

# Commercial Zoned Outparcels: +/-0.65 to 2.61 Acres Available Signalized access at Greensboro Rd and Penny Rd High Point/Greensboro, North Carolina



**Submarket:** Ready to build commercial sites anchored by 7-Eleven Gas/Convenience, at the signalized intersection of Greensboro Road/W. Main Street at Penny Road, at the convergence of High Point and Greensboro. The development includes 190 residential units within the Wrenn Farm Development opposite Greensboro Road from Pennybyrn Retirement Community.

**Outparcels Available:** 0.65 AC, 1.39 AC, and 1.0 to 2.61 Acres available (1.1 AC of 2.61 AC U/C)

**Targeted Uses:** Retail Services, Bank/Financial, Medical, Restaurants, other.

<b>Demographic Profile:</b> (SUSA 2022)	<b>Population:</b>	<u>1 Mile</u> 3,813	<u>3 Mile</u> 49,162	<u>5 Mile</u> 126,895
	<b>Avg HH Income:</b>	\$79,803	\$75,619	\$78,454
	<b>Labor Force:</b>	3,180	40,108	102,243
	<b>Drive Time:</b>	<u>5 Min</u> 20,858	<u>7 Min</u> 41,796	<u>10 Min</u> 86,113

**Traffic Counts:** Greensboro Road: 15,500 VPD (2021 Est)  
(NCDOT 2021) Penny Road: 8,200 VPD (2021 Est)

**Pricing: Lot 1: \$600,000    Lot 2: \$975,000**  
**Lot 3: \$375,000    Lot 4: \$550,000**

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

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.





Outparcels Available: Greensboro Rd @ Penny Rd, High Point NC



Pennybyrn Retirement Living

Lot 4  
1.39 AC

Lot 3  
0.65 AC

Lot 2  
1.61 AC

Lot 1  
1.0 AC

Wrenn Farm Residential  
190 Units





**DEFINITION OF POE'S**  
 THE FOLLOWING RESTRICTIONS SHALL APPLY TO ALL PROTECTED DRAINAGE EASEMENTS (POE'S). THESE RESTRICTIONS SHALL APPLY TO ALL PROTECTED DRAINAGE EASEMENTS (POE'S) SHOWN ON THIS PLAT. THESE RESTRICTIONS SHALL APPLY TO ALL PROTECTED DRAINAGE EASEMENTS (POE'S) SHOWN ON THIS PLAT. THESE RESTRICTIONS SHALL APPLY TO ALL PROTECTED DRAINAGE EASEMENTS (POE'S) SHOWN ON THIS PLAT.

1. JAMES B. STEPHENS, certify that this plat was drawn under my description recorded in Book 7491, page 1793, Book 7481, page 1793, and Book 5234, page 1849; that the boundaries not surveyed are found in Book 5234, page 1849; that the plat is correct in accordance with the provisions of the laws of the State of North Carolina; that the plat was prepared at a cost of \$11,000.00; that this plat was prepared by me or under my direct supervision; that I am a duly licensed Professional Engineer, State of North Carolina, License No. 3026; and that I am the duly authorized signatory of the Engineer of Record.

2. JAMES B. STEPHENS, P.E., certify per G.S. 87-40(a)(1) that I am a duly licensed Professional Engineer, State of North Carolina, License No. 3026, and that I am the duly authorized signatory of the Engineer of Record for this plat. I hereby certify that the area of a county or municipality that has an ordinance that regulates parcels of land.

State of North Carolina  
 County of Wayne  
 I, **DAVID J. FENCEL**, Register of Deeds for the County of Wayne, do hereby certify that this plat is correct in accordance with the provisions of the laws of the State of North Carolina, and that I am the duly authorized signatory of the Register of Deeds for the County of Wayne.

Notary Public  
 State of North Carolina  
 My Commission Expires 12/16/2018

**Ownership and Dedication**  
 The undersigned hereby acknowledge(s) ownership of the property shown and described hereon and hereby adopts this plat and agreement to be a free and clear and hereby dedicates to the public the easements, utility easements, and open space, and easements (hereon) on all areas so shown or indicated on said plat, and authorizes(s) the City of High Point to record this plat in the office of the Register of Deeds of Guilford County, N.C.

**Statement of Acceptance of Dedication**  
 Through the approval and recordation of this plat, the City of High Point, North Carolina, hereby accepts the dedication of the public right-of-way for all public streets, alleys, and easements, utility easements, and other areas shown on this plat, and the City of High Point, North Carolina, hereby agrees to maintain and improve the public facility until in the opinion of the City it is in the public interest to do so.

**Approval for Recordation**  
 Approved for recordation by the City of High Point, North Carolina, this 12th day of 12/16/18 by High Point Development Department.

**No Approval is Required by NCDOT**  
 This plat does not require certification or approval by the N.C. Division of Highways as provided in G.S. 136-102.4, Subsection (g).



**JAMESTOWN ENGINEERING GROUP, INC.**  
 117 EAST MAIN STREET  
 P.O. BOX 365  
 JAMESTOWN, N.C. 27282  
 Telephone (336) 886-5523

**WRENN FARM PHASE 1 MAP 1**  
 GREENSBORO ROAD  
 HIGH POINT TOWNSHIP - GUILFORD COUNTY  
 HIGH POINT, NORTH CAROLINA

DATE: JULY 30, 2018  
 SCALE: 1"=80'

PLATTED BY: J.D.T.  
 SURVEY BY: J.D.T.

**OWNER -**  
 LEWISTE DEVELOPMENT, LLC  
 1608 US HIGHWAY 201 NORTH  
 JEFFERSON, NC 28640  
 PHONE 336-846-4289

**OWNER -**  
 WILLIAMS LAND DEVELOPMENT, INC.  
 2990 BETHESDA PLACE, SUITE 604C  
 WINSTON-SALEM, NC 27103  
 PHONE 336-886-5923

**BOOK 148-147**  
 PG. 148-147  
 12/16/2018  
 02:22:54 PM  
 JEFF L. THOMPSON  
 COUNTY CLERK

**NOTICE FILED**  
 GUILFORD COUNTY, NC  
 REGISTER OF DEEDS