

ROBINHOOD ROAD RESIDENTIAL DEVELOPMENT LAND

6282 Robinhood Road
Lewisville, NC 27040

- 10.87 acres on 4 tax parcels
- \$1,495,000
- +/- 6,474 sf out-building
- +/- 5,088 sf residential home
- Zoned RS-9

Scotty Beal | 336.926.3530 | scotty@scottybeal.com
Coldwell Banker Commercial Advantage
285 S. Stratford Rd., Winston-Salem, NC 27103



COLDWELL BANKER
COMMERCIAL
ADVANTAGE

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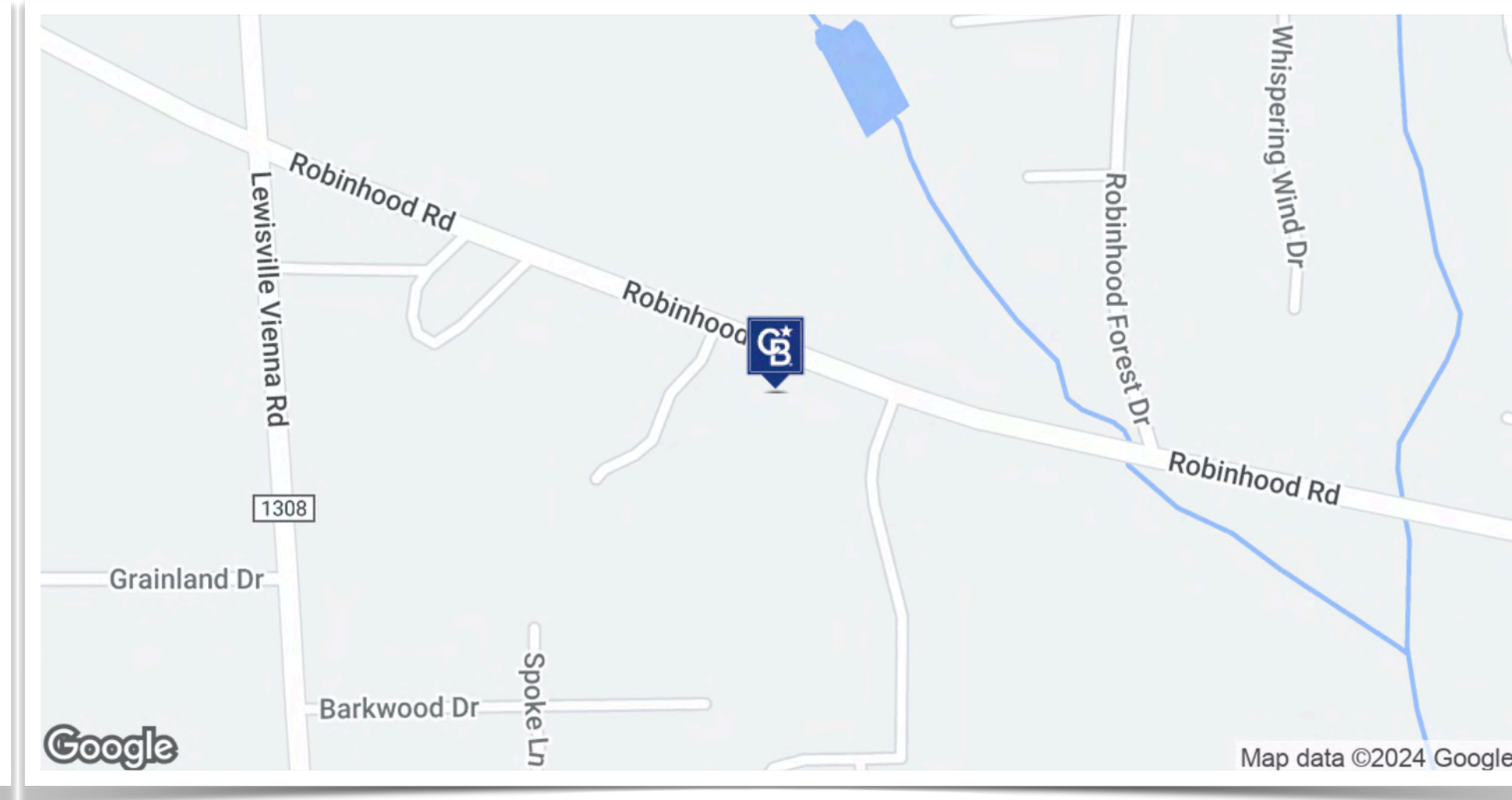
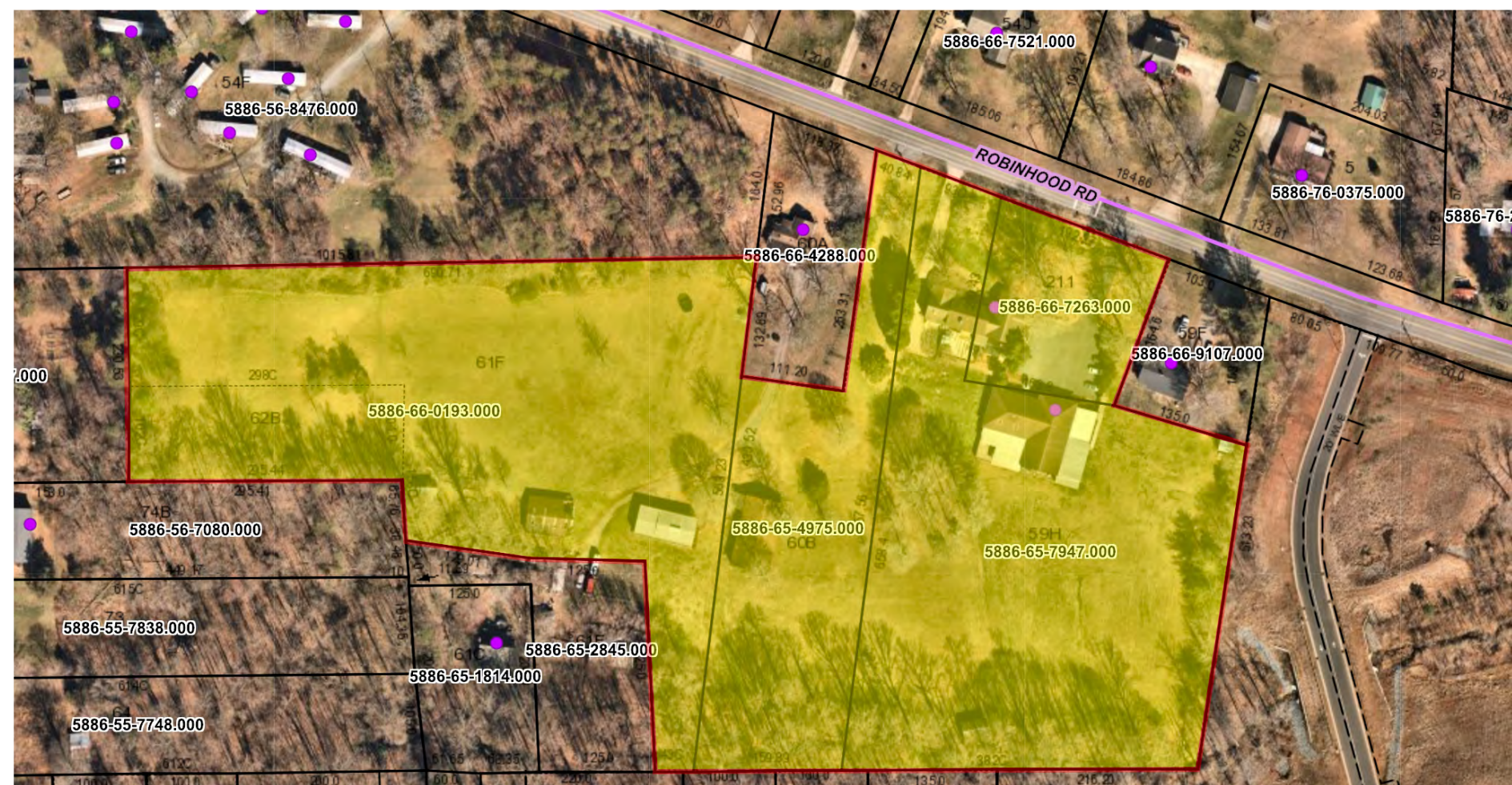
Scotty Beal
336.926.3530
scotty@scottybeal.com

EXECUTIVE SUMMARY



Scotty Beal
336.926.3530
scotty@scottybeal.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-------------|--------------------------------------|
| Sale Price: | \$1,495,000 |
| Buildings | 5 |
| Acres | 10.87 |
| Zoning: | RS-9 |
| Utilities: | Public water onsite, sewer nearby |

OVERVIEW

Coldwell Banker Commercial Advantage and Scotty Beal are pleased to present this residential investment property for sale at 6282 Robinhood Road in Lewisville, North Carolina. The residential portion of the property was built in 1981, and spans +/- 5,088 sf on +/- 0.74 acres. Home was remodeled to accommodate the veterinary clinic as well as a separate apartment in the upper southwest corner. This former veterinary clinic and boarding facility was built in 1978 and remodeled in 1996, and boasts +/- 6,474 sf. The entire property encompasses 4 separate tax parcels and totals +/- 10.87 acres.

The entire property is neighbor to the Lewisville Middle School and is prime location for residential development.

