

Outparcels Available & 15 Acre Retail Development Site

84 Ac Smith Crossing—Kernersville, NC—“Heart of the Triad”

NE Quadrant of I-40 and Union Cross Road



Trade Area: Kernersville: Equidistant to Winston Salem to West, Greensboro to East, and High Point to South; historically the fastest Growing Residential Submarket in the Triad Region (1,800,000+ Population). The Site has Broad Regional Access via I-40, Union Cross Rd, and US 311.

- Site Availability:**
- Outparcels: 0.8 Ac to 3.19 Acres Available
 - Interstate Frontage Retail Tract: 14.5 Acres - Will Subdivide
 - 18 Acre Residential Tract: Available - Call for Pricing
 - Multi-Family: 12 & 20 Acre tract - SOLD - 366 units OPEN

Onsite Users: McDonald's, DQ Grill & Chill, Novant Medical, AAA Storage, The Reserve Apts (366 Units), Starbucks and Heartland Dental coming soon!

**Area Generators/
Employment:** Food Lion, Burger King, CVS/pharmacy, Walmart Neighborhood Market, Tractor Supply, Cracker Barrel, Sheetz, Bojangles, O'Reilly Auto Parts, Quality Mart, Glenn High School, I-40, Caterpillar, FedEx Ground, Kernersville Medical Center (Novant), VA Hospital, Deere-Hitachi, Timco Aviation, others.

Demographic Profile: (SUSA 2021)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
	Population:	4,464	28,116	65,205	137,244
	Avg HH Income:	\$88,661	\$85,842	\$79,634	\$77,170
	Labor Force:	3,498	22,328	51,599	108,527

Traffic Counts: I-40 Bypass: 65,780 VPD
 Union Cross Rd: 24,895 VPD (2011); 18,000 VPD (2017 construction)

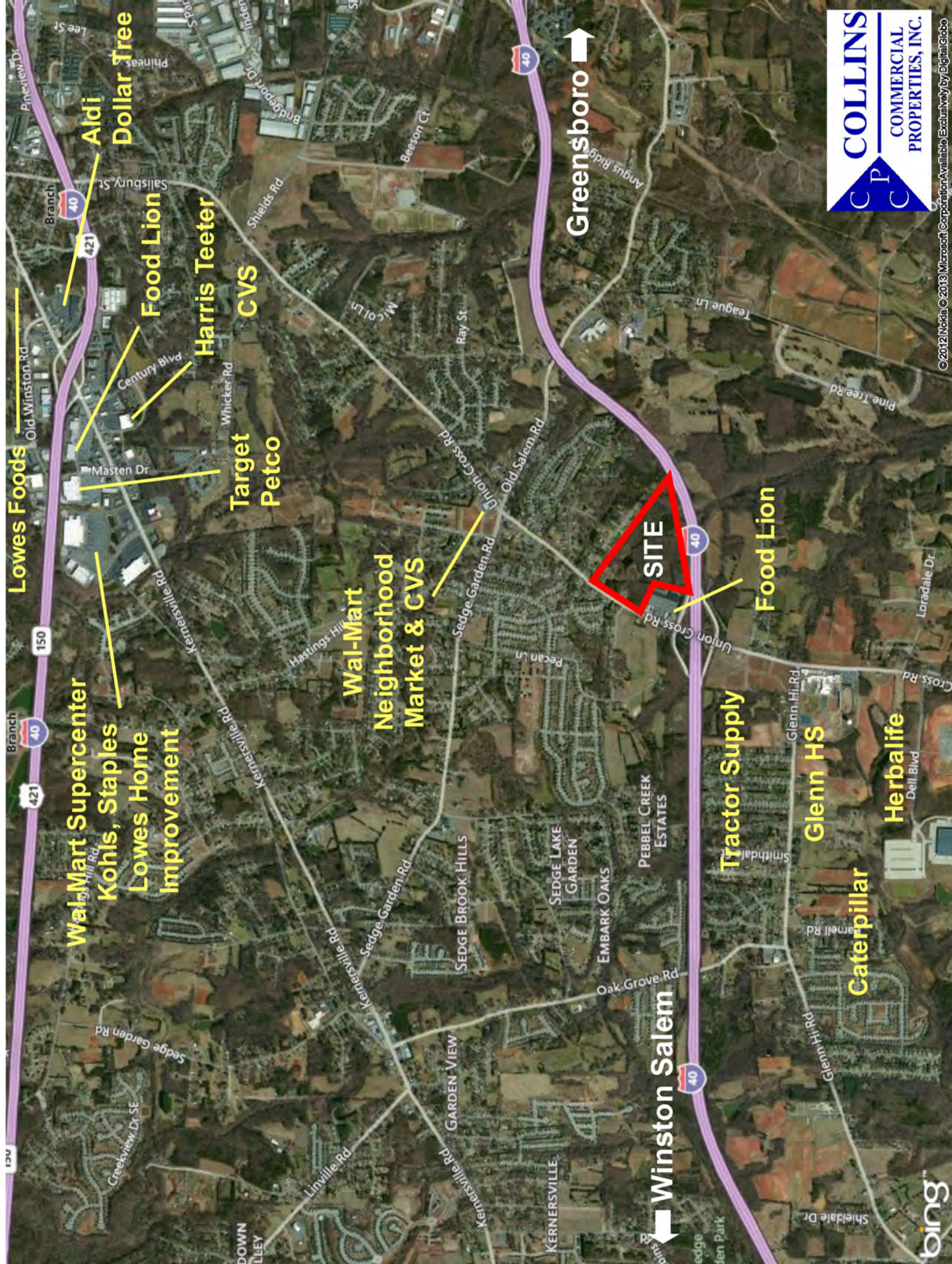
Union Cross Road Outparcels: \$750,000 to \$1,350,000
I-40 Retail Pad & Interior Tracts: Priced on Case by Case Basis

