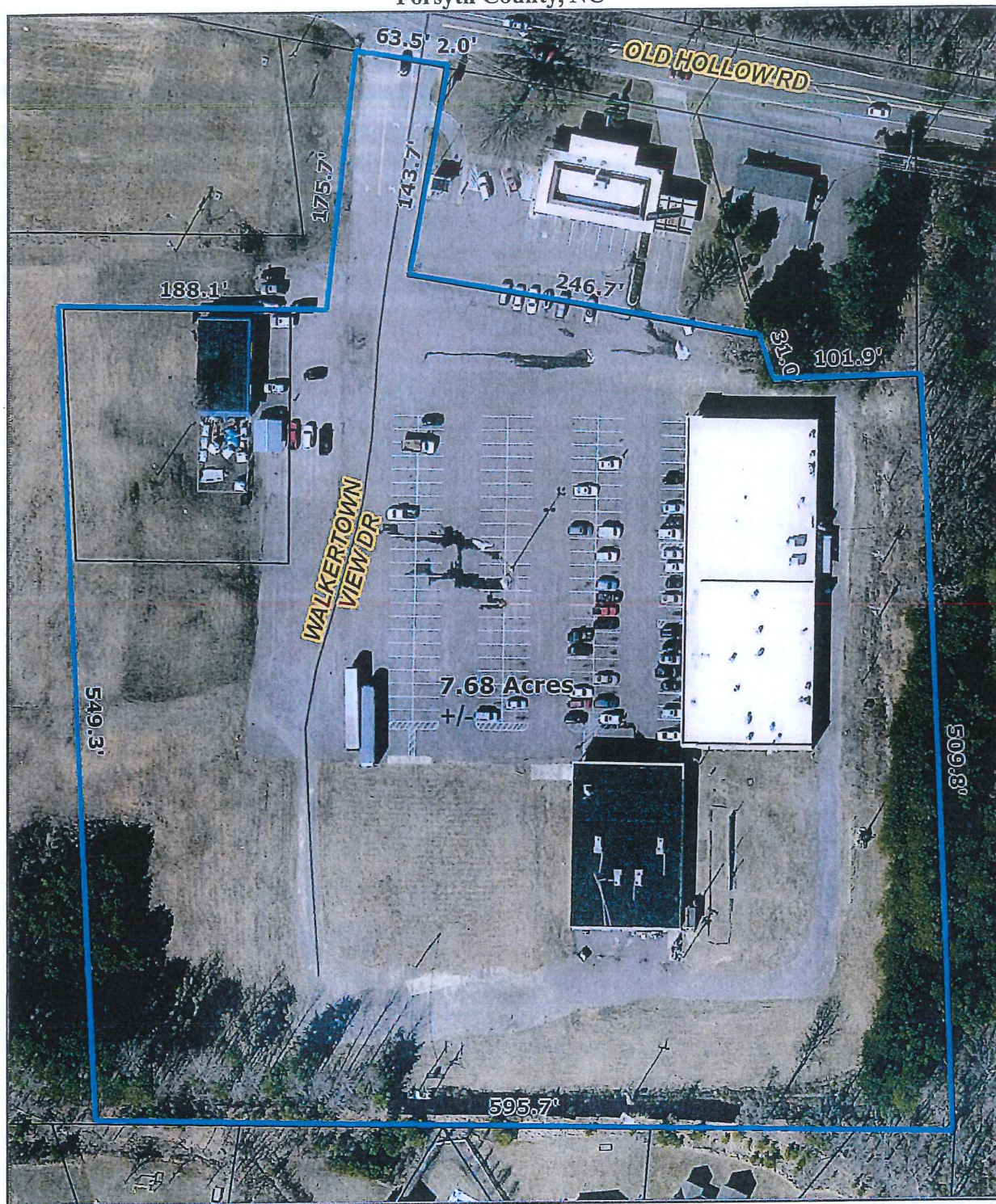


Forsyth County, NC



7.68 Acres
+/-

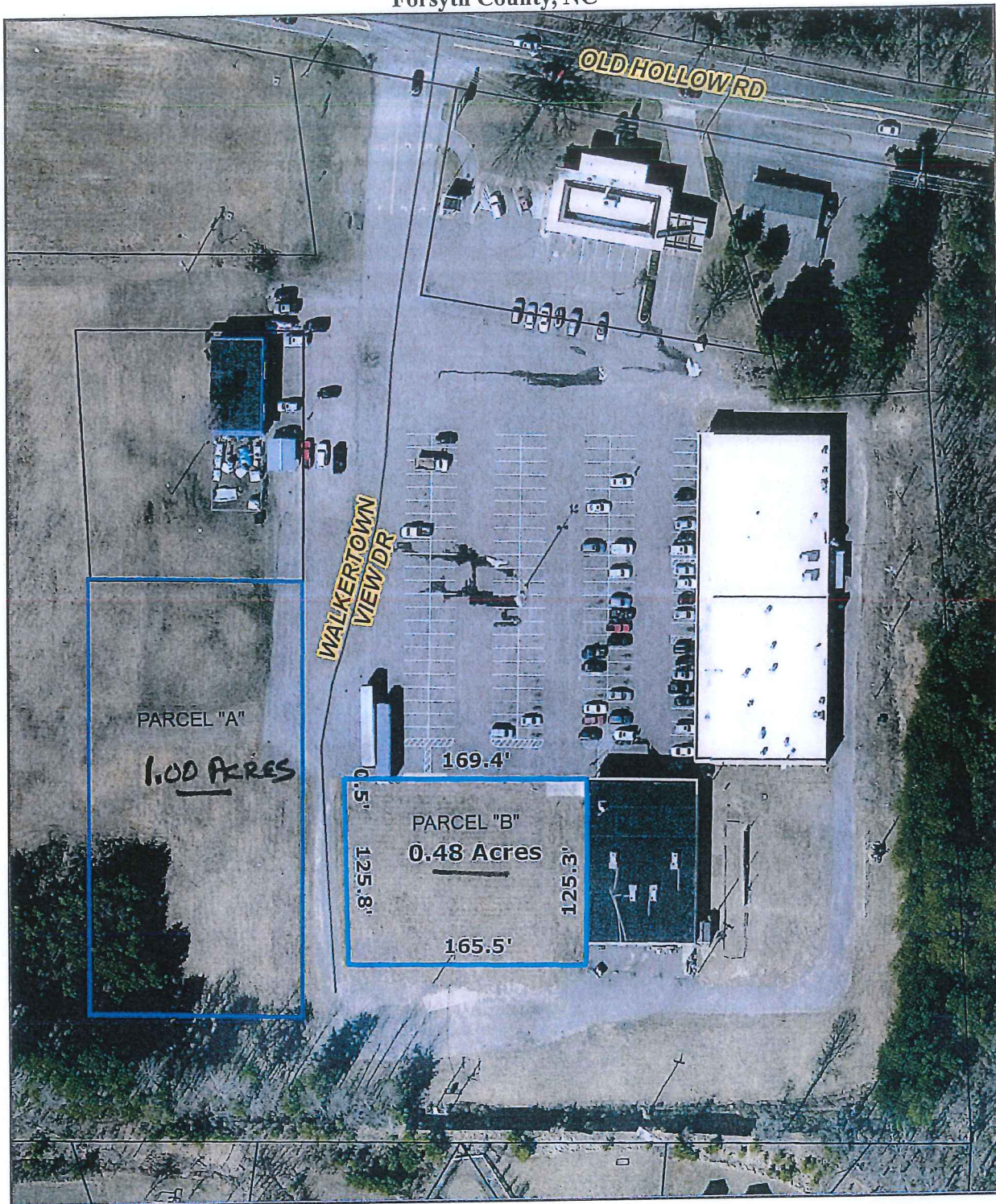


Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale
1 inch = 100 feet
8/18/2016