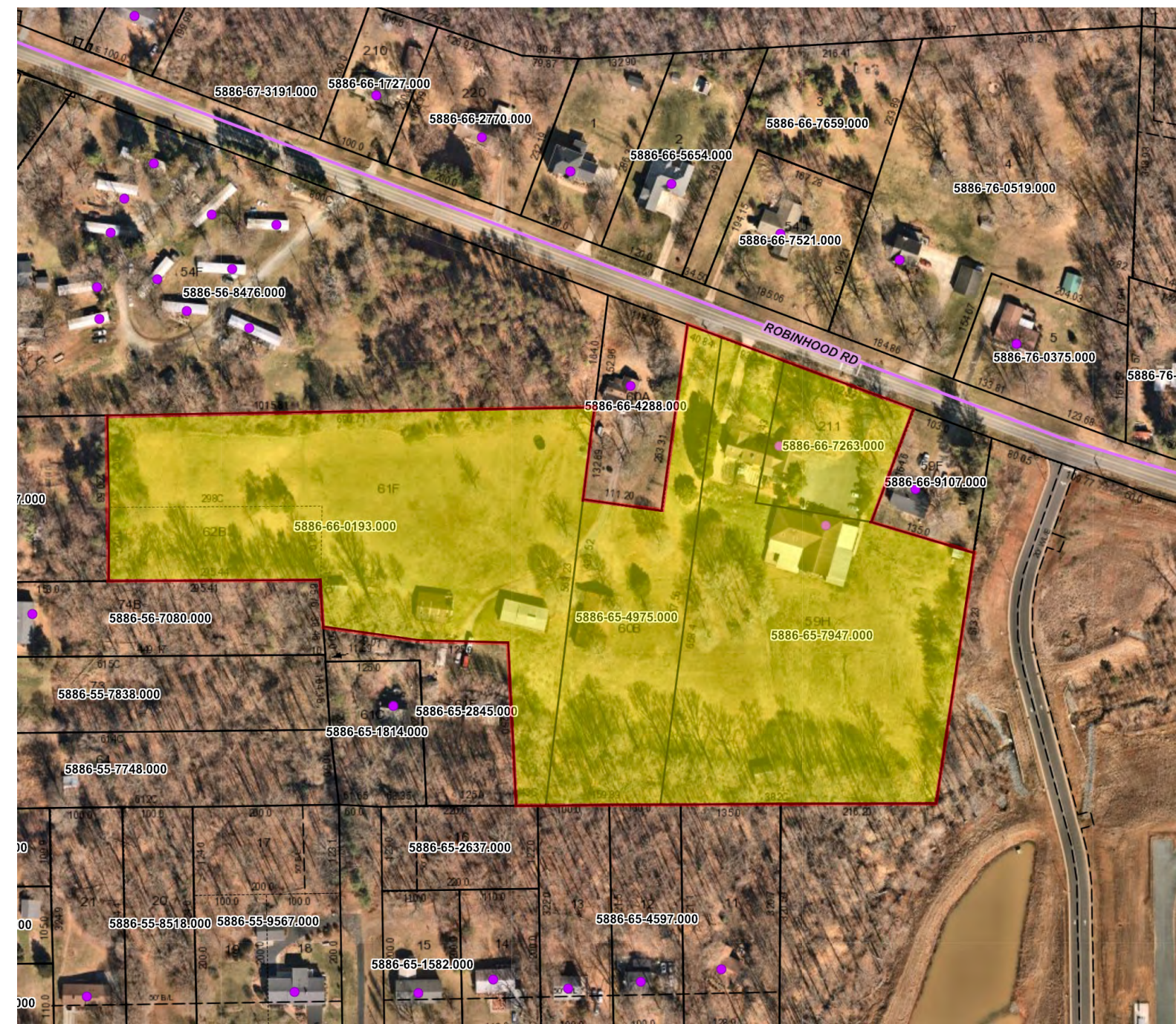
PROPERTY DETAIL



Scotty Beal
336.926.3530
scotty@scottybeal.com

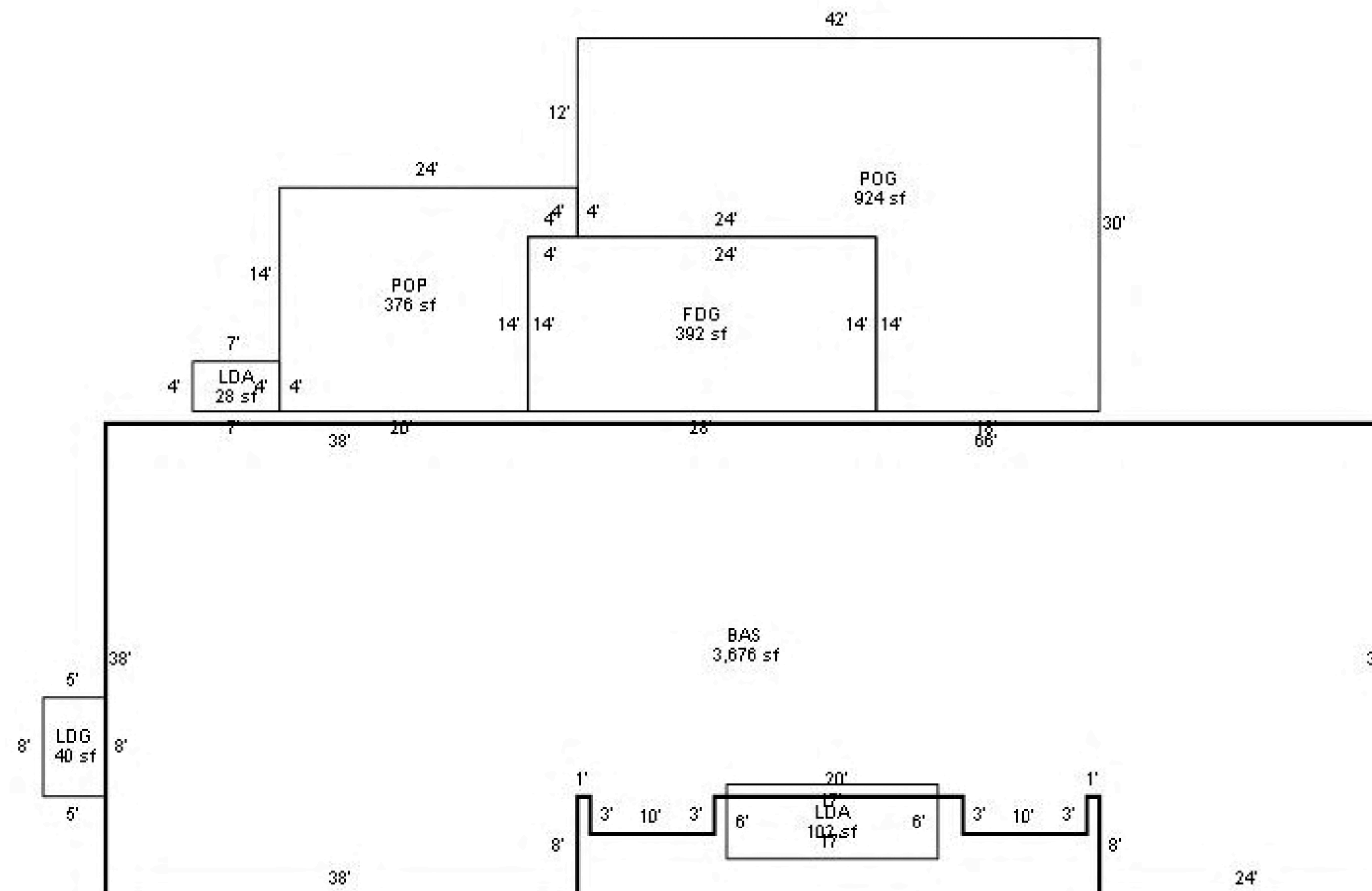
THE LOCATION

| | | | |
|----------------------|--|-------------------|----------------------|
| Address | 6282 Robinhood Road, Lewisville, NC 27040 [within limits of Town of Lewisville, but Pfafftown mailbox] | | |
| Within City Limits | Lewisville | Zoning | RS-9 |
| County | Forsyth | Setting | Residential |
| Submarket | W Forsyth | Intersection | Robinhood Forest Dr |
| Property Type | Resi-Comm | Water | Public water to site |
| Property Subtype | Veterinary | Sewer | Private septic |
| Latitude & Longitude | 36.121695, -80.399309 | Public Transport | No |
| Total Acres | 10.87 | Land Shape | Irregular |
| Parcel ID # | 5886654975 & -7947, 5886667263 & -0193 | | |
| | MSA & Rank | Winston-Salem | |
| | MSA Population | 686,841 | |
| | MSA Per Capita Inc | \$43,976 | |
| | Interstate Exposure | No | |
| | Interstate Proximity | 3.56 mi to US-421 | |
| | Airport Proximity | 37.7 miles to PTI | |
| | Parking Spaces | ≈ 10 unreserved | |
| | Parking Ratio | N/a | |



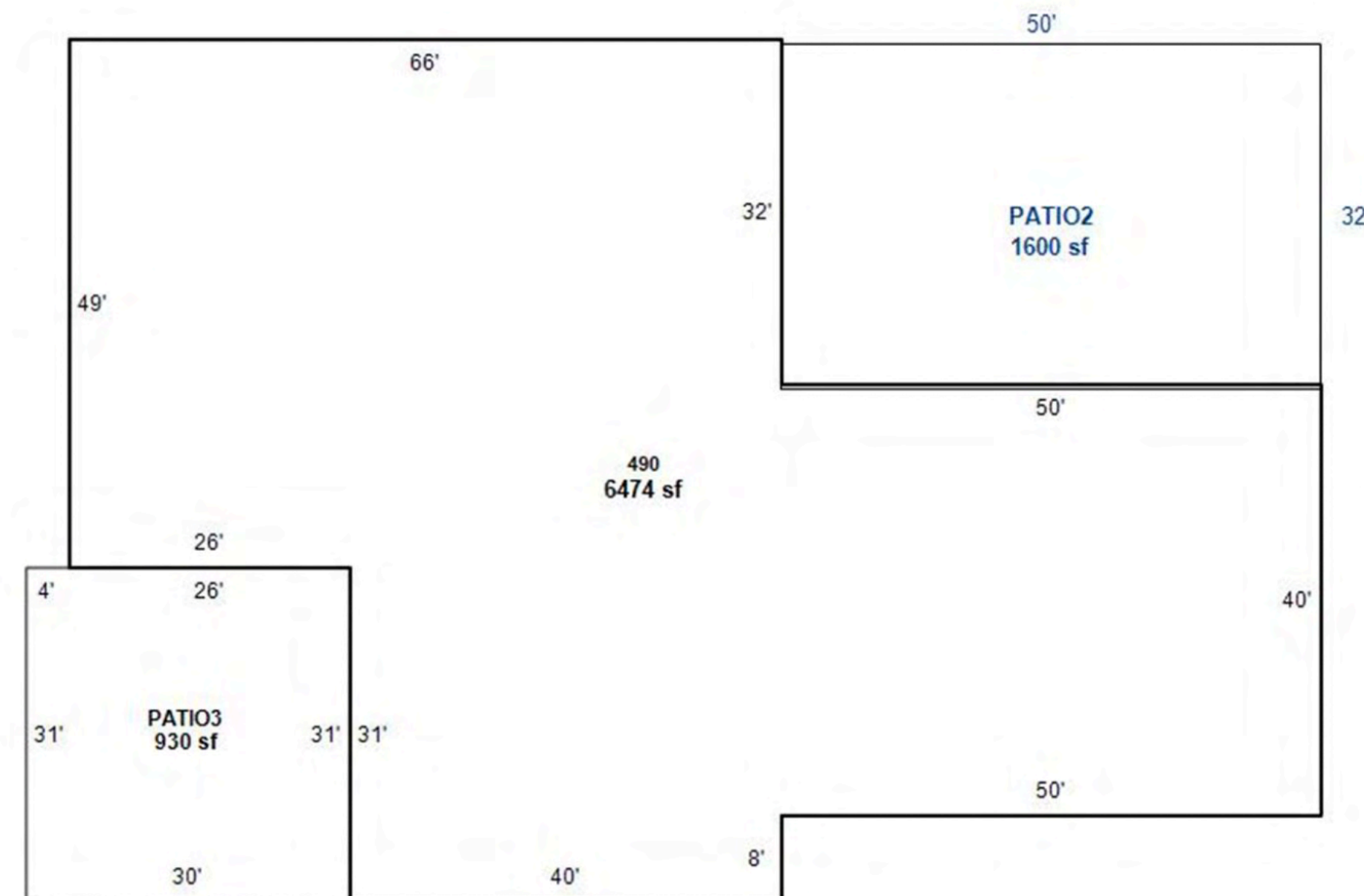
RESIDENTIAL HOME

| | | | | | | | |
|------------|--------------------------------------|---------------|-----------------|----------------|---------|------------------|--------------|
| Total SF | +/- 5,088 | Buildings | 1 | Bathrooms | 3.5 | Tax Value | 522,000 |
| GLA | +/- 5,088 | Units | 1.5 | Ceiling | ≈ 9' | Property Tax | \$4,926.12 |
| Year Built | 1981 | Construction | Block/masonry | Ceiling Height | ≈ 9' | Exterior Signage | Yes |
| Dimensions | ≈ 38' x 113' | Facade | Brick/siding | Flooring | Carpet | Core Factor | N/a |
| Stories | 1.5 | Roof | Asphalt shingle | Interior walls | Drywall | Security System | N/a |
| Former Use | Veterinary Clinic in portion of home | Roof Warranty | N/a | Lighting | Mixed | Tax Parcel | 5886-66-7263 |
| Frontage | 337' | HVAC | Heat pump | Entrances | 5 | Acres | 0.74 |



KENNEL BUILDING

| | | | | | | | |
|------------|--------------------------------------|---------------|-----------------|----------------|---------|------------------|--------------|
| Total SF | +/- 6,474 | Buildings | 1 | Bathrooms | 3.5 | Tax Value | 522,000 |
| GLA | +/- 6,474 | Units | 1.5 | Ceiling | ≈ 9' | Property Tax | \$4,926.12 |
| Year Built | 1978 / 1996 | Construction | Block/masonry | Ceiling Height | ≈ 9' | Exterior Signage | Yes |
| Dimensions | ≈ 60' x 100' | Facade | Brick/siding | Flooring | Carpet | Core Factor | N/a |
| Stories | 1.5 | Roof | Asphalt shingle | Interior walls | Drywall | Security System | N/a |
| Former Use | Veterinary Clinic in portion of home | Roof Warranty | N/a | Lighting | Mixed | Tax Parcel | 5886-65-7947 |
| Frontage | 337' | HVAC | Heat pump | Entrances | 5 | Acres | 3.92 |



