



# Union Cross Towne Centre

*The Place to Live, Shop and Dine in the Triad*

## **Location, Location, Location**

- ❖ Located in the Heart of the Triad (Kernersville, NC)
- ❖ 3,500 Feet of I-40 Frontage (70,000 cars per day)
- ❖ 1 mile to Dell Computer's largest facility in the U.S.A.
- ❖ 2.3 miles to the Union Cross Business Park (800 employees)
- ❖ 9.7 miles to the new FedEx air hub and Triad International Airport

[www.unioncrosstownecentre.com](http://www.unioncrosstownecentre.com)





## **UNION CROSS TOWNE CENTRE**

**Union Cross Town Centre** will be a mixed-use development consisting of retail, restaurants, hotel and a residential component. The 85 acre site is located in Kernersville, North Carolina, midway between Winston Salem, Greensboro and High Point in 'The Heart of the Triad'. The site provides 3,500 feet of frontage on Interstate 40. Five natural water features, courtyards with seating and a well landscaped streetscape will enhance the pedestrian amenities of the project. Union Cross Towne Centre will serve a market that has had an increase of 13,000+ housing units within a five mile radius of the site in less than two years. The extensive growth in this market is spurred in part by the largest Dell Computer Manufacturing facility in the world and the east coast FedEx Air Cargo Hub that will open soon. Ancillary businesses continue to enter the market creating hundreds of new jobs.

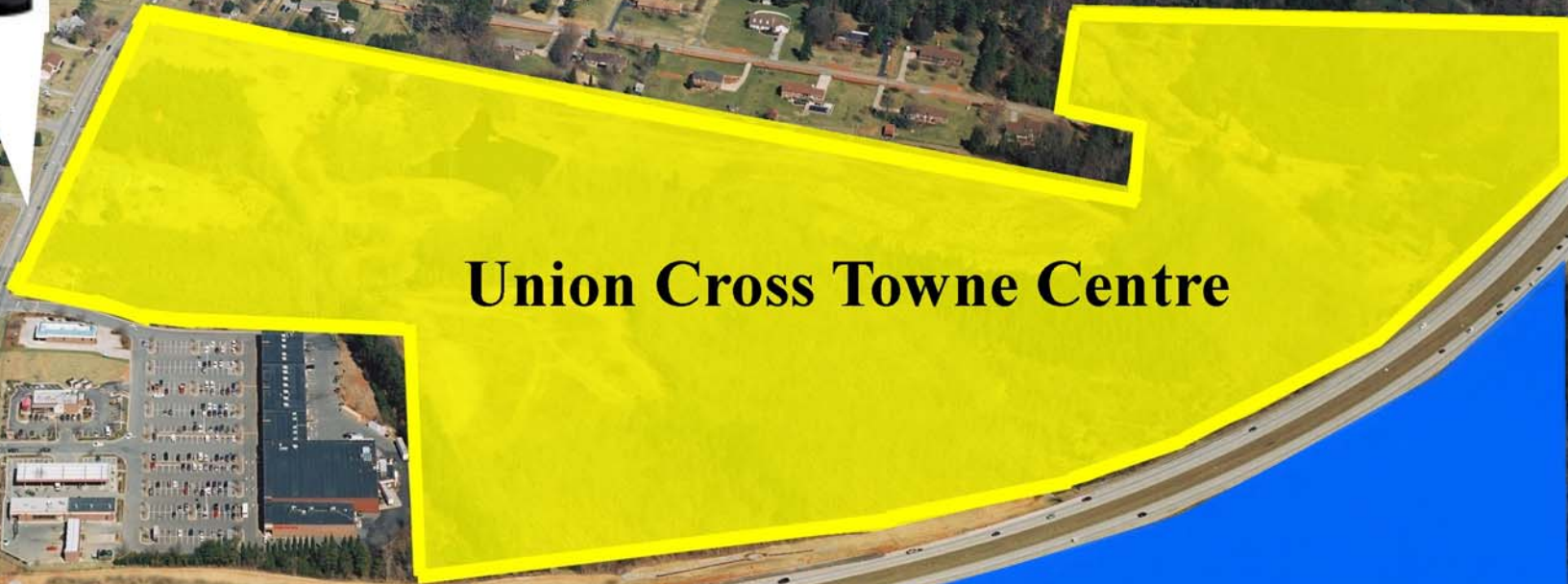
**LOCATION:** Intersection of I-40 (70,000 cars per day) and Union Cross Road  
1 mile to Dell Computers Manufacturing Facility  
2.3 miles to 403 acre Union Cross Business Park  
3.2 miles to FedEx Ground Distribution Hub  
9.7 miles to the FedEx Air Distribution Hub

**ACCESS:** A new Center Point Interchange for the Union Cross Exit on I-40 will be constructed by NCDOT.

**CENTER SIZE:** 244,000 square feet of retail on first level  
100,000 sq.ft. of apartments and office on second level  
Multiple Restaurants Sites  
1 Hotel Site  
Multi-Plex Cinema  
Drug Store Site, Bank Site

