

**Rare, Infill Development Site: Winston Salem, NC**  
**+/- 0.88 Acre Office/Medical Site Available**  
**1070 Whitaker Rd—Peace Haven Rd North of Robinhood Rd**



**Site Amenities:**

- Infill Site in High Income, Robinhood Road Trade Area
- Zoned LO-S: Limited Office with Conditions
- Rough Graded Site, Utilities Available
- Frontage on Old Whitaker Road with proposed Signage at Peace Haven Road intersection
- Peripheral to Robinhood Road/Peace Haven Road Submarket

**Targeted Uses:**

- Medical, General Office
- Insurance, Financial

**Area Generators:**

Harris Teeter, Lowes Foods, Fresh Market, Walgreens, CVS/pharmacy, TJ Maxx, Piedmont Federal Savings Bank (“PFSB”), Allegacy Federal Credit Union (“AFCU”), Mount Tabor High School, Novant & WFU/Baptist Medical Offices

**Demographic Profile:**  
(SUSA 2018)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population:</b>	6,466	59,031	153,012
<b>Avg HH Income:</b>	\$129,593	\$113,752	\$84,794
<b>Employment:</b>	5,423	49,417	123,910

**Traffic Counts:**

<b>Peace Haven Road:</b>	15,000 VPD (NCDOT 2017)
<b>Robinhood Road:</b>	20,000 VPD (NCDOT 2017)

**Sales Price: \$349,000**

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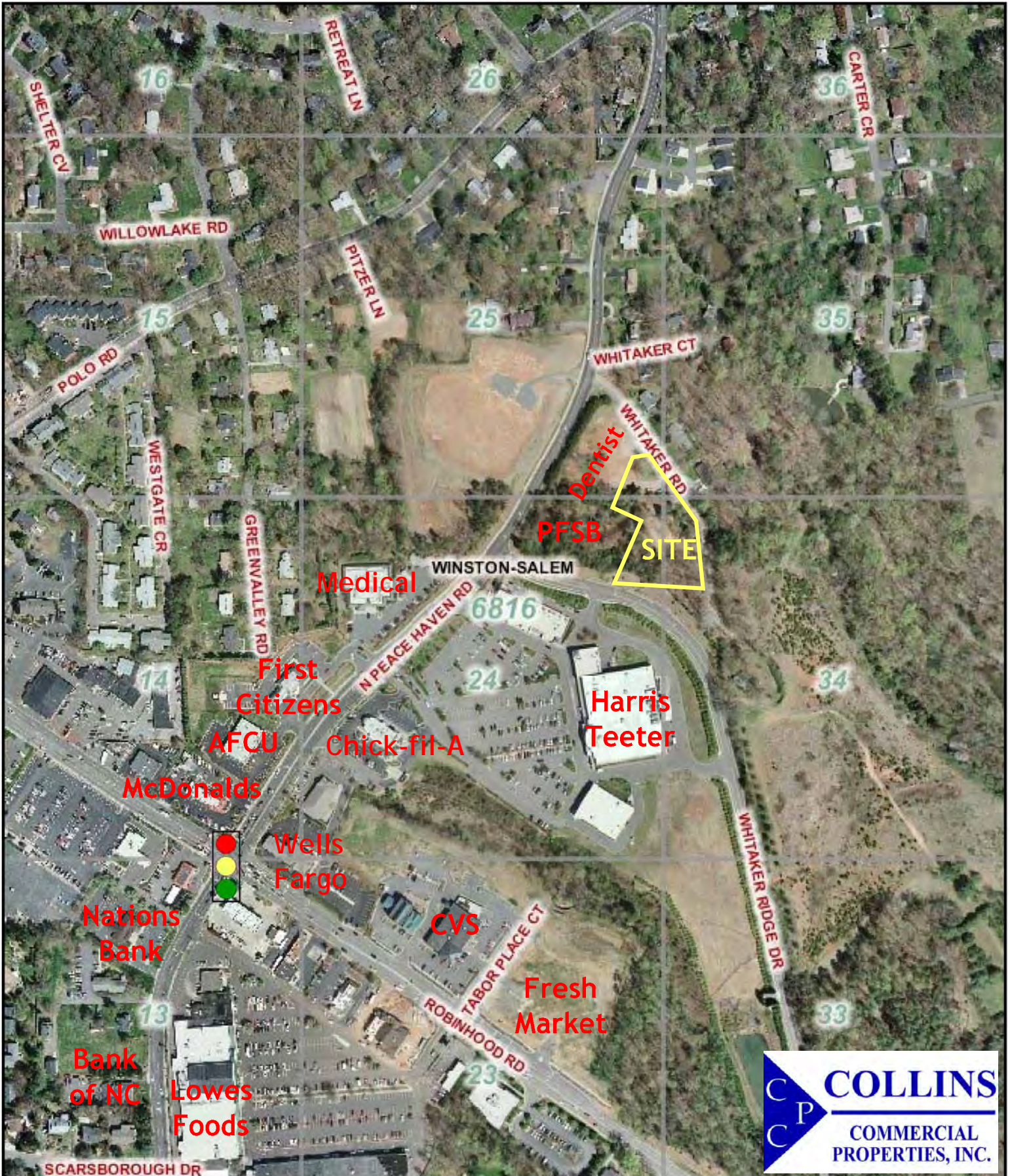