SALE

ROBINHOOD ROAD RESIDENTIAL DEVELOPMENT

6282 Robinhood Road, Lewisville, NC 27040

OUT BUILDINGS



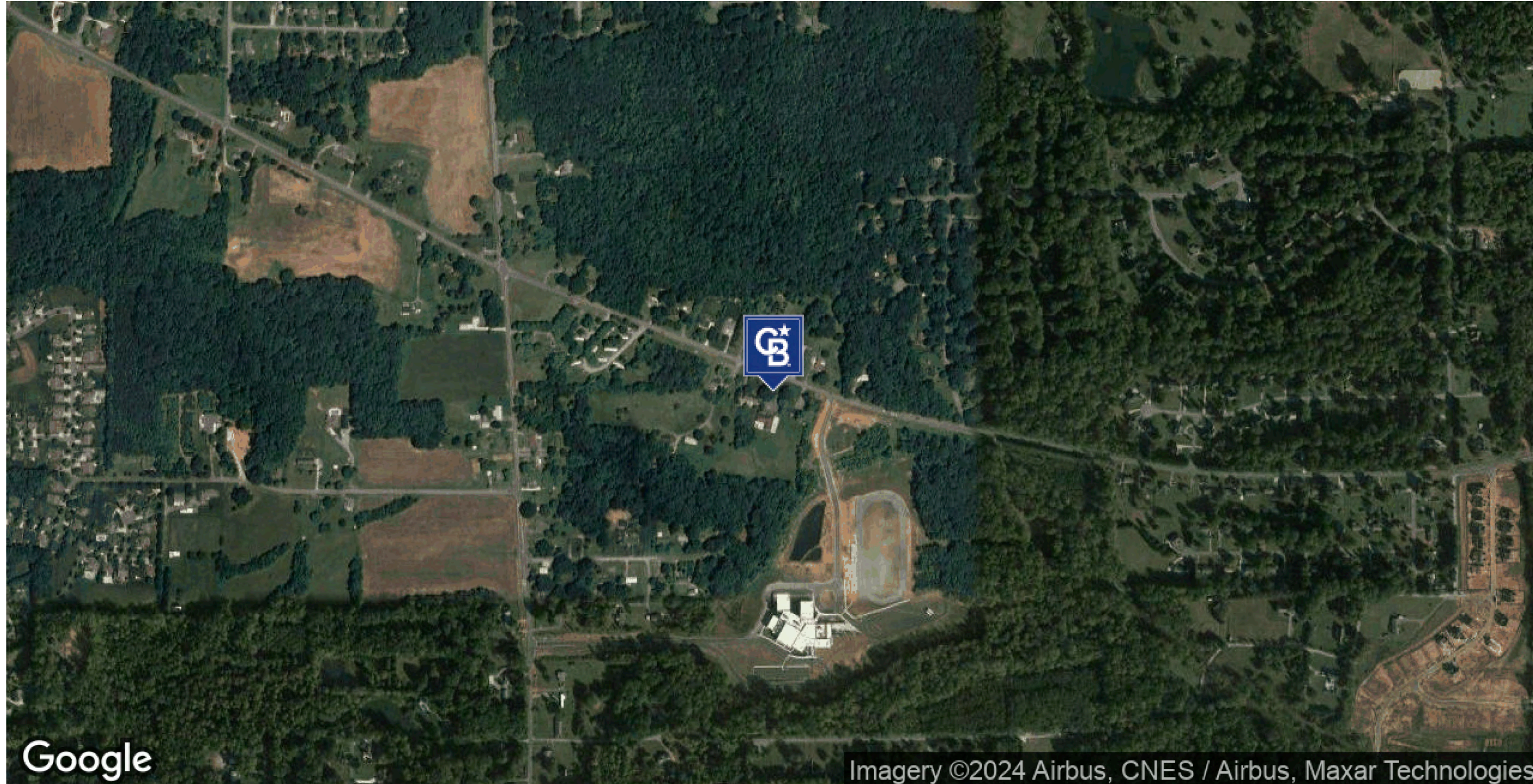
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TAX MAP



Scotty Beal
336.926.3530
scotty@scottybeal.com

TAX MAP FOR ALL PARCELS



ZONING



Scotty Beal
336.926.3530
scotty@scottybeal.com

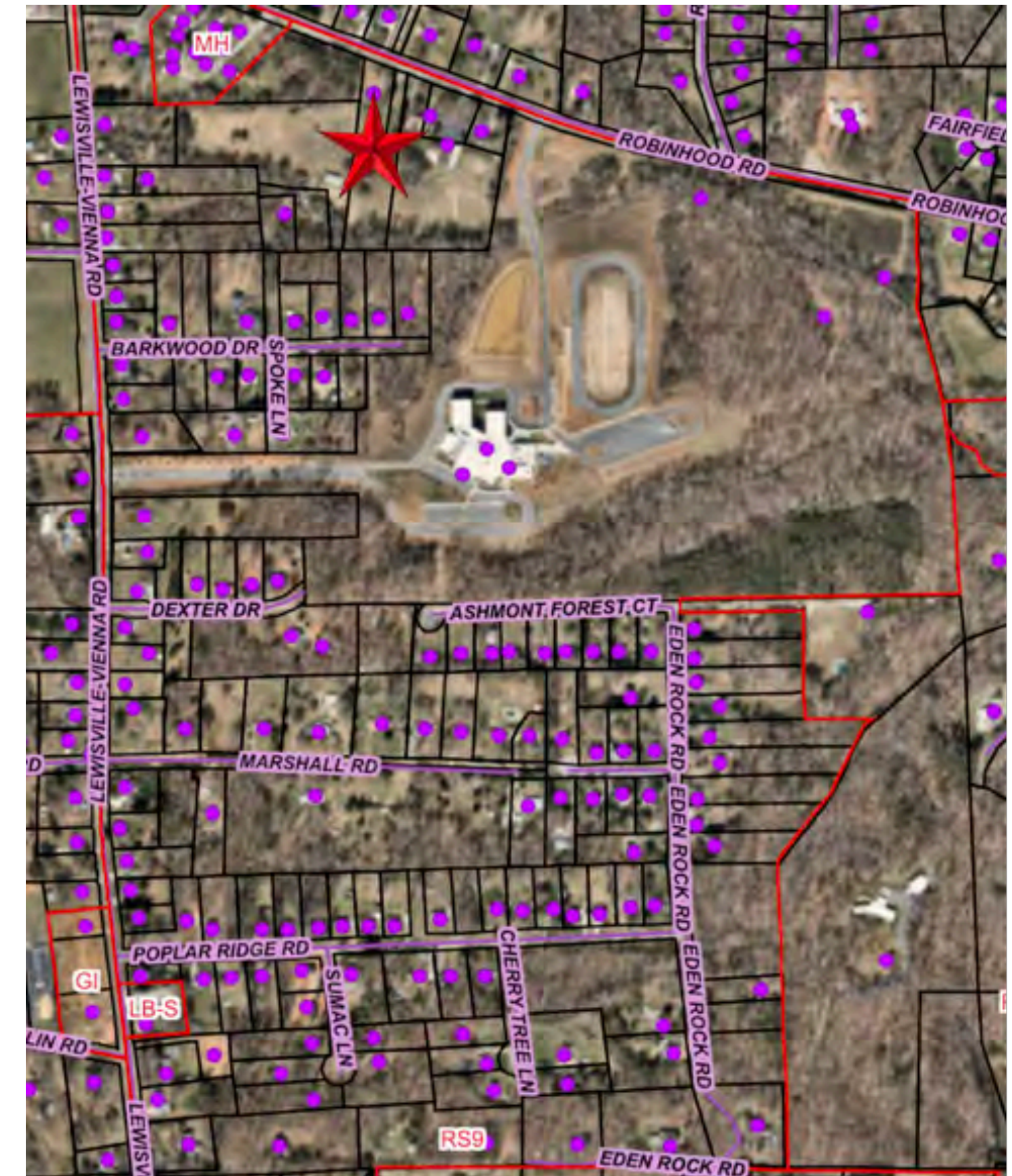
ZONING

RS-9 Residential Single Family District

The residential single family zoning district has a minimum 9,000 sf lot size requirement. Each residential district is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, protected from incompatible and disruptive activities which more properly belong in nonresidential districts.

The RS-9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3, and may be suitable in Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

| Zoning District | Minimum Zoning Lot | | Minimum Setbacks | | | | | Maximum Impervious Surface Cover (%) | Maximum Height (ft) |
|-----------------|--------------------|------------|------------------|-----------|---------------|---------------|-------------|--------------------------------------|---------------------|
| | | | Front (ft) | Rear (ft) | Side 1 | | | | |
| | Area (sf) | Width (ft) | | | One Side (ft) | Combined (ft) | Street (ft) | | |
| RS-9 | 9,000 | 65 | 20 | 25 | 7 | 20 | 20 | — | 40 |

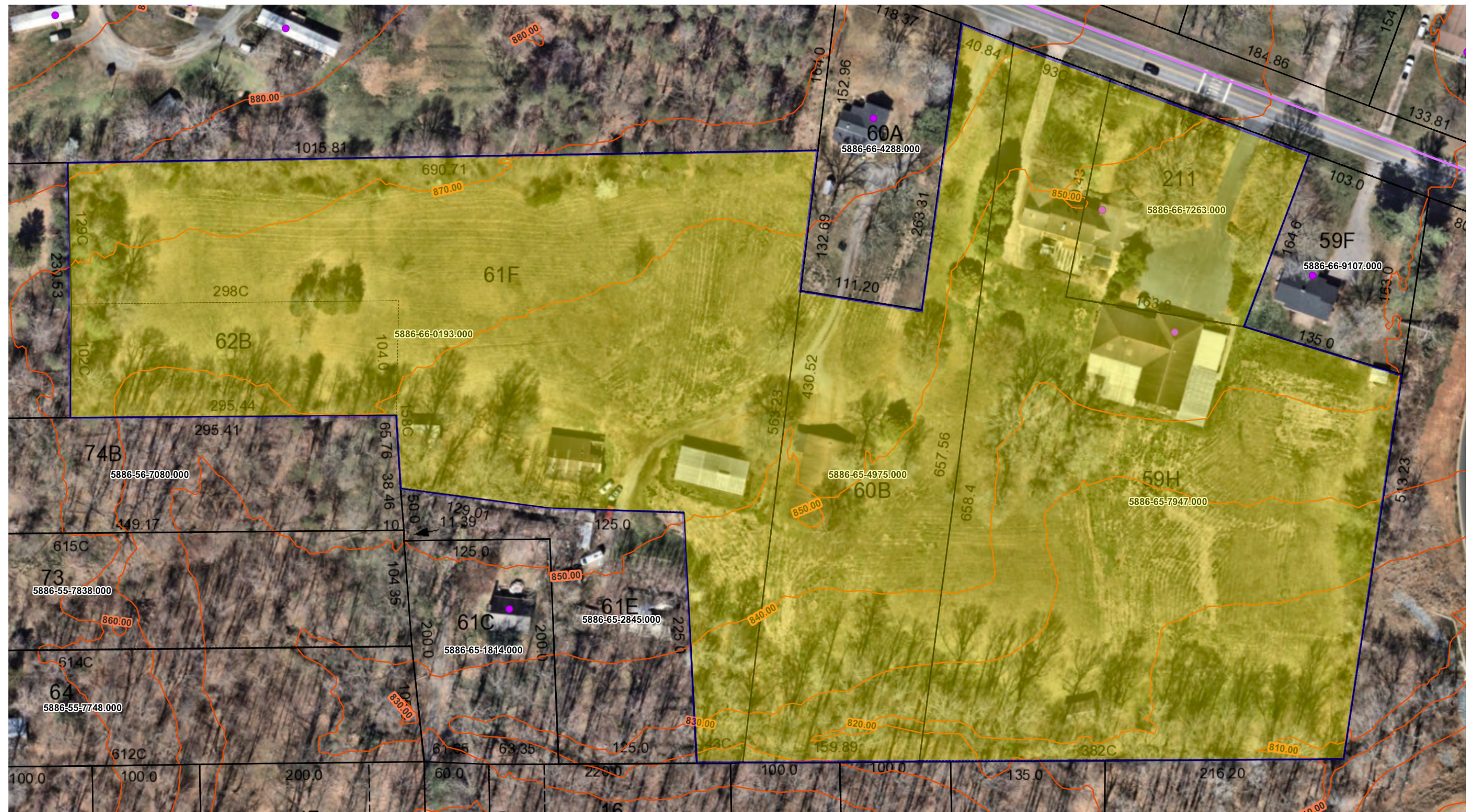


TOPOGRAPHY



Scotty Beal
336.926.3530
scotty@scottybeal.com

TOPOGRAPHY



At its highest point, the subject property reaches an elevation of just over 880', in the northwest corner of the property. The property gradually slopes to the east to its lowest point in the southeast corner where the reported elevation is 810'. This represents an overall slope percentage of approximately 4.51%.

