

**+/-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**



**Property Highlights**

- ◆ +/-1.13 Ac Pad Ready Parcel
- ◆ +/-0.70 Ac Buildable Pad Ready Outparcel
- ◆ Located at the NEC of Country Club Road and Meadowlark Drive.
- ◆ Signalized Intersection - Five (5) points of site access.

**Co-Tenancy:**

Walmart Family Market  
Sheetz  
Goodyear  
Zip's Car Wash

**Area Generators - Close Proximity to:**

- ◆ Brookberry Apts - 252 Units, Reserve @ Brookberry Apts - 336 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.
- ◆ Meadowlark Middle School: +/-1,300 Students
- ◆ Meadowlark Elementary School: +/- 900 Students
- ◆ Forsyth Country Day School: +/- 720 Students

**Demographic Profile:**

(SUSA 2019)

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

**Traffic Counts:**

(NCDOT 2017)

<b>Meadowlark Drive</b>	16,000 VPD
<b>Country Club Rd:</b>	14,000 VPD

**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.



**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**

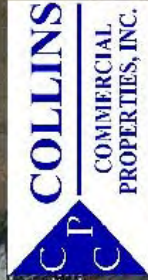


Future Retail Development to 500,000 SF

Brookberry Park Apartments  
252 Units

**Site Amenities:**

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




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Meadlark Middle:  
+/-1,00 Students

Meadlark Elementary:  
+/-900 Students



**BROOKBERRY  
FARM**

50 Acre Mixed Use  
Development

Future Retail Development  
500,000 Sq. Ft.



**BROOKBERRY  
PARK  
APARTMENTS**



**COLLINS**  
COMMERCIAL  
PROPERTIES, INC.



**Walmart**  
Neighborhood Market

+1-1.13  
AC

+1-0.70  
AC

Meadowlark Drive - 16,000 VPD



**SHEETZ**  
FRESH FOODS  
MADE TO ORDER



**GOODYEAR**



**ZIP'S**  
FRESH BREAD  
NEW! U.S.