\$650,000

Site Attributes: High Visibility, Signalized intersection; Three (3) monument signs; Multiple access points; Exceptionally strong demographics. Close proximity to many of Winston Salem's most desirable neighborhoods, office complexes, Wake Forest University.

Area Retail: Lidl Grocery, Harris Teeter, Lowes Foods, Burlington Coat Factory, others.

Demographic Profile: (SUSA 2023)		<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:		32,172	58,817	144,280
Avg HH Income:		\$73,879	\$97,584	\$97,863
Employment:		26,922	47,835	116,848
Daytime Pop:		23,239	46,021	125,734

Traffic Counts:

Silas Creek Pwy/North Point Blvd:	52,500 VPD (2021 NCDOT)
Fairlawn Drive:	11,000 VPD (2021 NCDOT)
Reynolda Road:	27,500 VPD (2021 NCDOT)

Lot Pricing: OP3 \$975,000; OP4 \$600,000; OP5 \$650,000

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 MOBILE: (336) 978-6444 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.



Silas Creek Parkway Ext. @ Fairlawn Drive - Winston Salem NC

Office

FOOD LION
McDonald's
Durrington
TRUIANT
Office at RPT



Apartments

Office

BR&T
Cook Out
BankAmerica
SunTrust

Apartments



Mi Pueblo,
Panera Bread



19,000 ADT

40,000 ADT

Fairlawn Drive

Reynolda Road

University Parkway

Silas Creek Parkway

TRACT 4 TREE SAVE LEGEND

Symbol	Description
(Symbol)	Tree to be removed
(Symbol)	Tree to be preserved
(Symbol)	Tree to be preserved with special protection
(Symbol)	Tree to be preserved with special protection (large)
(Symbol)	Tree to be preserved with special protection (medium)
(Symbol)	Tree to be preserved with special protection (small)
(Symbol)	Tree to be preserved with special protection (very small)
(Symbol)	Tree to be preserved with special protection (seedling)
(Symbol)	Tree to be preserved with special protection (sapling)
(Symbol)	Tree to be preserved with special protection (pole)
(Symbol)	Tree to be preserved with special protection (mature)
(Symbol)	Tree to be preserved with special protection (old-growth)
(Symbol)	Tree to be preserved with special protection (ancient)

TRACT 8 TREE SAVE LEGEND

Symbol	Description
(Symbol)	Tree to be removed
(Symbol)	Tree to be preserved
(Symbol)	Tree to be preserved with special protection
(Symbol)	Tree to be preserved with special protection (large)
(Symbol)	Tree to be preserved with special protection (medium)
(Symbol)	Tree to be preserved with special protection (small)
(Symbol)	Tree to be preserved with special protection (seedling)
(Symbol)	Tree to be preserved with special protection (sapling)
(Symbol)	Tree to be preserved with special protection (pole)
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(Symbol)	Tree to be preserved with special protection (old-growth)
(Symbol)	Tree to be preserved with special protection (ancient)



TRACT 4 SITE DATA

Project Information
 Project Name: SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8
 Project Location: 1000 HWY. 201 N. JEFFERSON, NC 28846
 Project Owner: COLLINS COMMERCIAL PROPERTIES, INC.
 Project Architect: STIMMEL ASSOCIATES, P.A.
 Project Engineer: STIMMEL ASSOCIATES, P.A.
 Project Date: 11/14/2013

Site Data
 Total Area: 10.25 AC
 Building Footprint: 100,000 SF
 Parking: 1,000 Spaces
 Zoning: GB-S
 Surrounding Zoning: RM18-S, RM12-S, GO-S

Proposed Uses
 Proposed Use: Retail, Office, Restaurant
 Proposed Density: 100 Units/Acre
 Proposed Height: 40 Feet
 Proposed Setbacks: 10 Feet Front, 5 Feet Side, 5 Feet Rear

Site Conditions
 Topography: Flat
 Soil: L-1
 Flood Zone: X-1
 Wetlands: None
 Utilities: Water, Sewer, Gas, Electric

Other Information
 Survey: 11/14/2013
 Scale: 1" = 80'
 Date: 11/14/2013

TRACT 8 SITE DATA

Project Information
 Project Name: SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8
 Project Location: 1000 HWY. 201 N. JEFFERSON, NC 28846
 Project Owner: COLLINS COMMERCIAL PROPERTIES, INC.
 Project Architect: STIMMEL ASSOCIATES, P.A.
 Project Engineer: STIMMEL ASSOCIATES, P.A.
 Project Date: 11/14/2013

Site Data
 Total Area: 5.84 AC +/-
 Building Footprint: 2,520 SF
 Parking: 250 Spaces
 Zoning: RM18-S
 Surrounding Zoning: RM12-S, GO-S

Proposed Uses
 Proposed Use: Office, Retail
 Proposed Density: 50 Units/Acre
 Proposed Height: 30 Feet
 Proposed Setbacks: 10 Feet Front, 5 Feet Side, 5 Feet Rear

Site Conditions
 Topography: Flat
 Soil: L-1
 Flood Zone: X-1
 Wetlands: None
 Utilities: Water, Sewer, Gas, Electric

Other Information
 Survey: 11/14/2013
 Scale: 1" = 80'
 Date: 11/14/2013

NOTES

- ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION ACT.
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Sunnynoll Development
 Tract 4 & Tract 8

PREPARED BY: STIMMEL ASSOCIATES, P.A.
DATE: 11/14/2013
SCALE: 1" = 80'

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STIMMEL ASSOCIATES, P.A.
 ARCHITECTURE
 CIVIL ENGINEERING
 LAND PLANNING
 1000 HWY. 201 N. JEFFERSON, NC 28846
 P: 704.231.1007 F: 704.231.1069
 www.stimmel.com

SEAL
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 NO. 4778

SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8
 WINSTON-SALEM, NC

CLIENT: COLLINS COMMERCIAL PROPERTIES, INC.
 1000 HWY. 201 N. JEFFERSON, NC 28846
 (704) 846-1133

DRAWN: SEE L.D. BEE
DATE: 08-14-13
REVISIONS:
 REVISION NO. DATE BY

REZONING PLAN
 SHEET NO. 14-239
 SCALE: 1" = 80'

RZ-1
 © STIMMEL ASSOCIATES, P.A.

COLLINS COMMERCIAL PROPERTIES, INC.