UTILITIES



Scotty Beal
336.926.3530
scotty@scottybeal.com

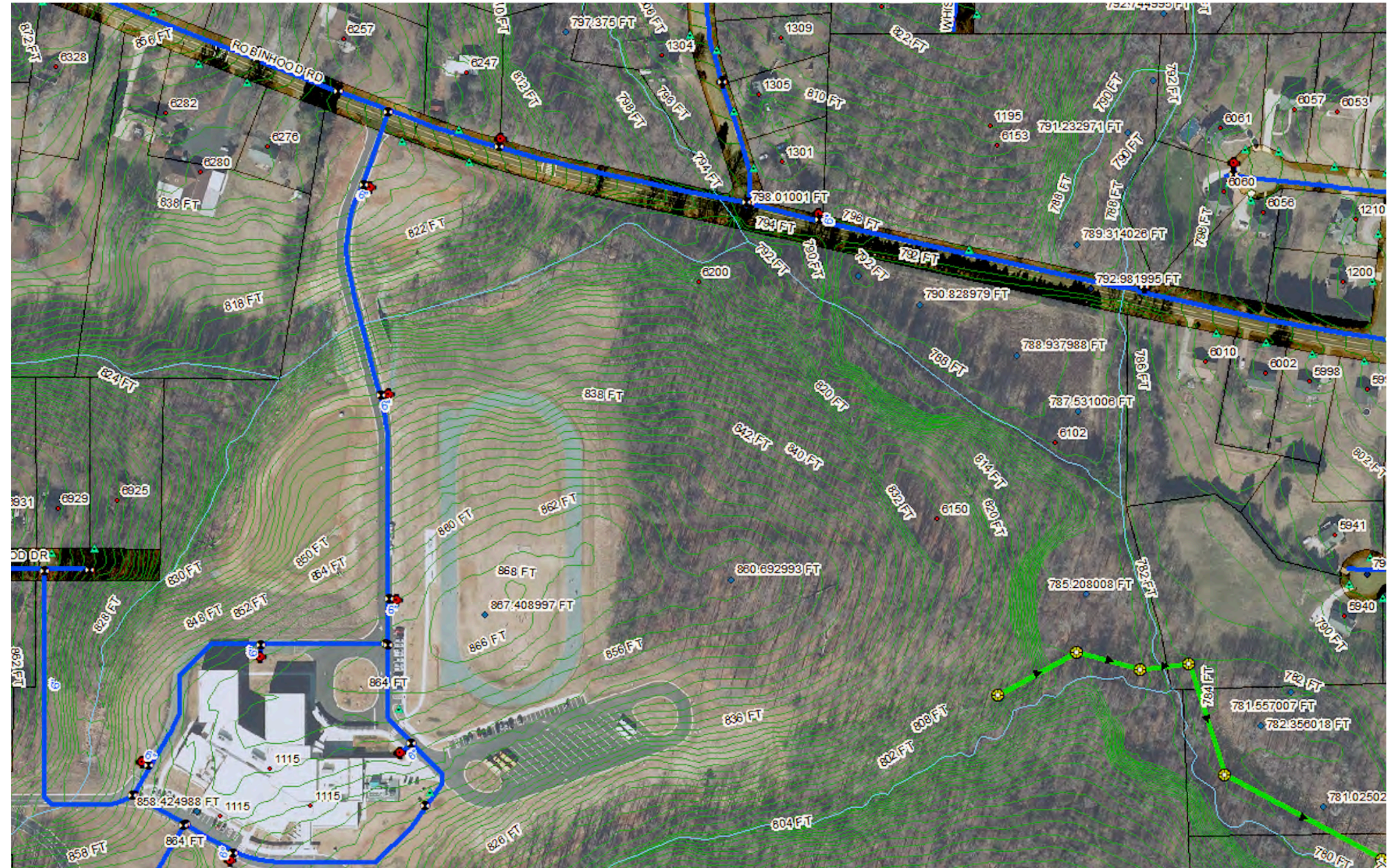
EXISTING WATER AND SEWER

Water

Winston Salem Forsyth County Utilities currently has a 6" waterline running along the north side of Robinhood Road and the subject property taps into that line. There is also a 6" line running along the east side of the property serving Lewisville Middle School.

Sewer

During the planning phase for Lewisville Middle School, WSFC Schools, the Town of Lewisville, and WSFC Utilities jointly planned and paid for the extension of the sewer main to the location in the southeast corner of this map (green line). This line currently serves the Middle School only, however, many discussions were had during this process concerning extension of this sewer line to serve potential customers to the west of the Middle School.

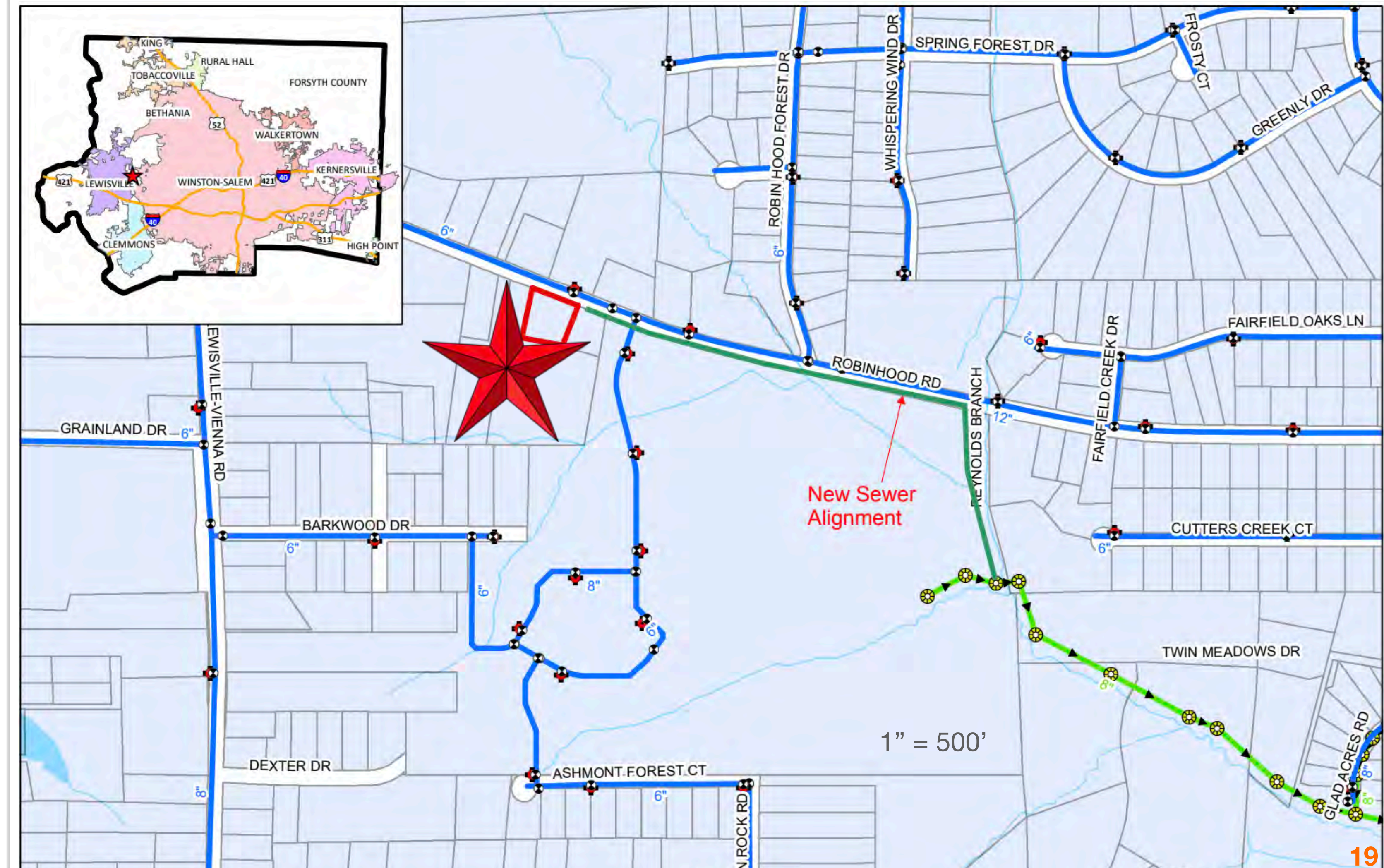


POTENTIAL SEWER EXTENSION

Potential Sewer Extension

WSFC Utilities has indicated that the preferred path to extend the existing sewer is depicted in solid green line.

This extension would provide the ability of properties to the west, along Robinhood Road, to access public sewer.



DRIVE TIMES



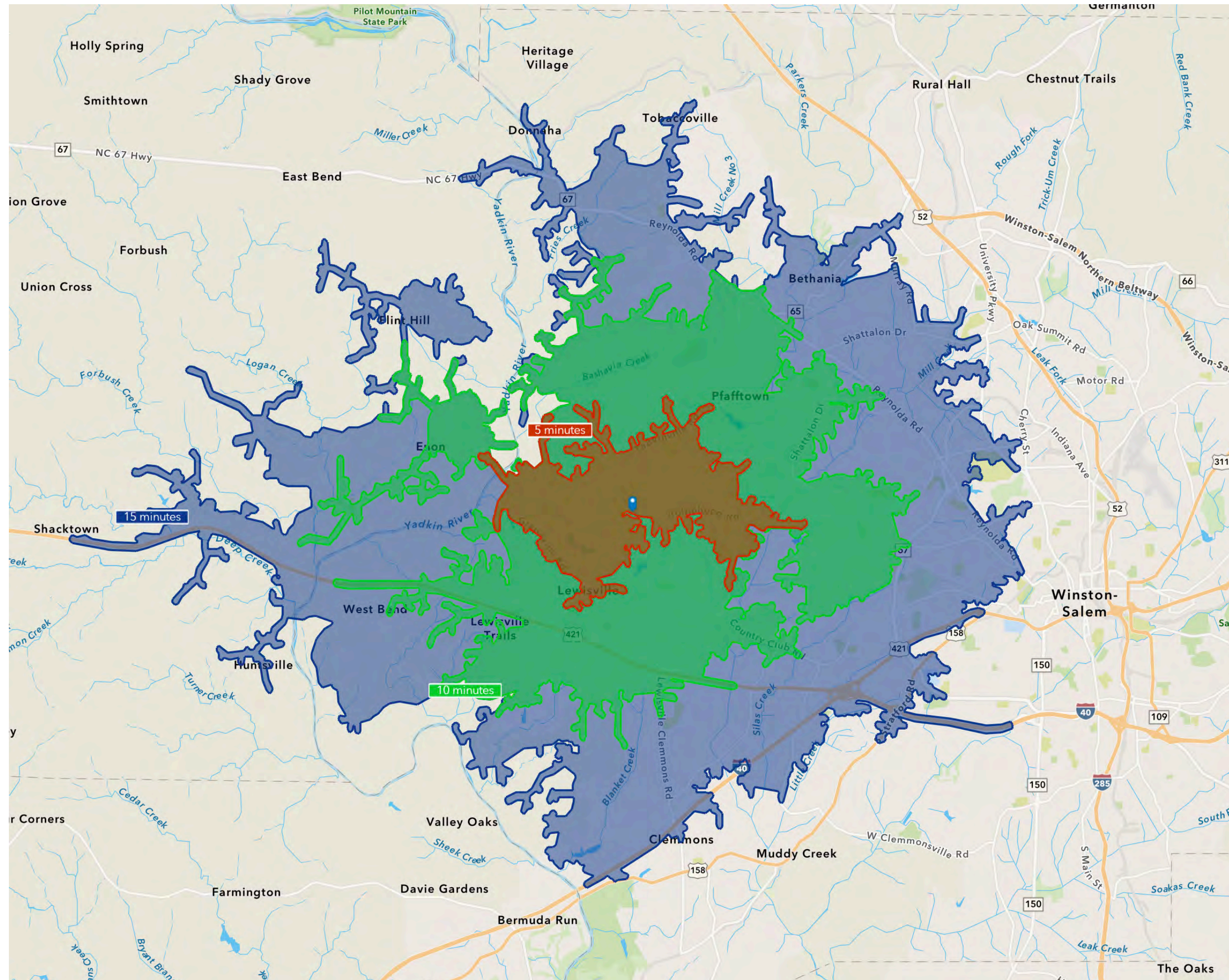
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SALE