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 FAX: (336) 768-2055 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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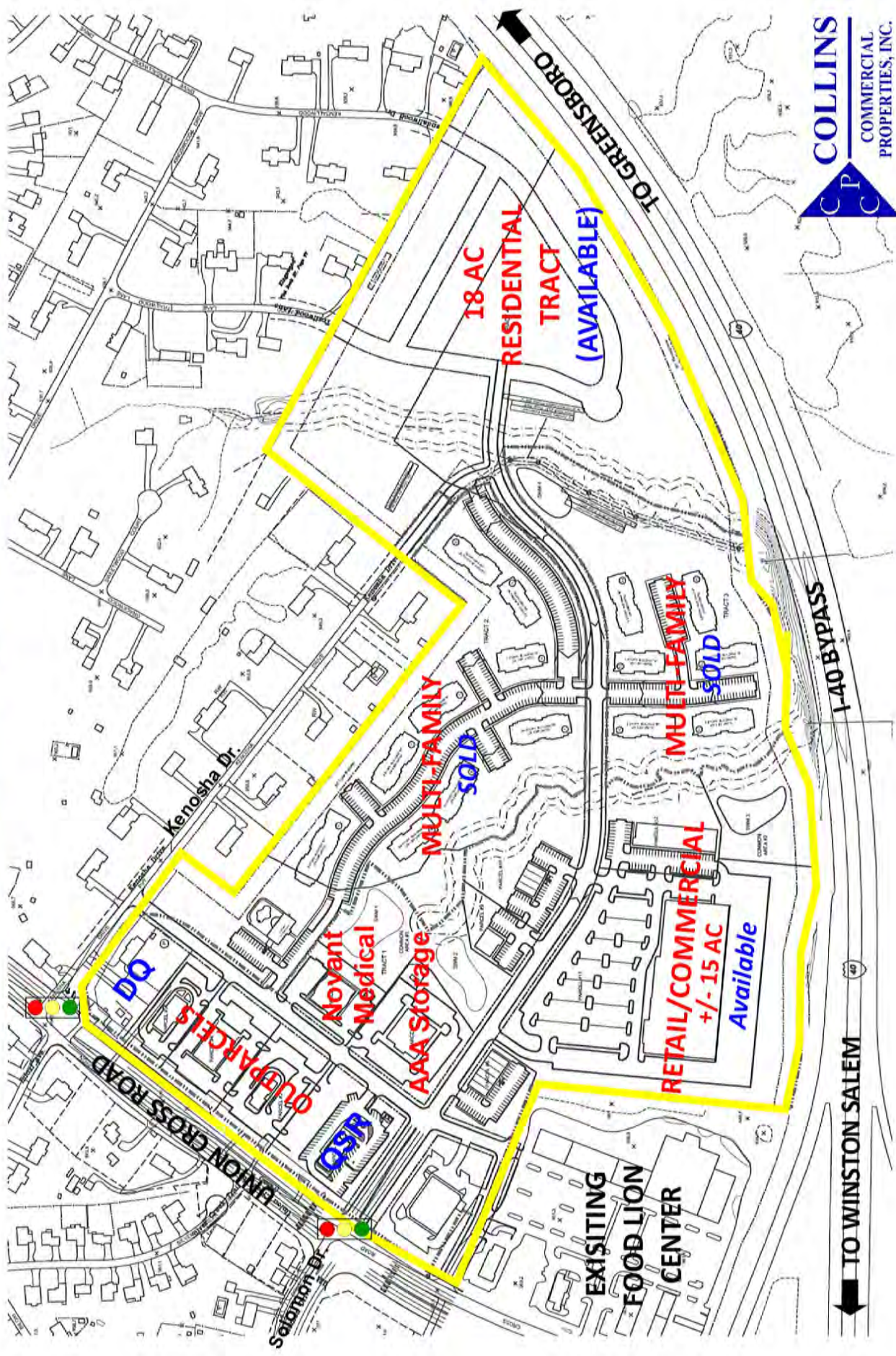