**COLLINS  
 COMMERCIAL  
 PROPERTIES, INC.**  
 2990 Bethesda Place, Suite 601C  
 Winston-Salem, NC 27103

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# Forsyth County, NC



*Disclaimer:* Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale  
1 inch = 400 feet

**Potential Offsite  
Sign Placement**



**VICINITY MAP  
(NOT TO SCALE)**

FILED FOR REGISTRATION AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M  
IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ AND RECORDED  
BY \_\_\_\_\_ C. NORMAN HOLLEMAN, REGISTER OF DEEDS  
FILING FEE PAID \_\_\_\_\_

BY \_\_\_\_\_ DEPUTY-ASSISTANT  
FORSYTH COUNTY, NORTH CAROLINA

**CERTIFICATION**

I, MICHAEL L. GUNNELL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND SHOWN HEREON. THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS LISTED, THAT THE RATIO OF PRECISION AS CALCULATED IS WITHIN THE TOLERANCE PERMITTED BY THE STATUTES OF THIS STATE. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH G.S. 47-1-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER \_\_\_\_\_ AND SEAL THIS 9TH DAY OF MARCH, A.D., 2012.

MICHAEL L. GUNNELL, PLS  
LICENSE NUMBER \_\_\_\_\_



- NOTES:**
- RAW ERROR OF CLOSURE 1:20,000+; MIS-CLOSURE WAS DISTRIBUTED BY COMPASS RULE.
  - AREA DETERMINED BY COORDINATE COMPUTATIONS.
  - ADJACENT PROPERTY INFORMATION TAKEN FROM DEED OR PLAT.
  - DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES UNLESS NOTED OTHERWISE.
  - THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS, CONDITIONS, EASEMENTS, ENCUMBRANCES, AND RIGHTS WHICH HAVE NOT BEEN DISCLOSED TO SURVEYOR, AS OF THIS DATE.
  - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND ASSESSMENTS IF ANY, WHICH ARE SHOWN ON THIS PLAT, AND TO THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICE OR WHICH ARE SHOWN ON THIS PLAT, AND TO THE USE, AND WHERE NOT VISIBLE AT THE TIME OF MY INSPECTION, THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS, CONDITIONS, EASEMENTS, ENCUMBRANCES, AND ACCURATE TITLE SEARCH, NOT FURNISHED.
  - UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCES.
  - ALL NEW IRON PIPES ARE 3/4" DIA. UNLESS OTHERWISE NOTED.
  - THERE ARE 2 LOTS IN THIS SUBDIVISION OF LOT 2.
  - AS SHOWN ON PG 46, PG 168.
  - THIS PLAT IS SUBJECT TO THE DEEDS AND PLATS OF LOT NO.2B AREA = 0.88 ACRES
  - LOT NO.2A AREA = 0.80 ACRES
  - THE PROPERTY IS LOCATED IN THE JURISDICTION OF THE CITY OF WINSTON-SALEM.
  - SITE IS SUBJECT TO REZONING Z-2308 DATED DEC. 6, 2004.