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DRIVE TIMES



DEMOGRAPHICS



Scotty Beal
336.926.3530
scotty@scottybeal.com

ONE MILE

DEMOGRAPHIC SUMMARY

6282 Robinhood Road, Pfafftown, North Carolina, 27040

Ring of 1 mile

KEY FACTS

2,326

Population



894

Households

45.1

Median Age

\$93,598

Median Disposable Income

EDUCATION

2.3%

No High School Diploma



17.4%

High School Graduate



30.5%

Some College/
Associate's Degree



49.7%

Bachelor's/Grad/ Prof Degree

INCOME



\$114,880

Median Household Income



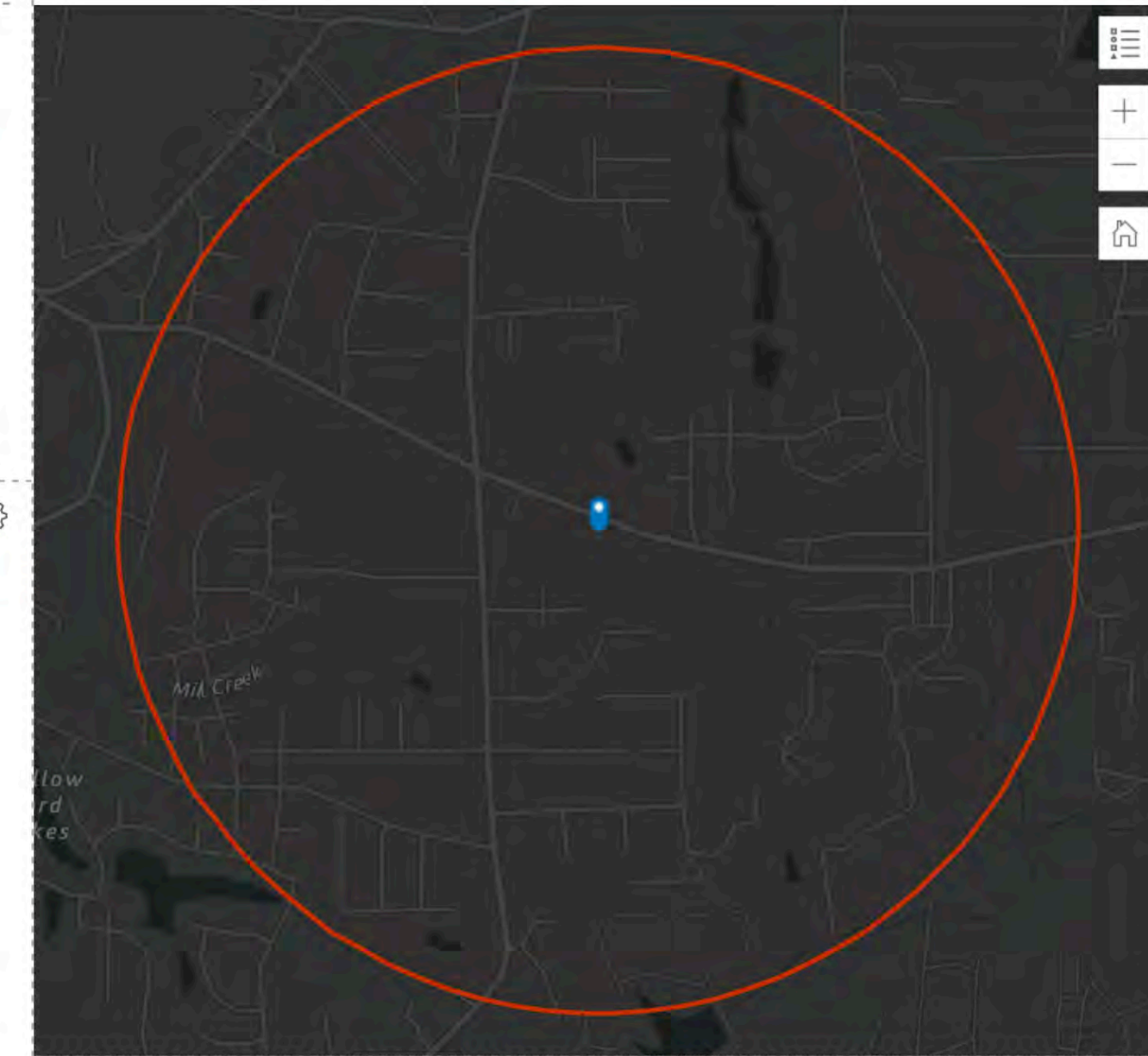
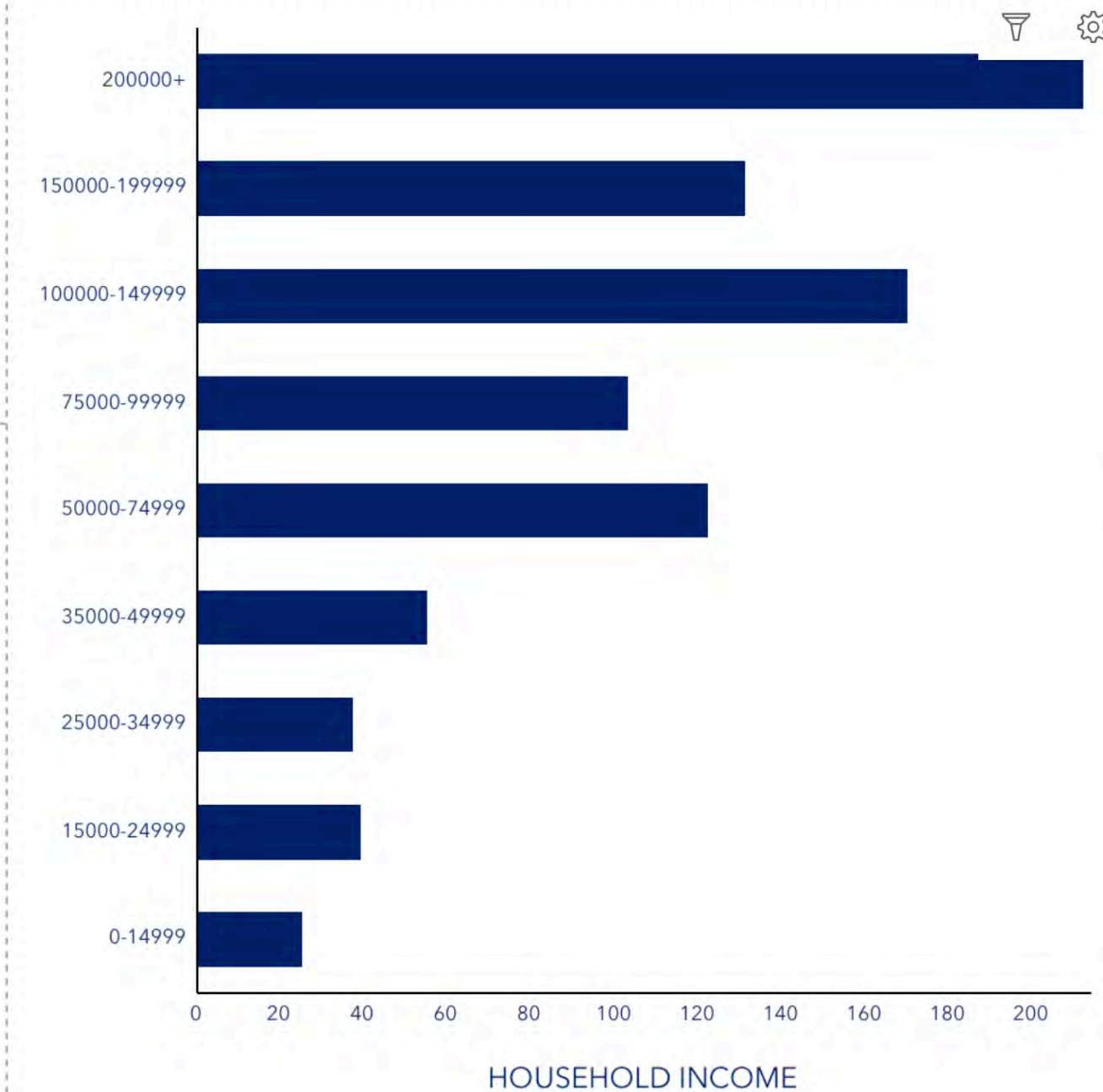
\$58,564