PARCEL # 1 = 7.7 Acres I

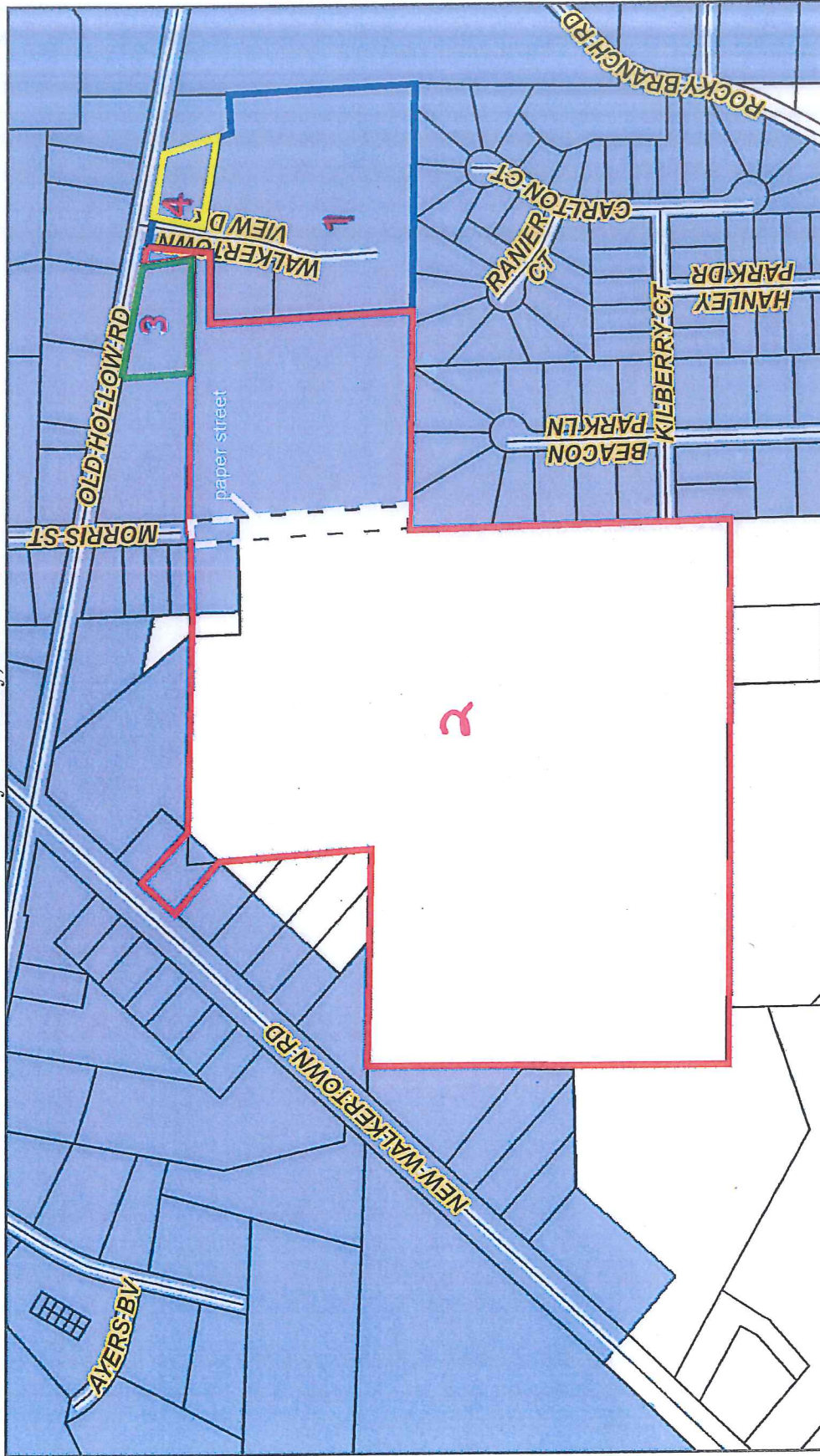
Forsyth County, NC



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Map Scale
1 inch = 100 feet
8/18/2016

