

# 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

<b>Traffic Counts:</b> (NCDOT 2021)	<b>Greensboro Road:</b>	15,500 VPD (2021 Est)
	<b>Penny Road:</b>	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>  <b>2990 Bethesda Place, Suite 601C</b>  <b>Winston-Salem, NC 27103</b></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. JAMES B. STEPHENS, PLS., certify per G.S. 47-304(1)(a) that the above described plat is a true and correct copy of the original plat as recorded in the office of the Register of Deeds of Guilford County, N.C. and that the area of a county or municipality that has an ordinance that regulates parcels of land.

State of North Carolina  
 County of Guilford  
 I, **DAVID J. FENCEL**, Register of Deeds, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the office of the Register of Deeds of Guilford County, N.C. and that the area of a county or municipality that has an ordinance that regulates parcels of land.

**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 a fee and deed and hereby dedicates the same to the public use of the City of High Point, North Carolina, and agrees to maintain and keep the same in good and lawful repair and to keep the same open and unobstructed for the use of the public until the City of High Point records this plat in the office of the Register of Deeds of Guilford County, N.C.

**Signature and Date**  
 Signed: *Stephan T. Williams Jr.* 12/16/18  
 Witness: *Stephan T. Williams Jr.* 12/16/18  
 William Lums Development, Inc.  
 Signed: *Stephan T. Williams Jr.* 12/16/18  
 Attest: *Stephan T. Williams Jr.* 12/16/18

**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 sidewalks, utility easements, and parks or other areas shown on this plat. The City of High Point, North Carolina, shall have the responsibility to open, construct, repair, maintain, and improve any 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, on this 12th day of December, 2018.  
 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).

**7-ELEVEN**  
 3.048 ACRES  
 1.0 TO 2.61 AC  
 2.61+ ACRES  
 0.65 AC  
 28,254 SF  
 1.338 ACRES COMMON AREA

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

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 REGISTERED  
 GUILFORD COUNTY, NC  
 JEFF L. THORPE  
 REGISTERED DEEDS

DATE: JULY 30, 2018  
 TIME: 2:25 PM  
 BY: JEFF L. THORPE