Per Capita Income



\$755,865

Median Net Worth



EMPLOYMENT



73.9%

White Collar



17.0%

Blue Collar



10.6%

Services



Unemployment Rate

THREE MILE

DEMOGRAPHIC SUMMARY

6282 Robinhood Road, Pfafftown, North Carolina, 27040

Ring of 3 miles

KEY FACTS

24,342

Population



9,490

Households

43.2

Median Age

\$85,779

Median Disposable Income

EDUCATION

2.6%

No High School Diploma



15.7%

High School Graduate



25.1%

Some College/
Associate's Degree



56.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$106,518

Median Household Income



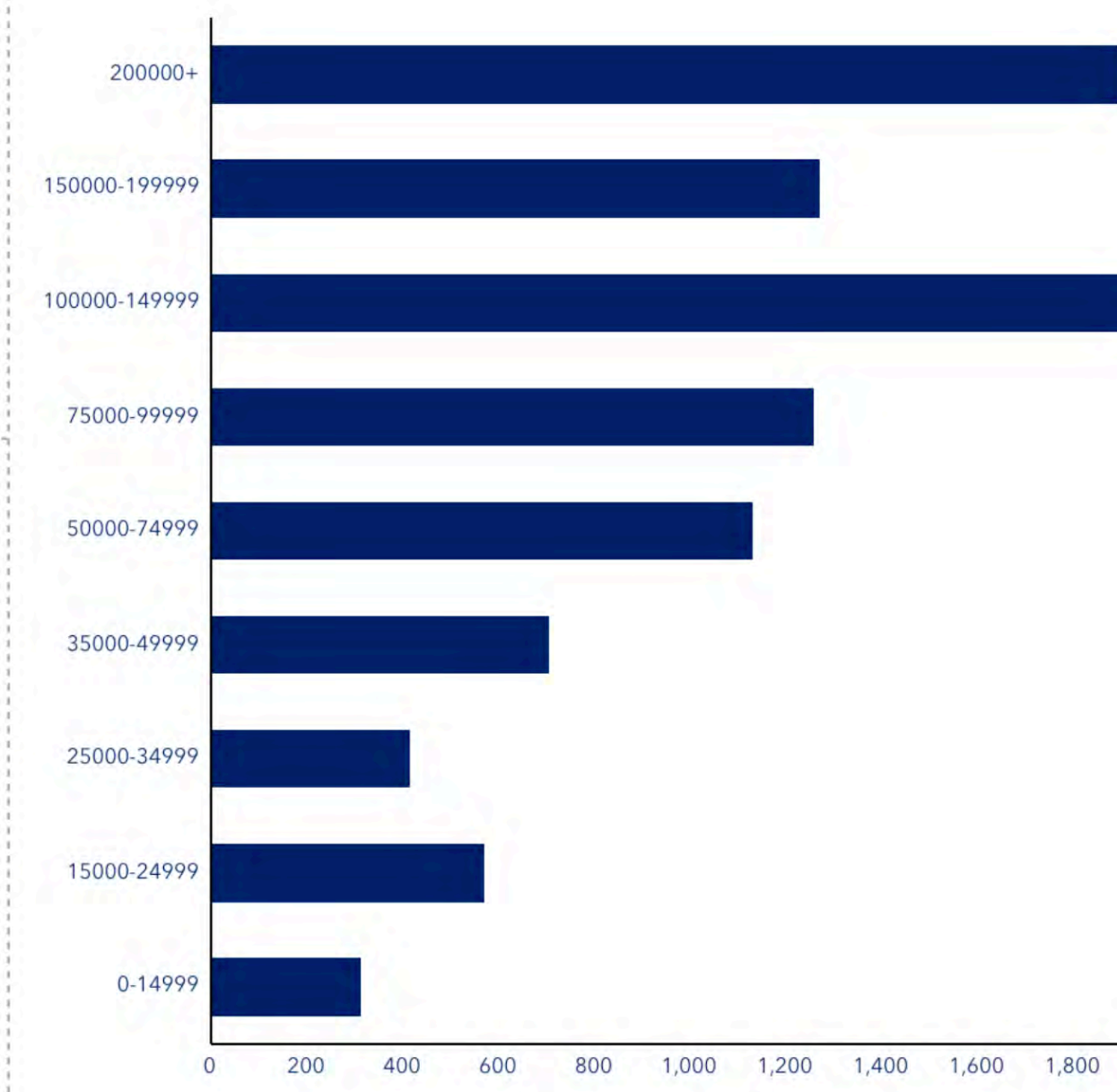
\$55,818

Per Capita Income

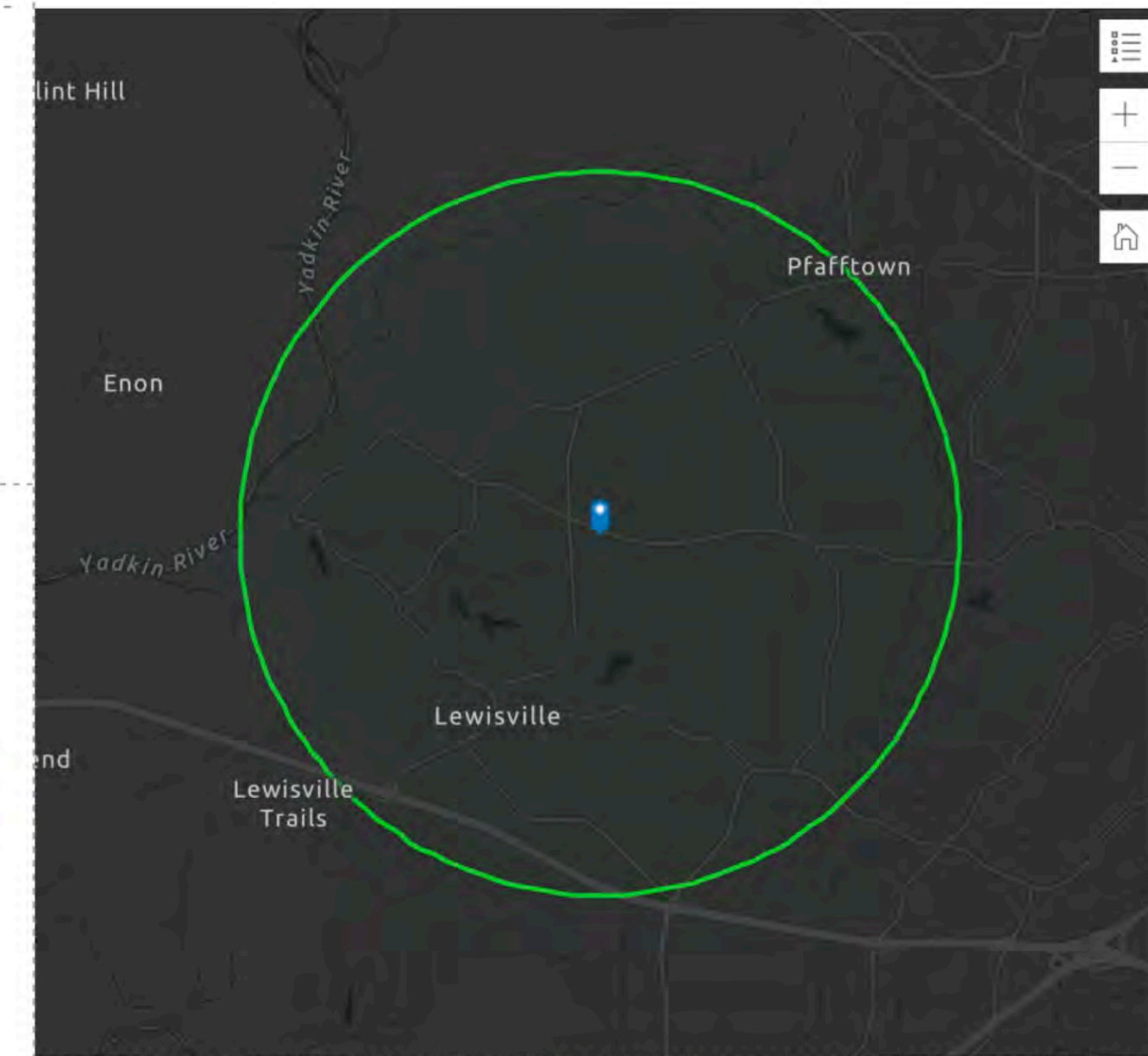


\$548,363

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



76.0%

White Collar



14.3%

Blue Collar



10.6%

Services



Unemployment Rate

FIVE MILE

DEMOGRAPHIC SUMMARY

6282 Robinhood Road, Pfafftown, North Carolina, 27040

Ring of 5 miles

KEY FACTS

71,395

Population



29,361

Households

43.1

Median Age

\$75,964

Median Disposable Income

EDUCATION

3.5%

No High School Diploma



17.0%

High School Graduate



23.4%

Some College/
Associate's Degree



56.2%

Bachelor's/Grad/ Prof Degree

