

**+/-1.13 AC Outparcel and +/-0.70 AC Buildable Outparcel Available
 NEC of C. Club Road @ Meadowlark Drive, Winston Salem NC
 Co-Tenancy: Walmart Grocery, Sheetz, Goodyear , Zip's Car Wash**



Property Highlights

- ◆ +/-1.13 Ac Pad Ready Site
- ◆ +/-0.70 Ac Buildable Pad Ready Site (1.34 Acre Gross Acreage)
- ◆ Located at the NEC of Country Club Road and Meadowlark Drive.
- ◆ Signalized Intersection - Five points of site access

Area Generators - Close Proximity to:

- ◆ Reserve @ Brookberry Apts - 336 Units, Brookberry Apts - 252 Units.
- ◆ Adjacent to 900+ acre Brookberry Farm Master Planned Community to 900 residential units (600+ complete), 300,000 SF future office, 500,000 SF future retail use. 336 Multi-Family units built
- ◆ Meadowlark Middle School: +/-1,300 Students
- ◆ Meadowlark Elementary School: +/- 900 Students
- ◆ Forsyth Country Day School: +/- 720 Students

Co-Tenancy

Walmart Family Market
 Sheetz
 Goodyear
 Zip's Car Wash

Demographic Profile:
(SUSA 2019)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	4,245	44,527	100,352
Avg HH Income:	\$102,096	\$99,225	\$102,458
Employment/Daytime Pop.:	1,721	22,048	87,880

Traffic Counts:
(NCDOT 2017)

Meadowlark Drive	16,000 VPD
Country Club Rd:	14,000 VPD

Lot D: \$650,000; Lot E: \$450,000; Ground Lease or Build-to-Suit

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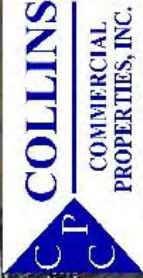


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**Available: +/-1.13 Acre and +/-0.70 Acre Buildable Outparcel to Walmart Family Market
Country Club Road @ Meadowlark Drive and Brookberry Park Avenue, Winston Salem NC**



- Site Amenities:**
- Pad Ready for Development
 - Rough Graded
 - Utilities Stubbed to Sites
 - Offsite Stormwater Retention
 - Multiple Access Points
 - Signalized Intersection

Future Retail Development to 500,000 SF

Brookberry Park Apartments
252 Units

Lot D:
+/-1.13
Acres

Lot E:
+/-1.34
Acres

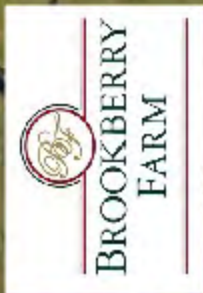
Country Club Road
14,000 VPD

Brookberry Park Ave

Meadowlark Drive
16,000 VPD

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900 Acre Mixed Use Development

Meadlark Middle:
+/-1,00 Students

Meadlark Elementary:
+/-900 Students

**Future Retail Development
to 500,000 Sq. Ft.**

Meadowlark Drive 16,000 YPD



+/-1.34
Gross
Acres

+/-0.70
Acres
Usable

Country Club Road 74,000 YPD