**CERTIFICATION FOR SUBDIVISION**

I, MICHAEL L. GUNNELL, A PROFESSIONAL LAND SURVEYOR, NUMBER 3856, CERTIFY TO ONE OF THE FOLLOWING:

Ⓐ THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND IN ACCORDANCE WITH THE STATUTES OF THIS STATE AND THAT THE JURISDICTION OF THE MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

Ⓑ THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN PARCELS OF LAND;

Ⓒ THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL;

Ⓓ THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COUNTY-ORDERED SUBDIVISION, OR OTHER EXCEPTIONS TO THE GENERAL CERTIFICATION REQUIREMENTS OF THE STATUTES OF THIS STATE;

Ⓔ THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO WHICH CATEGORY THIS SURVEY IS SUBJECT TO AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

**WHITAKER ROAD  
(40' PUBLIC R/W)**

**LOT 2A  
Dr. Wilkinson, DDS**

**LOT 2B  
+/- 0.88 AC  
1070 Whitaker Road**

**Piedmont Federal  
Savings Bank**

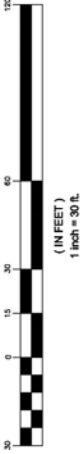
**SUBDIVISION PLAT FOR:  
PIEDMONT FEDERAL  
SAVINGS BANK**

PROPERTY DATA:  
DIM-WHITAKER SQUARE  
LIMITED PARTNERSHIP  
DB 2865 PG 500  
ZONED: HB-S  
NC PIN: 6816-24-9739.00

**REFERENCES**

- PLAT BOOK 48, PAGE 169
- PEACE HAVEN ROAD EXTENSION AS-BUILT I-1746
- ALL DEEDS AND MAPS SHOWN HEREON.

**GRAPHIC SCALE**



**PLANNING DEPARTMENT/REVIEW OFFICER  
FINAL SUBDIVISION PLAT APPROVAL**

DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_  
THIS IS CERTIFY THAT THIS PLAT MEETS THE RECORDING REQUIREMENTS OF THE UNIFORM DEVELOPMENT ORDINANCE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY.  
I, \_\_\_\_\_ REVIEW OFFICER OF FORSYTH COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
APPROVED \_\_\_\_\_ DIRECTOR OF PLANNING/REVIEW OFFICER  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

**LEGEND**

—	PROPERTY LINE	○	IFP
---	RIGHT-OF-WAY LINE	○	IRP
---	ADJACENT PROPERTY LINE	○	MAG NAIL
---	EDGE OF PAVEMENT	○	NPF
---	REFERENCE LINE	○	PKS
---	CONCRETE	○	R/W
---	UNDERGROUND ELECTRIC	○	3/4" IFP
---	LINE NOT TO SCALE	○	PKS
---	IRON PIPE FOUND	○	PK
---	IRON REBAR FOUND	○	PP
---	MAGNETIC NAIL FOUND	○	LP
---	NO POINT FOUND	○	TE
---	IRON REBAR SET	○	PE
---	PK NAIL SET	○	PP
---	RIGHT-OF-WAY	○	LP
---	CONCRETE	○	LP
---	PLAY BOOK	○	LP
---	TEMPORARY EASEMENT	○	LP
---	PERMANENT EASEMENT	○	LP
---	POWER POLE	○	LP
---	LIGHT POLE	○	LP

**PEACE HAVEN ROAD  
(60' PUBLIC R/W)**