INCOME



\$93,387

Median Household Income



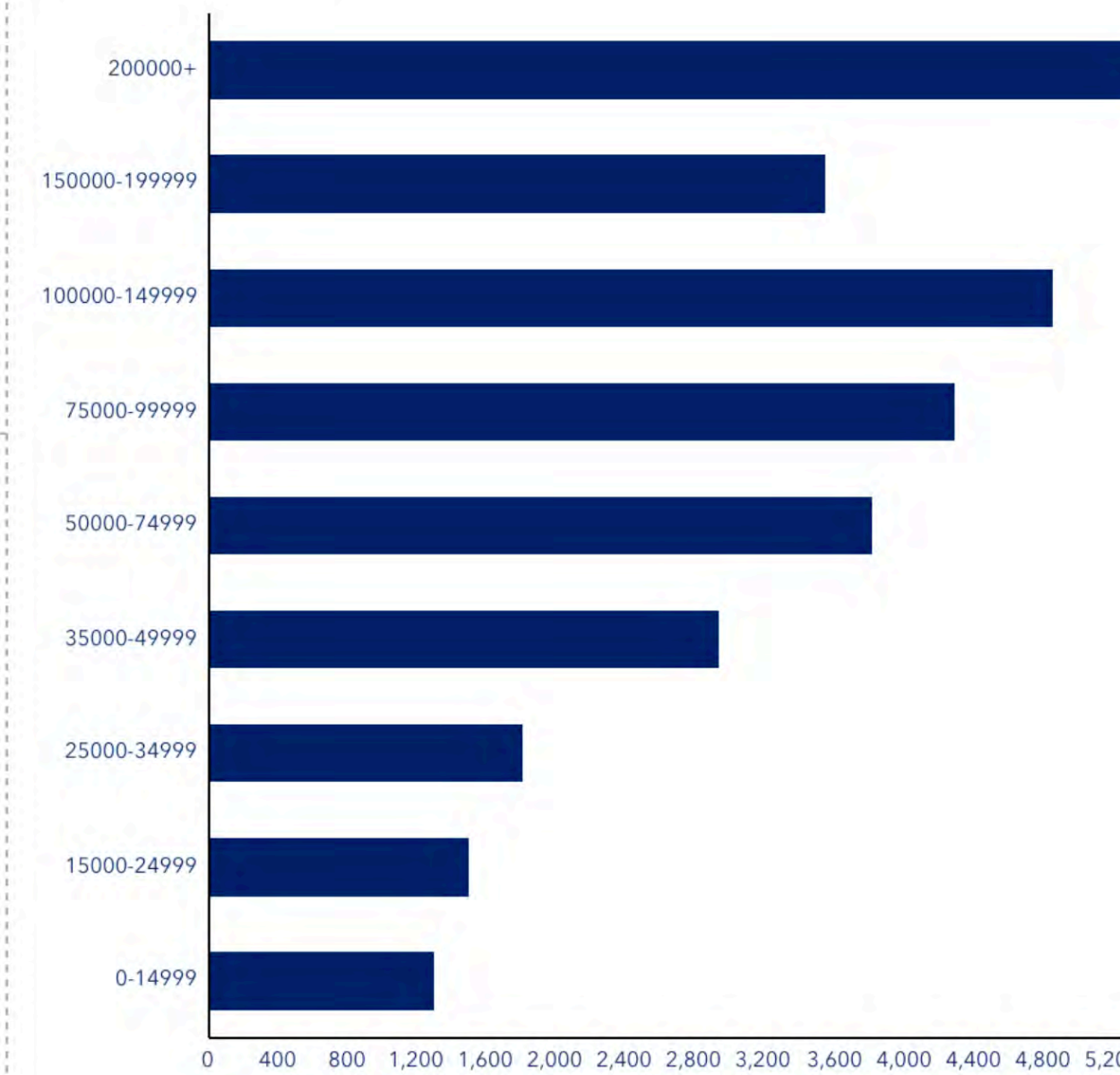
\$55,276

Per Capita Income

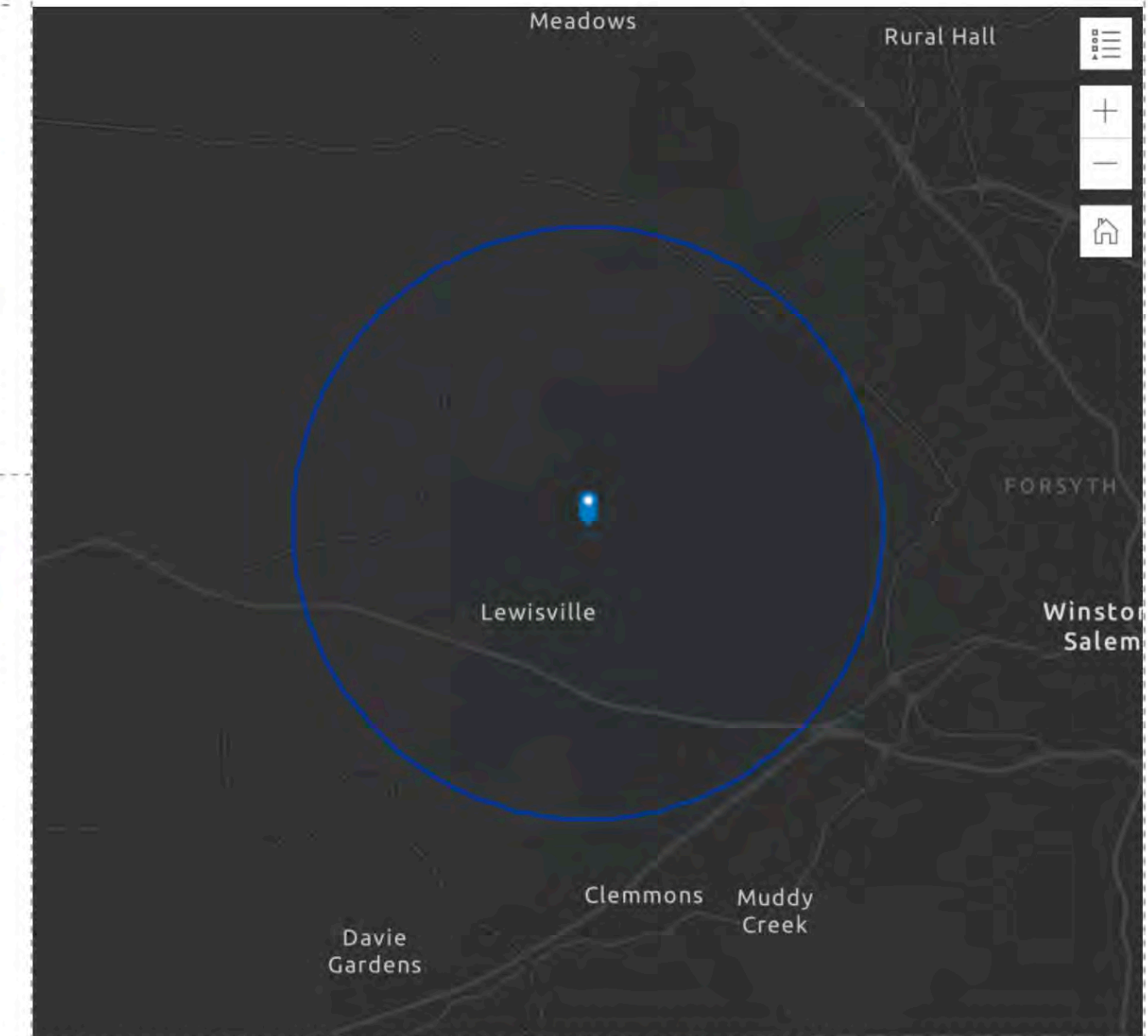


\$439,834

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



77.5%

White Collar



12.7%

Blue Collar



11.4%

Services



Unemployment Rate

ENVIRONMENTAL RADIUS REPORT



Scotty Beal
336.926.3530
scotty@scottybeal.com

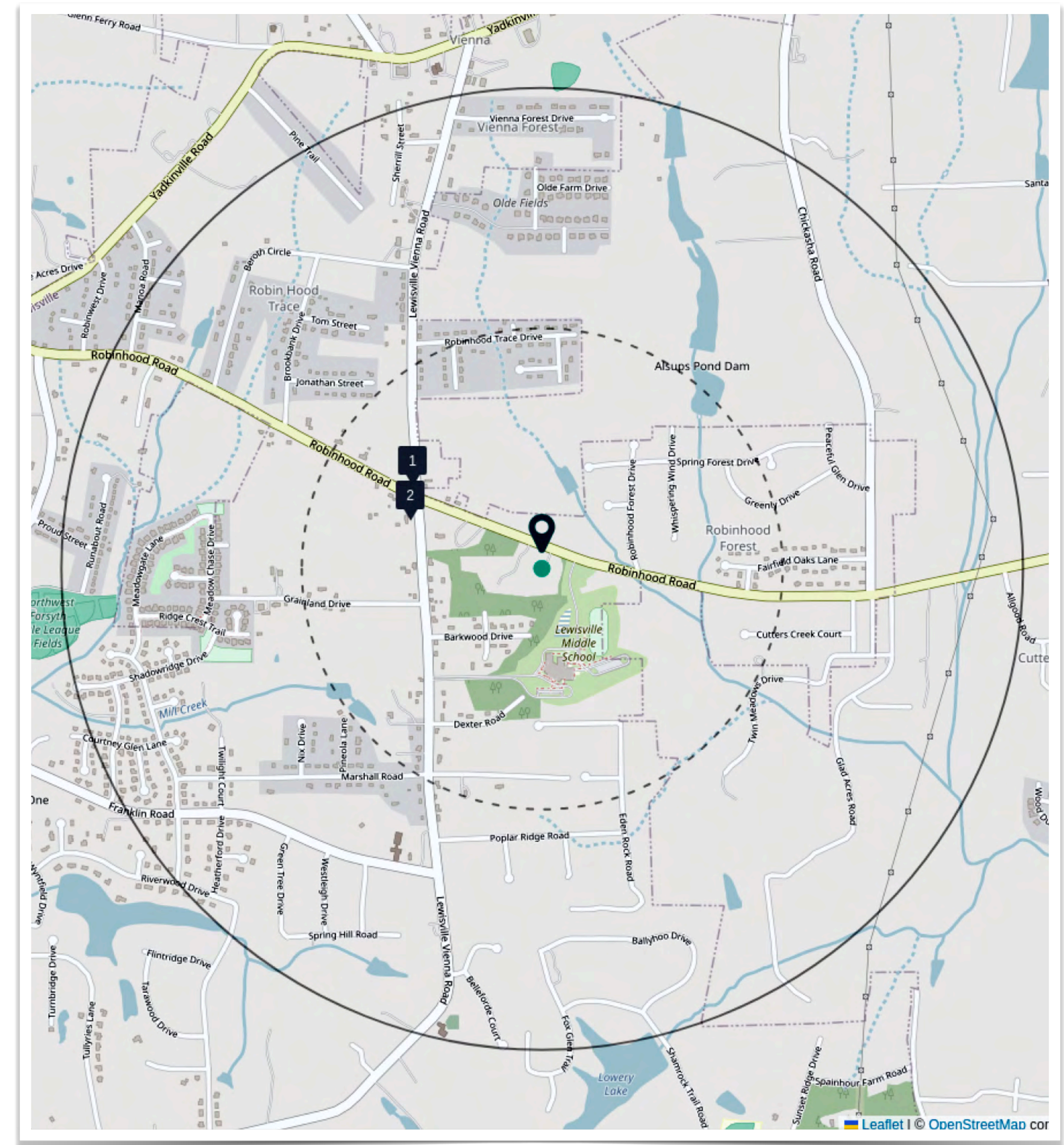
ENVIRONMENTAL RADIUS REPORT

Nationwide Environmental Title Research

This report reveals no federal or state superfund, hazardous waste, solid waste disposal, voluntary cleanup, or brownfield sites within a one mile radius to the subject property.

North Carolina Department of Environmental Quality does report two sites where leaking underground storage tanks were detected and monitored. The first site is at 6475 Robinhood Road, and is located 0.327 miles west of the subject property, and this site is deemed still active.

The second site is at 1320 Lewisville Vienna Road, and is located 0.295 miles west of the subject property, and this site is deemed closed.

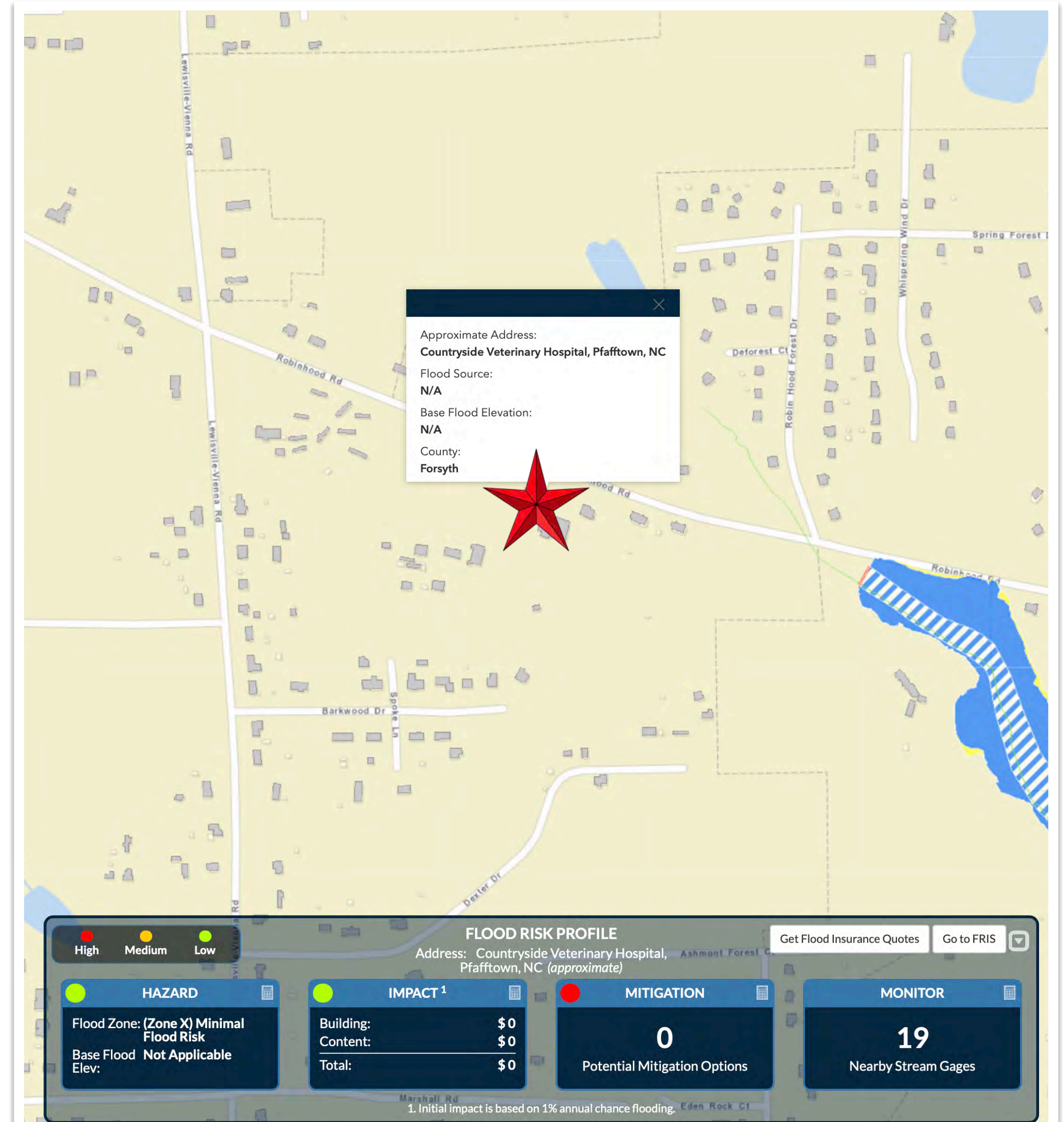
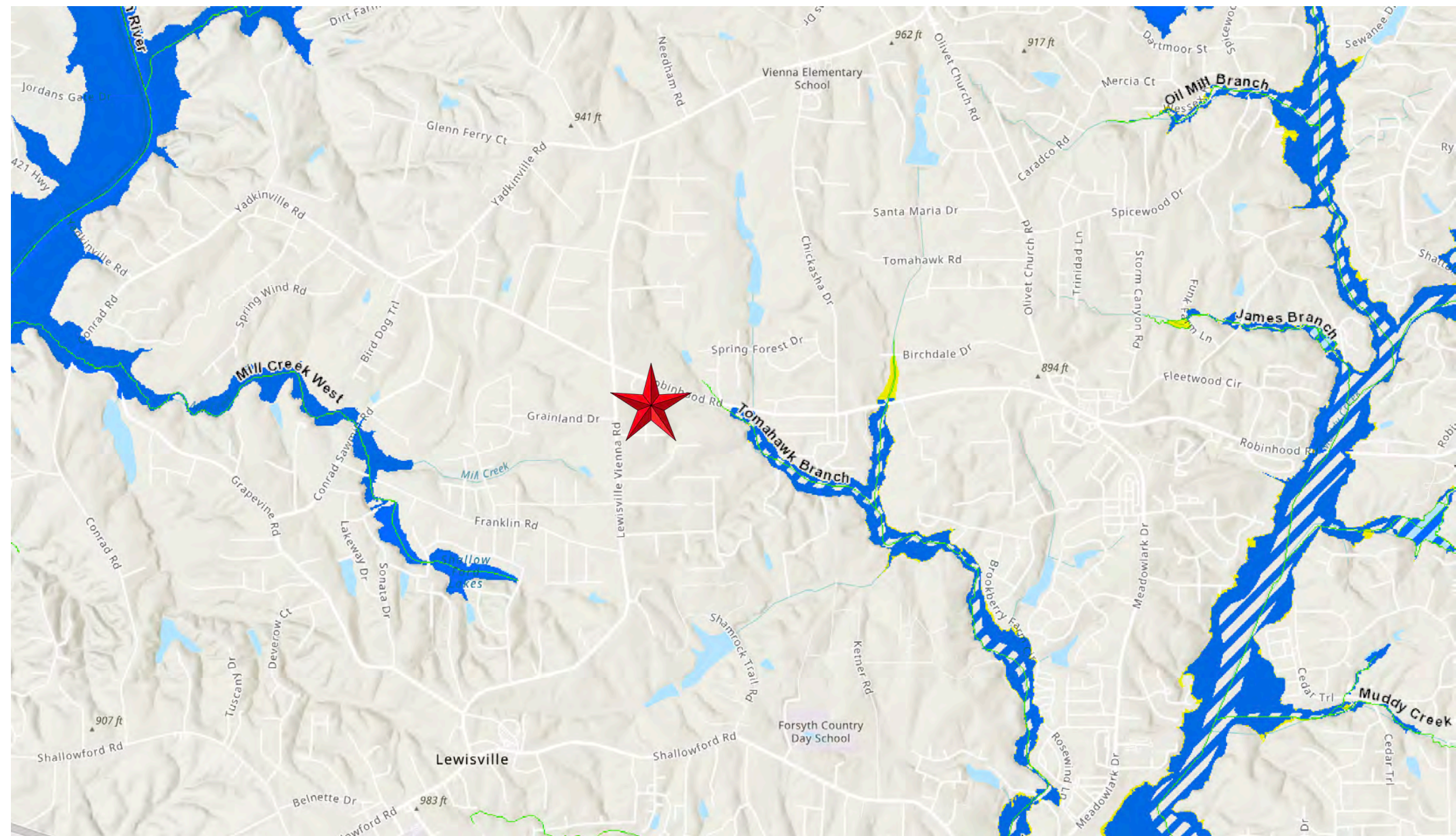


