



STEWART REALTY

8 W. Third Street, Suite 200 • Winston-Salem, North Carolina 27101

COMMERCIAL LAND SALES TRANSACTIONS

These sales are just a sampling of our experience in selling land in the Triad area of North Carolina. Philip Stewart's specialty is in representing landowners and in obtaining the highest possible exposure and price for their property. The experience and contacts gained over the past 29 years in marketing land and getting property professionally planned, rezoned, and sold are the most valuable services we offer our clients.

Peters Creek Parkway at Stafford Village Boulevard

36-acre tract on NW corner of Stafford Village Boulevard and Highway 150. Sold to Lowe's Home Improvement Store for \$121,850 per acre.

Reference: Mr. Craig Rothrock and Mr. Joe Harrison

Silas Creek Parkway/Winston-Salem, NC

31 acre site that was zoned for apartments. Identified Assisted Living Developer as logical Buyer as they needed to replace aging facilities nearby. Successfully had the property rezoned to a new retirement development. Land sold for \$112,260 per acre in June 2014.

Peters Creek Parkway at Stafford Village Boulevard

25-acre tract lying on the SW corner of Stafford Village Boulevard and Highway 150. Land successfully sold for new **Super Wal-Mart** for \$158,600 per acre.

Reference: Mr. Joe Harrison and Ms. Lillian Snapp

Leinbach Plaza

8-acre shopping center site located at the intersection of Robinhood and Polo Roads in northwest Winston-Salem. This site was denied rezoning six times over the past nine years. Successfully had the site rezoned and developed for a new Harris Teeter-based shopping center. (Currently occupied by Robinhood YMCA.)

Battleground Avenue, Greensboro, NC

5.27 acre tract located on Battleground Avenue. Site had numerous obstacles with no corner access, 100' railroad easement and irregular configuration. Property purchased for \$1,170,000 by Kotis Properties for a new Texas Roadhouse.

Reference: Joshua T. Collins

Jonestown Road at Interstate 40

4.3-acre estate sale for new AMF Bowling Lanes. Property required rezoning from residential to commercial. Buyer was being displaced from Stratford Road and the sale had to close with all documents signed and executed under extremely tight time constraints. Sales price of \$144,000 per acre. Current home of AMF Bowling Lanes.

Reference: Ms. Dot Dickerson

Hanes Mall Boulevard

Two sites (2.9 acres and 4.76 acres) owned in an Estate. 2.9-acre site sold for \$1,000,000; 4.76-acre site sold for \$2,000,000. Property located directly across from Wal-Mart. Land had been on market for several years due to construction debris and limited usability of land (3.4 buildable acres). Used by high-end retail and Class A office users.

Reference: Mrs. Joyce Hinshaw

North Main Street, High Point, NC

2.37 acre property purchased by Country BBQ for a new restaurant. Land sold for \$295,358 per acre.

Reference: Slade McPherson

Reynolda Road, Winston-Salem, NC

1.54 acre tract sold to Wake Forest Baptist Health Emergency Clinic. Site rezoned for medical/office use. Buyer required to remove underground storage tank and former house along with providing DOT access for future road widening. Land sold for \$308,440 per acre.

Reference: McIver Family

Peters Creek Parkway at Olivers Crossing Drive

1.33 acre retail outparcel sold to O'Reilly Auto Parts. Although all utilities were in place, site had poor fill dirt, which was reflected in the final sales price of \$475,000.

Reference: Dr. Sandra Schrader-Moore

Lewisville-Clemmons Road, Clemmons, NC

1.02 acre tract purchased by Primax Properties for a new Auto Zone. Land sold for \$685,000 in December 2015.

Reference: Keith Vogler

Zaxby's Restaurants

Helped to procure five outparcel sites for Zaxby's franchisee for their Triad expansion. First site closed in Greensboro in December 2013; the second in Walkertown in December 2014; the third in Thomasville in March 2015; the fourth in King in December 2016; and the fifth site in Winston-Salem in February 2017. All locations sold in the \$500,000 to \$600,000 range. Extensive market analysis had to be completed for each sale to obtain corporate approval of new locations.