**Smith Crossing - 84 Acre Mixed Use Development
I-40 @ NEC of Union Cross Road and Solomon Road, Kernersville, NC**



SCALE: 1" = 0.70 Miles (Approximate)

SMITH CROSSING MIXED USE DEVELOPMENT I-40 at Union Cross Road, Kernersville/Triad, NC



CONCEPT DEVELOPMENT PLAN

**Smith Crossing: Access Points & Market Overview
Union Cross Rd @ I-40 @ Solomon Dr. Kernersville NC**

Solomon Drive

Quality Mart
(Open)

277 Apartments:
Under Construction


(Open)



AAA
Storage



FOOD LION

**The Reserve
366 Apartments**

15 Acre
Retail Pad



To Winston Salem

65,800 ADT

New
Residential



Glenn HS



Kenosha Drive
Full Movement

Full Movement



Nasant
Health

Outparcels
Available



**Smith Crossing:
Kernersville, NC**

Dense
Residential

Quality Oil
277 Apts Under
Construction

New
Residential

**Smith Crossing:
84 Acre Mixed Use
Development/
Outparcels Available**



Glenn High
School

To Greensboro

I-40

To Winston Salem

SMITH CROSSING OUTPARCEL PLAN - KERNERSVILLE NC

	
PLM LICENSE C-181 1-40 UNION CROSS RD, LLC KERNERSVILLE, NORTH CAROLINA	PROJECT NO. 1549 DRAWN BY: 3008 CHECKED BY: 3009 DATE: 09/15/15

SMITH CROSSING
1-40 UNION CROSS RD, LLC
KERNERSVILLE, NORTH CAROLINA

PROJECT NO. 1549
DRAWN BY: 3008
CHECKED BY: 3009
DATE: 09/15/15

PROPERTY NO. 1549
SITE OVERALL UTILITY PLAN
C4.1

ADJACENT DEVELOPMENT
BP GAS, SUBWAY, BURGER KING, FOOD LION,
Separate Ownership: FOOD LION,
Burger King, Subway

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- GENERAL NOTES:**
- ALL UTILITIES SHALL BE SHOWN AS SHOWN ON THE GENERAL NOTES, THE OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KERNERSVILLE, NORTH CAROLINA, UTILITIES DEPARTMENT. THE CITY ENGINEER SHALL BE CONTACTED TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
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APPROVED BY: [Signature]

SCALE: 1" = 40'

GRAPHIC SCALE: 1" = 40'