FLOOD RISK ASSESSMENT



Scotty Beal
336.926.3530
scotty@scottybeal.com

FLOOD RISK PROFILE



AERIAL PHOTOGRAPHS



Scotty Beal
336.926.3530
scotty@scottybeal.com

SALE

ROBINHOOD ROAD RESIDENTIAL DEVELOPMENT

6282 Robinhood Road, Lewisville, NC 27040

SOUTHWEST VIEW



SALE

ROBINHOOD ROAD RESIDENTIAL DEVELOPMENT

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WEST VIEW



SALE

ROBINHOOD ROAD RESIDENTIAL DEVELOPMENT

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NORTHWEST VIEW



SALE

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**NORTH
VIEW**

SALE

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**NORTH
VIEW**

SALE

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SOUTHEAST
VIEW

SALE

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**SOUTH
VIEW**

SALE

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**SOUTH
VIEW**

SALE

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WEST
VIEW

SALE

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OVERHEAD
VIEW

PROXIMITY MAPPING

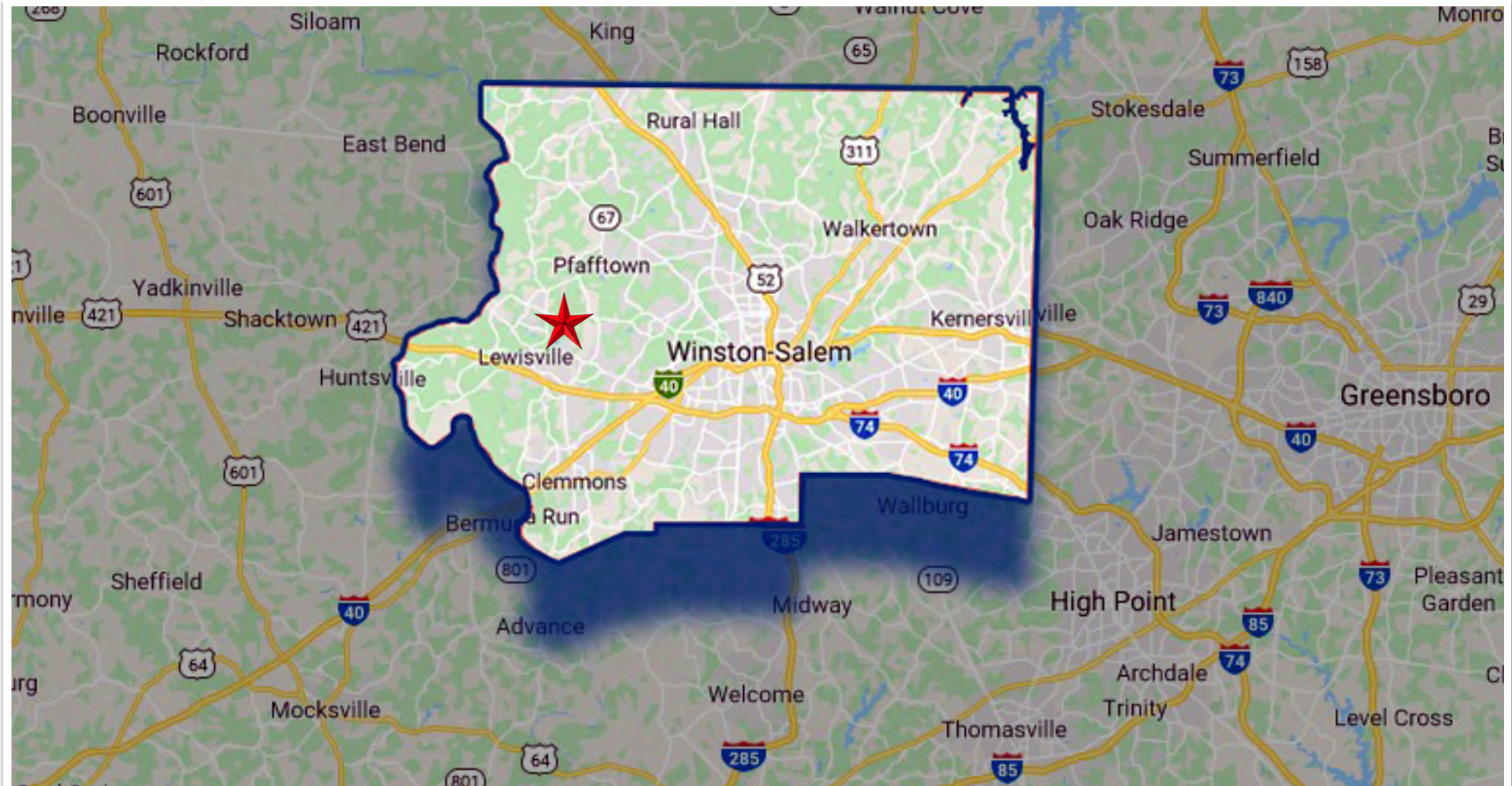


Scotty Beal
336.926.3530
scotty@scottybeal.com

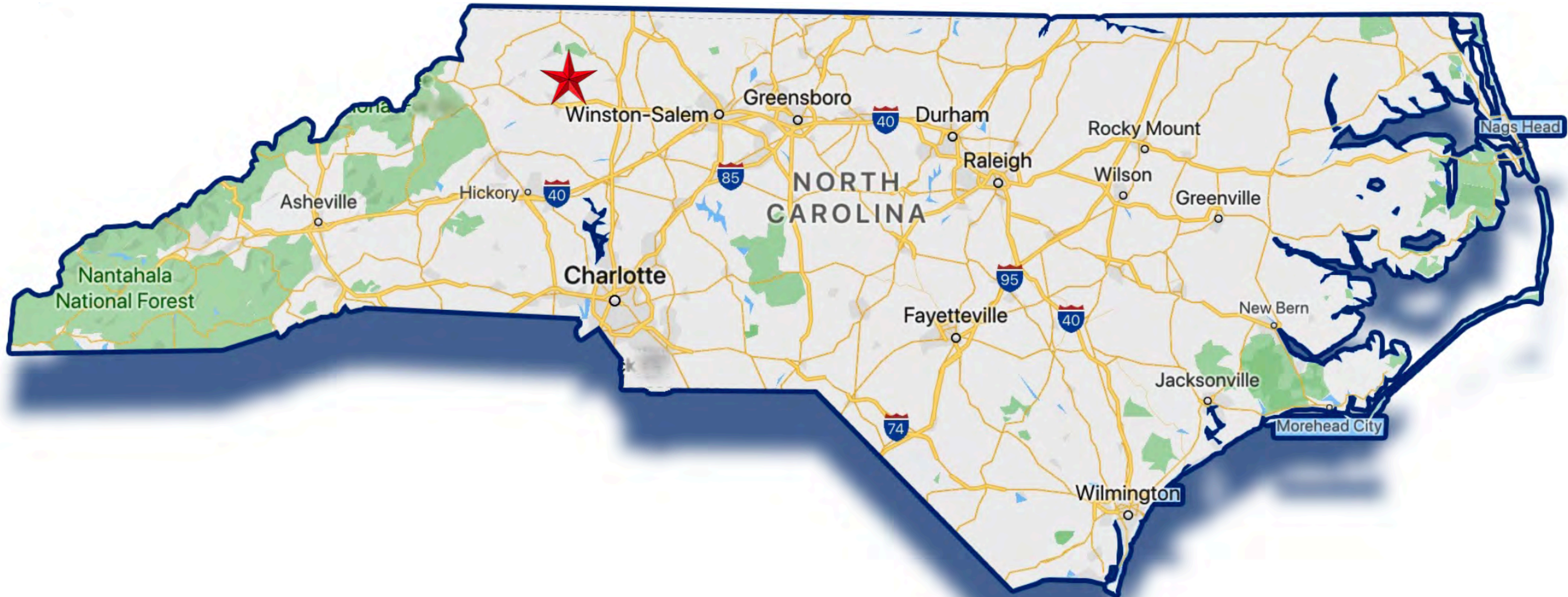
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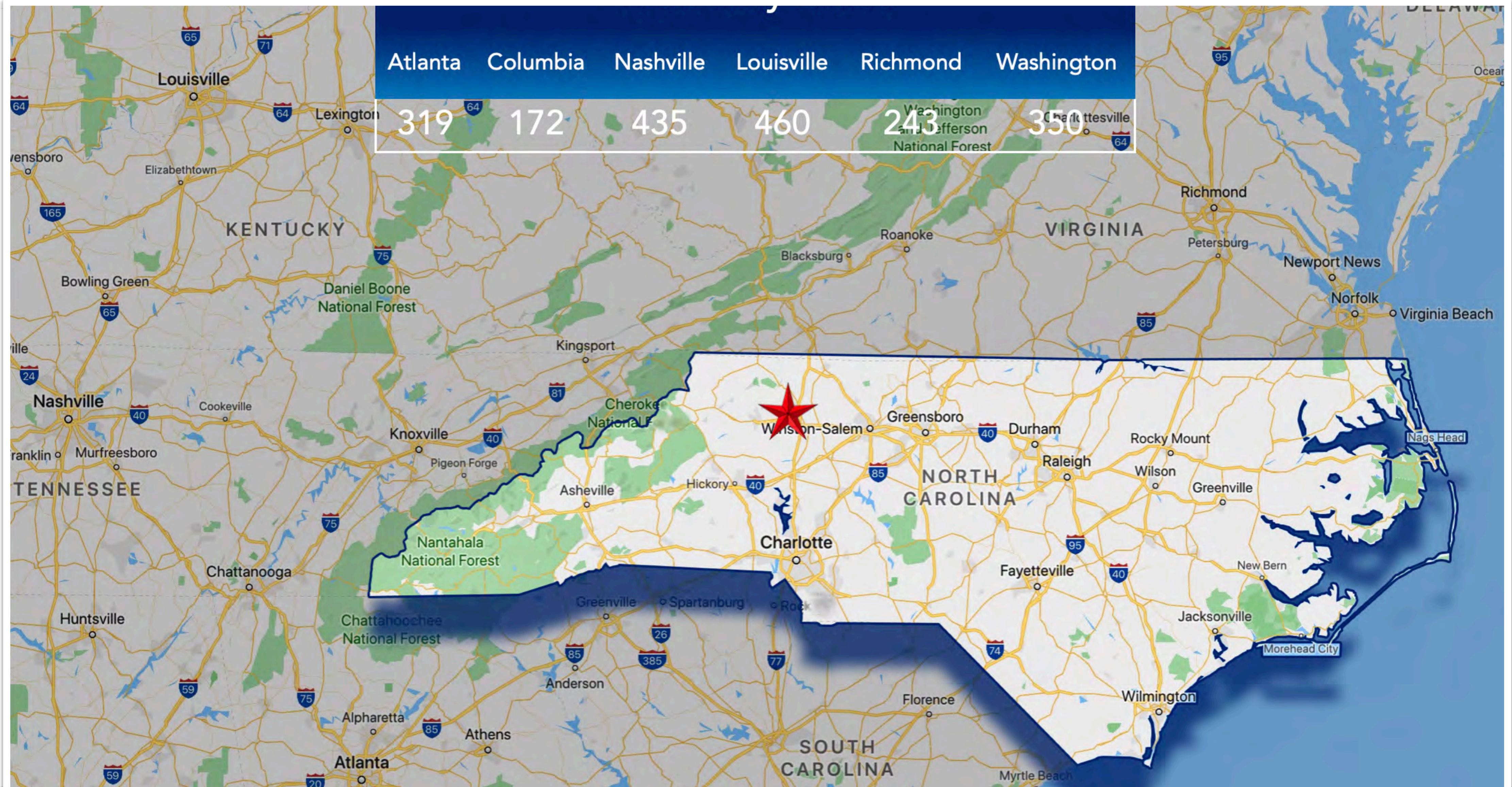
| Proximity Miles | | | | | |
|-----------------|-----------|---------|------------|------------------------------|---------------------------------|
| Winston-Salem | Charlotte | Raleigh | Wilmington | Piedmont Triad International | Charlotte Douglas International |
| 9.7 | 81 | 117 | 246 | 37 | 85 |



SALE

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6282 Robinhood Road, Lewisville, NC 27040



CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential purchaser in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



FOR MORE INFORMATION:



SCOTTY BEAL

Commercial Broker

scotty@scottybeal.com

Phone: 336.926.3530

COUNTRYSIDE
PET INN &
GROOMING



Advantage

285 S. Stratford Rd

Winston-Salem, NC 27103

www.cbcworldwide.com