

Outparcels Reduced for Quick Sale

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.

Demographic Profile: (SUSA 2025)	Population:	<u>1 Mile</u> 4,648	<u>3 Mile</u> 50,537	<u>5 Mile</u> 127,726
	Avg HH Income:	\$106,250	\$91,210	\$98,504
	Labor Force:	3,796	41,239	103,168
	Drive Time:	<u>5 Min</u> 29,347	<u>7 Min</u> 54,322	<u>10 Min</u> 97,756

Traffic Counts: (NCDOT 2023)	Greensboro Road:	8,500 VPD (2023 Est)
	Penny Road:	7,700 VPD (2023 Est)

Frontage Lots: Lot 1: SOLD Lot 2: \$800,000
Second Row Lots: Lot 3: \$200,000 Lot 4: \$350,000

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

Wrenn Farm Residential
190 Units

Lot 4
1.39 AC

Lot 3
0.65 AC

Lot 2
1.61 AC

Lot 1
1.0 AC



Penny Road

Greensboro Road

To High Point

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) FOR GREENWAYS, UTILITY SUBSTATIONS, UTILITIES, ROADS OR OTHER RELATED PUBLIC IMPROVEMENTS IN THE CITY OF HIGH POINT. STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED NO CLOSER THAN TWO (2) FEET HORIZONTALLY FROM THE TOP OF ANY SLOPE ALONG ANY OPEN WATERCOURSE. PARKING AREAS AND ASSOCIATED DRIVES MAY BE CONSTRUCTED OVER ENCLOSED SUBSURFACE DRAINS.
 THE OWNER SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL WATERCOURSES ON PRIVATE PROPERTY WHETHER ENCLOSED AS SUBSURFACE DRAINS OR REMAINING AS OPEN CHANNELS.

1.0 To 2.61 AC
 D-1
 2.61+ ACRES
 20' U.E. STORMWATER ACCESS AND MAINTENANCE EASEMENT (TYPICAL)

0.65 AC
 D-3
 28,254 SF
 10' U.E. STORMWATER ACCESS AND MAINTENANCE EASEMENT (TYPICAL)

1.39 AC
 CA-2
 FUTURE COMMON AREA
 20' STORMWATER ACCESS AND MAINTENANCE EASEMENT (TYPICAL)

3.048 ACRES
 IF LANDSCAPE AND UTILITY EASEMENT

1,338 ACRES
 CA-1
 COMMON AREA

28,254 SF
 D-3
 10' U.E. STORMWATER ACCESS AND MAINTENANCE EASEMENT (TYPICAL)