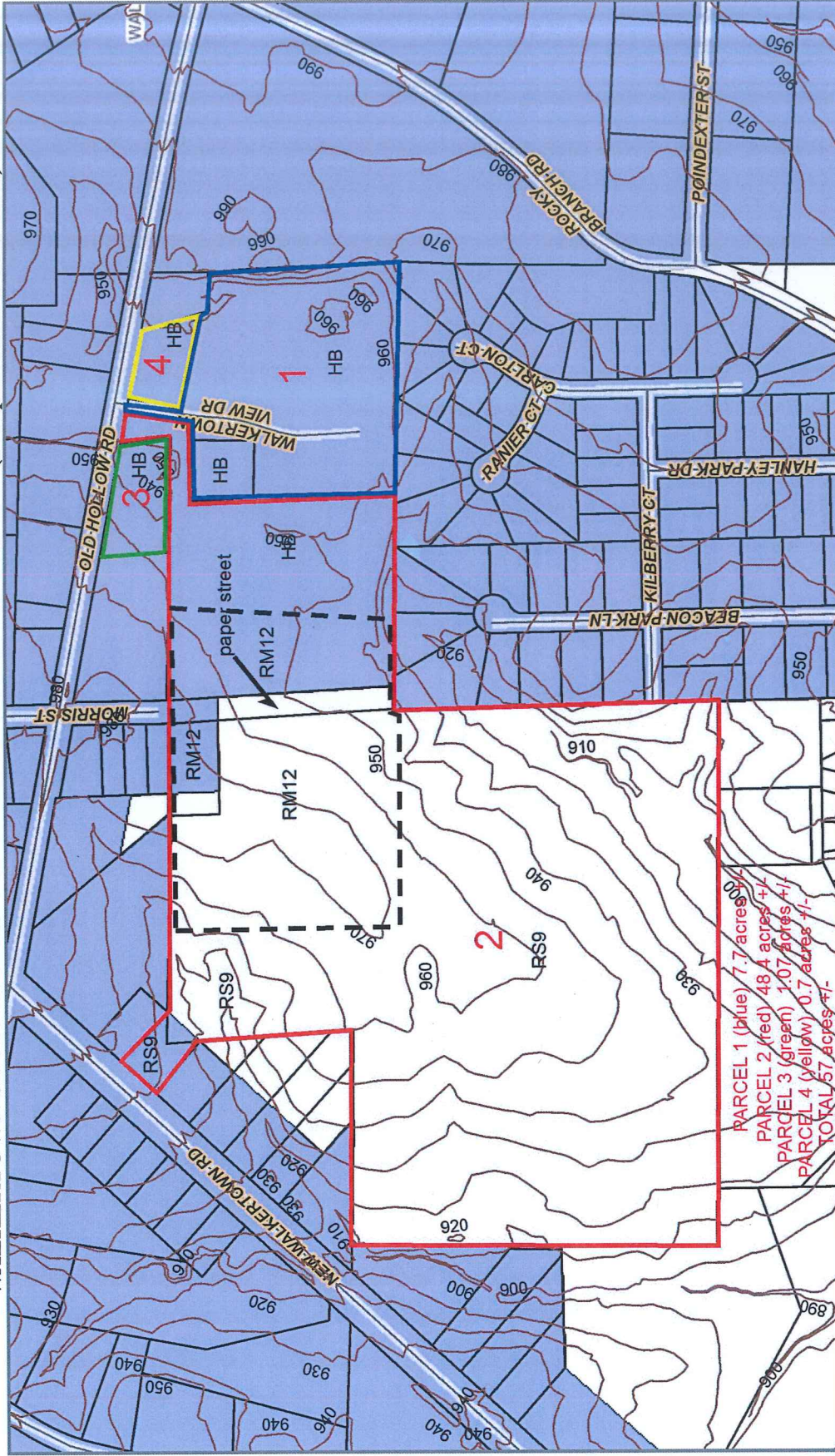
PARCEL "A" and "B"
WITHIN PARCEL #1



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Map Scale
1 inch = 400 feet
8/18/2016

WALKERTOWN SHOPPING CENTER PROPERTIES - ZONING MAP - (see spreadsheet for details)