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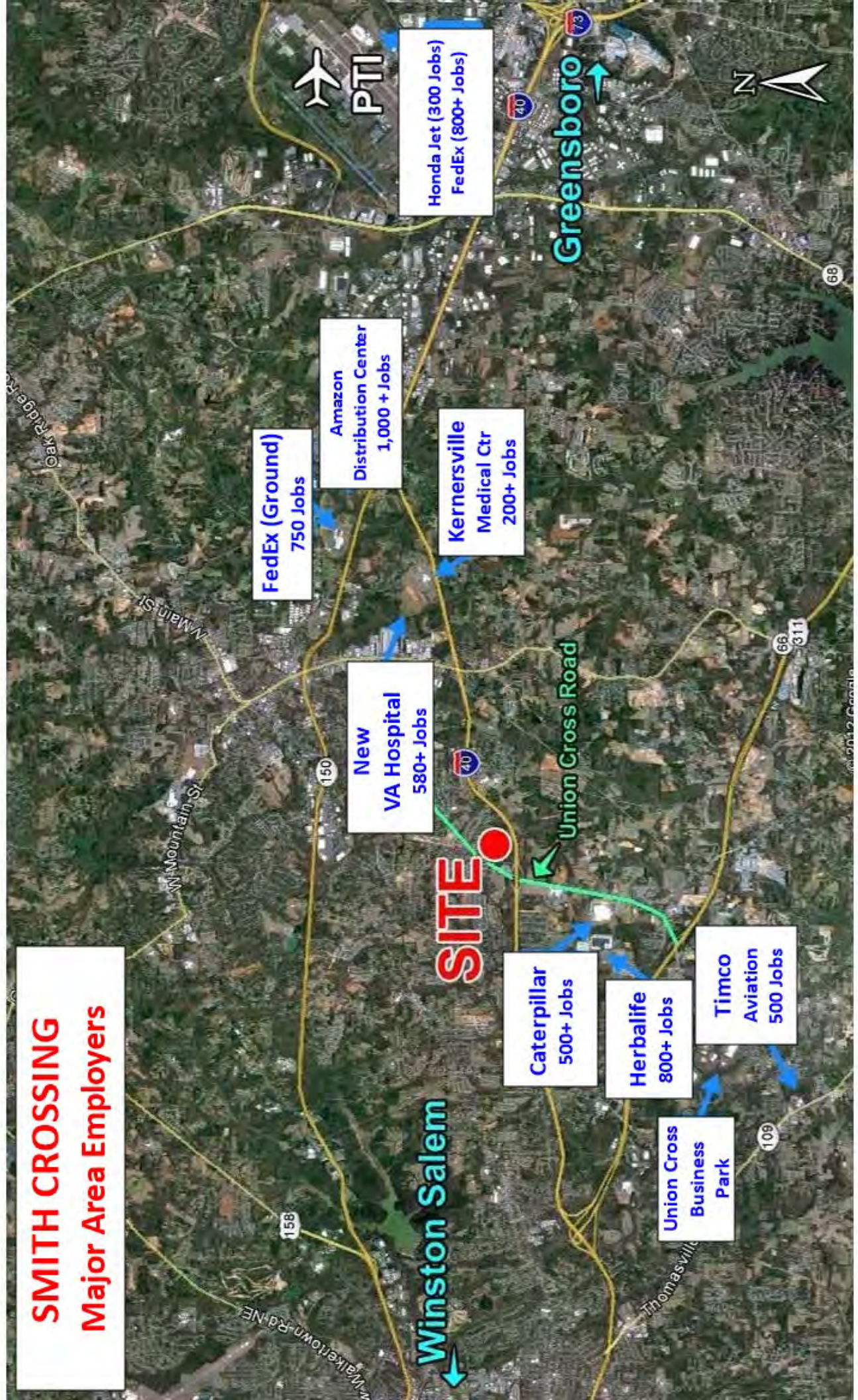
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SMITH CROSSING Major Area Employers



The Reserve Luxury Apartments @ Smith Crossing – Open





Smith Crossing – Kernersville, NC
Union Cross Road @ Solomon Drive and I-40
Users Parcels Sold & Available as of November 2019

Outparcel / Lot #	Acreage	Targeted Uses	User/Available
1	+/- 1.55 Acres	C-Store, Restaurant, Retail	Available
2	+/- 1.50 Acres	SOLD	McDonald's Open
3 A	1.0 Acres	Starbucks	Coming Soon
3 B	0.75 Acres	Heartland Dental	Coming Soon
4	+/- 1.20 Acres	Restaurant/Retail	Available
5	+/- 1.20 Acres	Restaurant/Retail	Available
6	+/- 1.10 Acres	SOLD	Dairy Queen - OPEN
7	+/- 0.92 Acres	SOLD	Novant Health - OPEN
8	+/- 1.45 Acres	SOLD	AAA Climate Storage - OPEN
9	+/- 0.76 Acres	Retail, Service	Available
10	+/- 2.61 Acres	Hotel/Office	Available
Interstate Tract	+/- 14.5 Acres	Priced on a Case by Case Basis Retail Center, Restaurants, Hotel	Available – Will consider subdivision
Residential Tract	+/- 18.36 Acres	Residential – Attached Homes	Available

Condition of Parcel – Delivery to End Users:

- Rough Graded Pads
- All Offsite Improvements in place by NCDOT and Seller
- Water and Sewer Available at or near Parcel Boundary
- Outparcel Lots 1-9 provided with Offsite Storm Water Retention Devices in place by Seller

<p>Smith Crossing is Marketed Exclusively by: Collins Commercial Properties, Inc. Raymond D. Collins, Jr., CCIM 2990 Bethesda Place, Suite 601-C Winston Salem, NC 27103 O: (336) 768-0555 M: (336) 978-6444 EM: ray@collinscommprop.com</p>	 <p>COLLINS COMMERCIAL PROPERTIES, INC.</p>  <p>SITE SOURCE RETAIL BROKER NETWORK</p>
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**Pricing and Conditions of Property Delivery/Conveyance subject to change with or without notice.
 Seller reserves the right to accept any and all offers to lease or purchase in their sole discretion.*