1.39 AC
 CA-2
 FUTURE COMMON AREA
 20' STORMWATER ACCESS AND MAINTENANCE EASEMENT (TYPICAL)

1.39 AC
 CA-2
 FUTURE COMMON AREA
 20' STORMWATER ACCESS AND MAINTENANCE EASEMENT (TYPICAL)

714 City of High Point

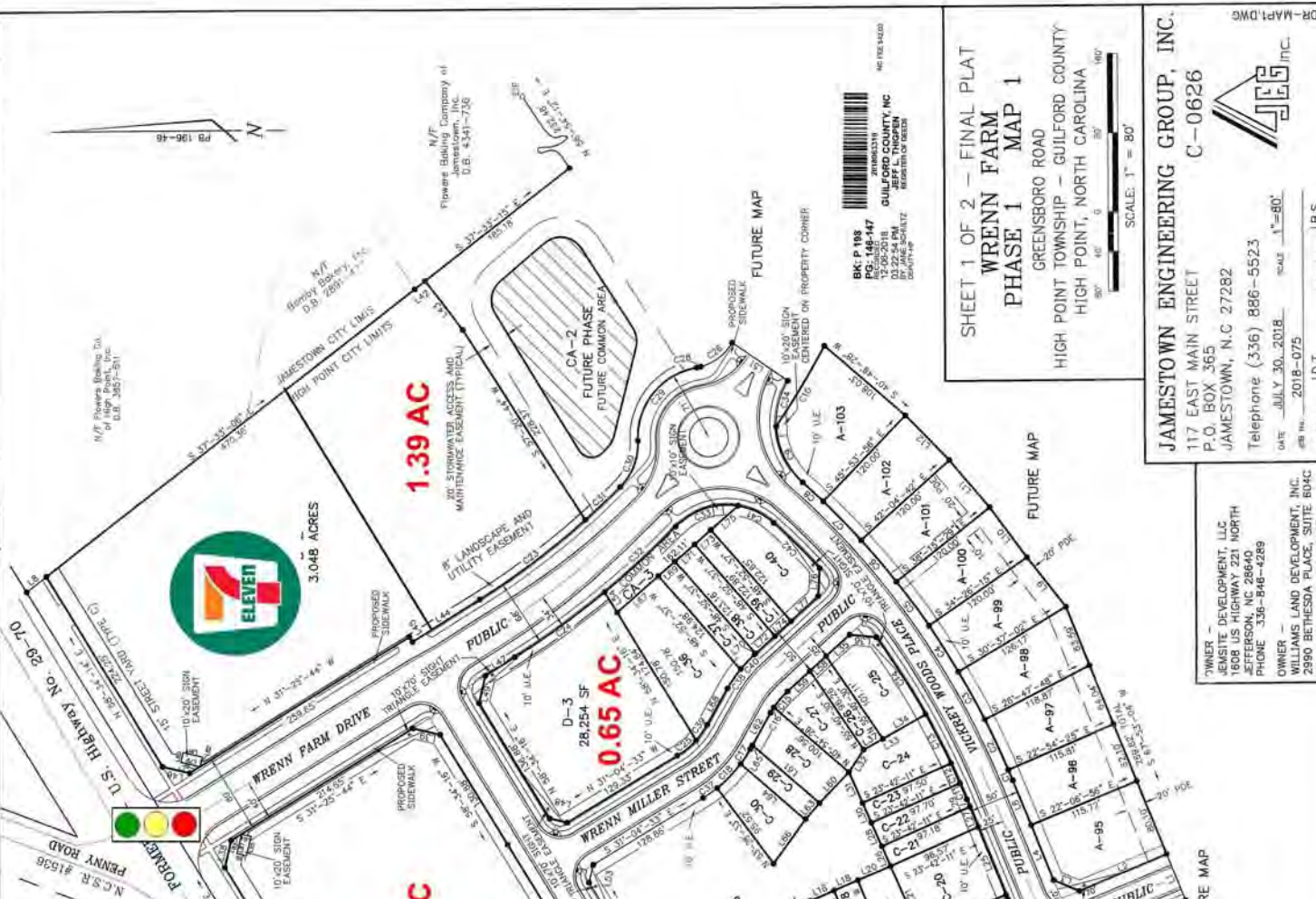
State of North Carolina
 County of Guilford
 I, **DAVID J. FENCEL**, Review
 City of High Point, certify that the map or plat to which this certification is affixed meets all the requirements for approval.
 David J. Fencel, 12/16/2018
 City of High Point, NC

Ownership and Dedication
 The undersigned hereby acknowledge(s) ownership of the property shown and described herein and hereby adopts this plat and consent to its use and dedication to the public right-of-way for all public streets, alleys and sidewalks, utility easements, and parks or other areas shown hereon and open space and easements (herein referred to as "areas so shown or indicated on said plat, and otherwise") the register of deeds of Guilford County, NC.
 Jemetta Development, LLC
 Signed: *Jeff Blakley*, 12/16/18
 Jeffrey Blakley, 12/16/18
 Witness: *Stephen T. Williams, Jr.*, 12/16/18
 Stephen T. Williams, Jr., 12/16/18
 Williams Land Development, Inc.
 Signed: *Stephen T. Williams, Jr.*, 12/16/18
 Stephen T. Williams, Jr., 12/16/18
 Attest: *Stephany Parks*, 12/16/18
 Stephany Parks, 12/16/18

Statement of Acceptance of Dedication
 Through the approval and recordation of this plat, the City of High Point, NC, hereby accepts the public right-of-way for all public streets, alleys and sidewalks, utility easements, and parks or other areas shown hereon and open space and easements (herein referred to as "areas so shown or indicated on said plat, and otherwise") the register of deeds of Guilford County, NC, and shall maintain any land or 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, NC, on this 12th day of December, 2018.
 City of High Point, NC
 High Point Development Ordinance
 Director of Planning & Development

No Approval is Required by NCDOT
 This plat does not require certificate of approval by the N.C. Division of Highways as provided in G.S. 136-102.6, Subsection (g).



SHEET 1 OF 2 - FINAL PLAT
WRENN FARM
PHASE 1 MAP 1
 GREENSBORO ROAD
 HIGH POINT TOWNSHIP - GUILFORD COUNTY
 HIGH POINT, NORTH CAROLINA

SCALE: 1" = 80'

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

DATE: JULY 30, 2018
 DRAWN BY: J.D.T.
 CHECKED BY: J.B.S.

OWNER
 WILLIAMS LAND DEVELOPMENT, INC.
 2990 BETHESDA PLACE, SUITE 604C
 WINSTON-SALEM, NC 27103
 PHONE 336-886-5523

OWNER
 JEMETTA DEVELOPMENT, LLC
 1608 US HIGHWAY 221 NORTH
 JEFFERSON, NC 28640
 PHONE 336-848-4289