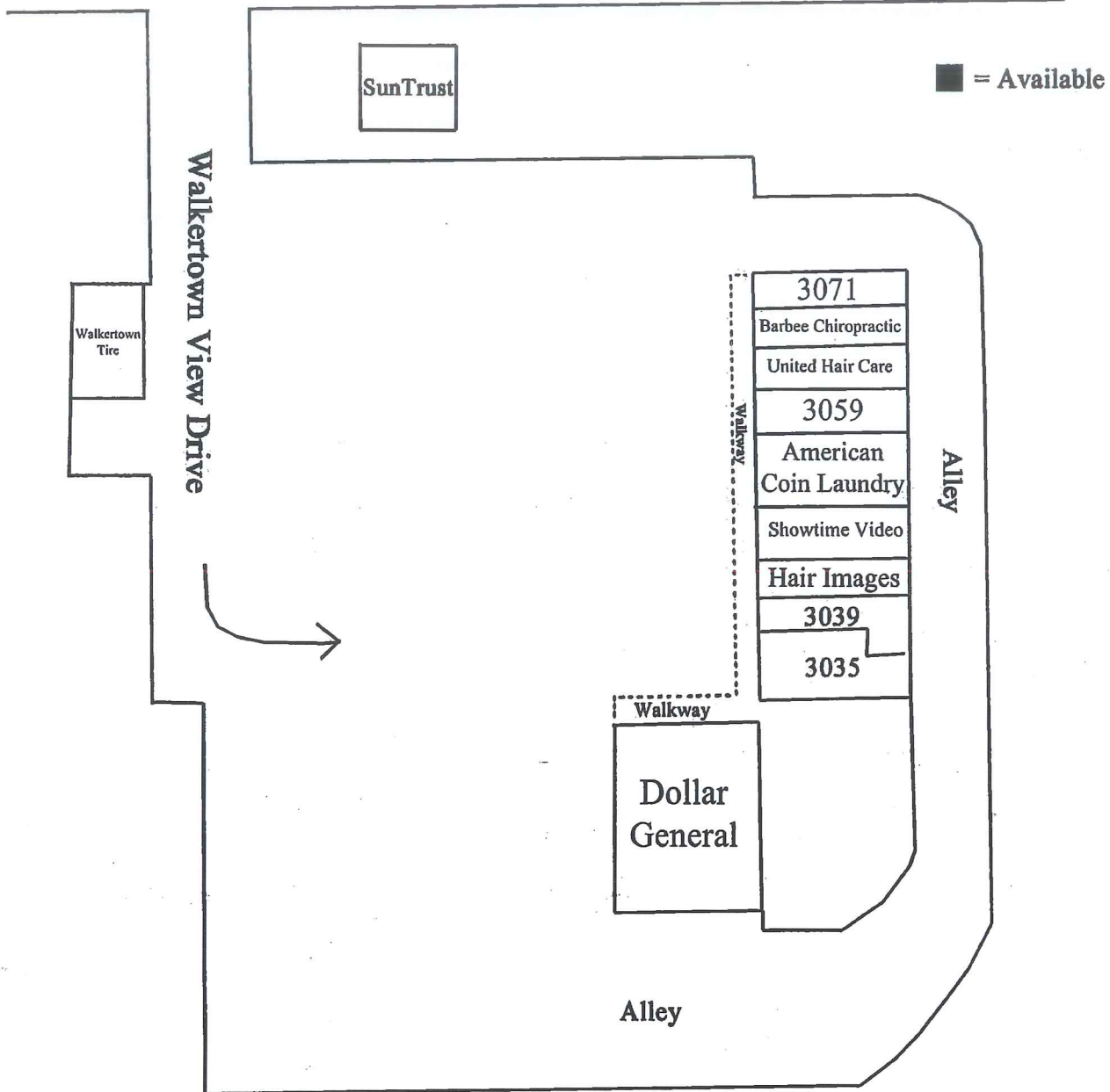


Map Scale
1 inch = 400 feet
10/13/2016

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US Hwy 66 (Old Hollow Rd.)



WALKERTOWN SHOPPING CENTER
LEASING PLAN

For more information:
Patti Hull
(336)733-1517
PHull@HubbardCommercial.com

Hubbard
COMMERCIAL
REAL ESTATE MANAGEMENT, LEASING AND SALES

WALKERTOWN SHOPPING CENTER PROPERTIES DISCLOSURES (57 ACRES +/-)

10-1-2016

1. PARCEL #1 - UST REMOVED FROM TAX PIN 6858-82-7317.00 - NO FURTHER ACTION LETTER ON FILE (Tax lot is a 0.6 acre site located within PARCEL #1)
2. PARCEL #2 - VACANT LAND RECENTLY TIMBERED, POWER TRANSMISSION LINES ON PROPERTY, AND PAPER STREET RIGHT OF WAY ON PROPERTY (NOT INCLUDED IN ACREAGE ESTIMATE)
3. PARCEL #3 - FILL SITE (YEARS AGO) NO COMPACTION REPORTS ON FILE
4. SANITARY SEWER AND STORM DRAINAGE EASEMENTS THROUGH PROPERTY
5. OWNERS WILL REQUIRE ACCESS/UTILITY EASEMENTS, PROPOSED USE, AND SITE PLAN APPROVAL IF ONLY PORTIONS OF THE PROPERTY ARE PURCHASED.

WALKERTOWN SHOPPING CENTER, INC. SUMMARY OF PROPERTIES						
PARCEL #	DESCRIPTION	TOTAL ACRES +/-	ZONING	LIST PRICE	POTENTIAL RESIDENTIAL UNITS	CPE #
1	Retail center and 2 pad ready parcels	7.7 acres +/-	HB	\$990,000		
2	Vacant Lands					
	Business Vacant Land	4.4 acres +/-	HB	\$400,000	N/A	
	Residential Vacant Land	11 acres +/-	RM12	\$800,000	132	
	Residential Vacant Land	33 acres +/-	RS9	\$400,000	159	
	Total Vacant Land	48.4 acres +/-		\$1,600,000		
3	Vacant outparcel	1.07 acres	HB	\$290,000		
4	Bank Building	0.7 acres	HB	\$413,000		
			HB			
			RM12			
			RS9			
Entire tract	Shopping center, land & out parcels	57 acres +/-		\$2,900,000		