

**Last Pad Ready Outparcel: +/-0.70 Ac For Sale**  
**Join Sheetz, Lidl Grocery, Culver's, NTB, Zaxby's, & Others**  
**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, Zaxby's, Caliber Collision.

**Availability:** **OP 4: +/-0.70 Acres - Last Parcel - Price Reduced to \$550,000**  
**OP 3: +/-3.26 Gross Acres; +/-1.80 Usable Acres - Caliber Collision**  
**OP 5: 0.97 Acres (Next to GoHealth and Lidl) - Zaxby's Coming Soon!**

**Site Attributes:** High Visibility, Signalized intersection; 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, Sheetz, Burlington Coat Factory, others.

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

<b>Traffic Counts:</b>	<b>Silas Creek Pwy/North Point Blvd:</b>	60,000 VPD (2023 NCDOT)
	<b>Fairlawn Drive:</b>	14,000 VPD (2023 NCDOT)
	<b>Reynolda Road:</b>	31,000 VPD (2023 NCDOT)

**OP 4 Pricing: Reduced to \$550,000 for Quick Sale**

<p><b>RAYMOND D. COLLINS, JR., CCIM</b>  <b>OFC: (336) 768-0555</b>  <b>MOBILE: (336) 978-6444</b>  <b>EM: ray@collinscommprop.com</b>  <b>WEBSITE: www.collinscommprop.com</b></p>		<p><b>COLLINS COMMERCIAL PROPERTIES, INC.</b>  <b>2990 Bethesda Place, Suite 601C</b>  <b>Winston-Salem, NC 27103</b></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  
Courtington  
OFFICE SUPPORT

University Parkway



Apartments

Office

Bank of America  
SUNTRUST  
BR&T  
COOK & OUT

Apartments

Fairlawn Drive  
Site

Reynolda Road



Mi Pueblo,  
Panera Bread

31,000 ADT



**TRACT 4 TREE SAVE LEGEND**

<p><b>EXISTING TREES</b></p> <p>Tree to be retained</p> <p>Tree to be removed</p> <p>Tree to be preserved</p>	<p><b>PROPOSED TREES</b></p> <p>Tree to be planted</p> <p>Tree to be removed</p>
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**TRACT 8 TREE SAVE LEGEND**

<p><b>EXISTING TREES</b></p> <p>Tree to be retained</p> <p>Tree to be removed</p> <p>Tree to be preserved</p>	<p><b>PROPOSED TREES</b></p> <p>Tree to be planted</p> <p>Tree to be removed</p>
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**TRACT 4 SITE DATA**

Jurisdiction: NC

Purpose Statement: To provide a site plan for the proposed development of Tract 4 and Tract 8 for the proposed development.

Site Address: 1000 HWY 221 N, JEFFERSON, NC 28648

Zoning: GDS

Proposed Zoning: GDS

Site Area: 5.84 Acres +/-

Building Data: 100,000 SF +/-

Max. Building Height: 40.00 FT +/-

Water: Public

Sanitary: Public

Storm: Public

Water Utility: Public

Sanitary Utility: Public

Storm Utility: Public

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Sanitary: Public

Storm: Public

Water Utility: Public

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Storm Utility: Public

**TRACT 8 SITE DATA**

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Max. Building Height: 40.00 FT +/-

Water: Public

Sanitary: Public

Storm: Public

Water Utility: Public

Sanitary Utility: Public

Storm Utility: Public

**stimmel**

ARCHITECTURE  
CIVIL ENGINEERING  
LAND PLANNING

1000 HWY 221 N  
JEFFERSON, NC 28648  
P: 336.231.0697 F: 336.231.0698  
WWW.STIMMELASPHOTOES.COM

SEAL

REGISTERED PROFESSIONAL ENGINEER  
REGISTERED PROFESSIONAL ARCHITECT

**SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8**

WINSTON-SALEM, NC

**NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.

3. ALL UTILITIES SHALL BE DEEPENED AND RECONSTRUCTED TO MEET CURRENT STANDARDS.

4. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND CHAINS.

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**REZONING PLAN**

SCALE: 1" = 60'

SHEET NO. RZ-1

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**Sunnyroll Development Tract 4 & Tract 8**

PREPARED BY: STIMMEL ARCHITECTURE & CIVIL ENGINEERING

DATE: 04-14-15

DESIGNED BY: STIMMEL ARCHITECTURE & CIVIL ENGINEERING

CHECKED BY: STIMMEL ARCHITECTURE & CIVIL ENGINEERING

APPROVED BY: STIMMEL ARCHITECTURE & CIVIL ENGINEERING

PROJECT NO.: 14-239

JOB NO.: 14-239

SHEET TITLE: REZONING PLAN

CLIENT: STIMMEL ARCHITECTURE & CIVIL ENGINEERING, LLC  
1000 HWY 221 N, JEFFERSON, NC 28648  
(336) 846-1133