**RESIDENTIAL:** Up to 200 Villas/Townhomes





## Union Cross Towne Centre



**Caleb's Creek Site**  
**2600 Homes/Golf**  
**Price Points to \$3,000,000**

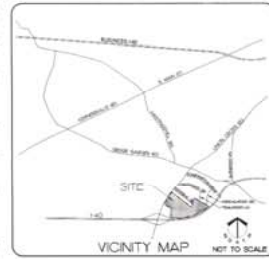


# Union Cross Towne Centre Area Map





# Union Cross Towne Centre



**Restaurants**

**Grocery**

**Residential**

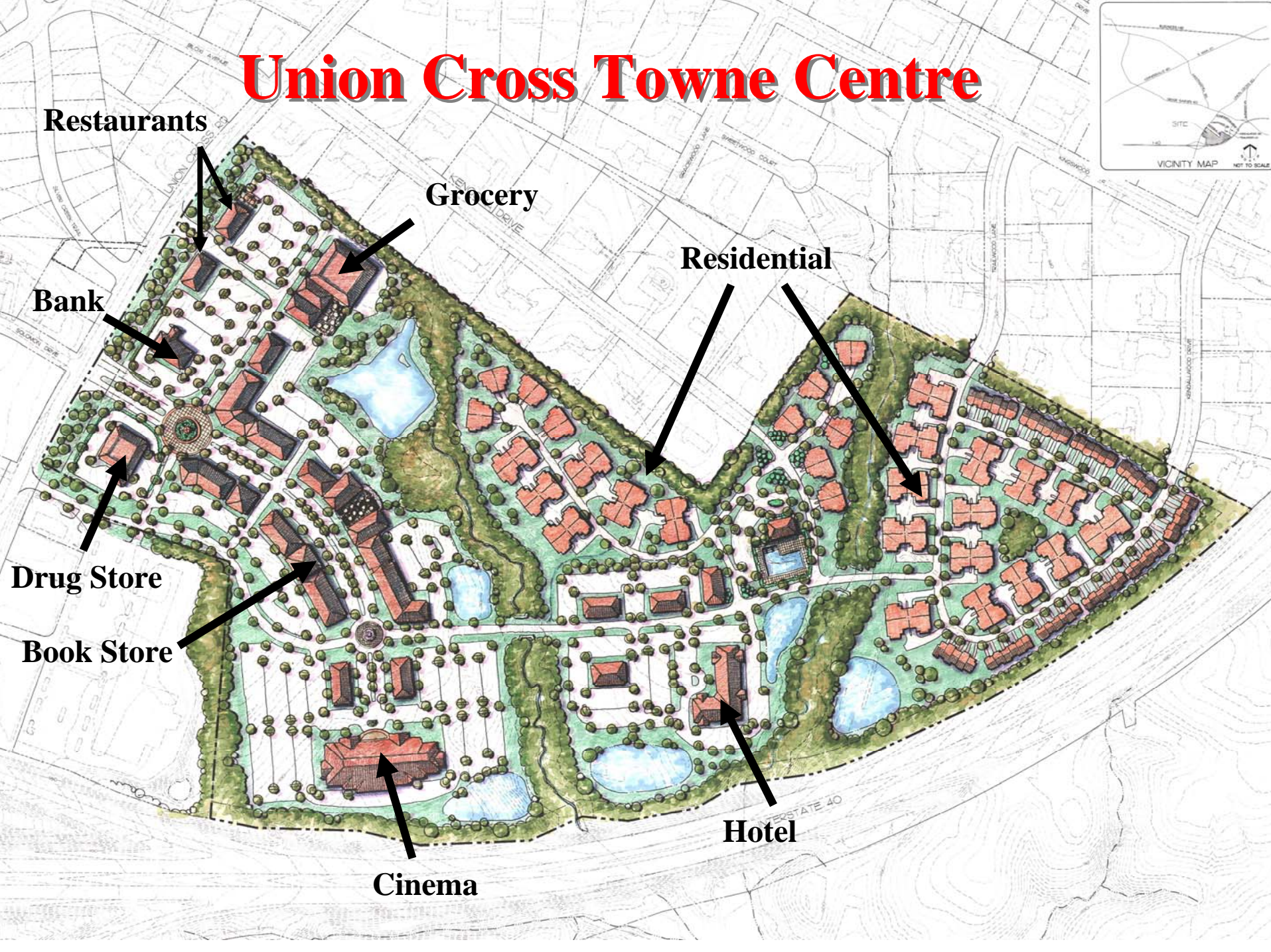
**Bank**

**Drug Store**

**Book Store**

**Hotel**

**Cinema**



# Median Household Income and Area Subdivisions



Union Cross Towne Centre

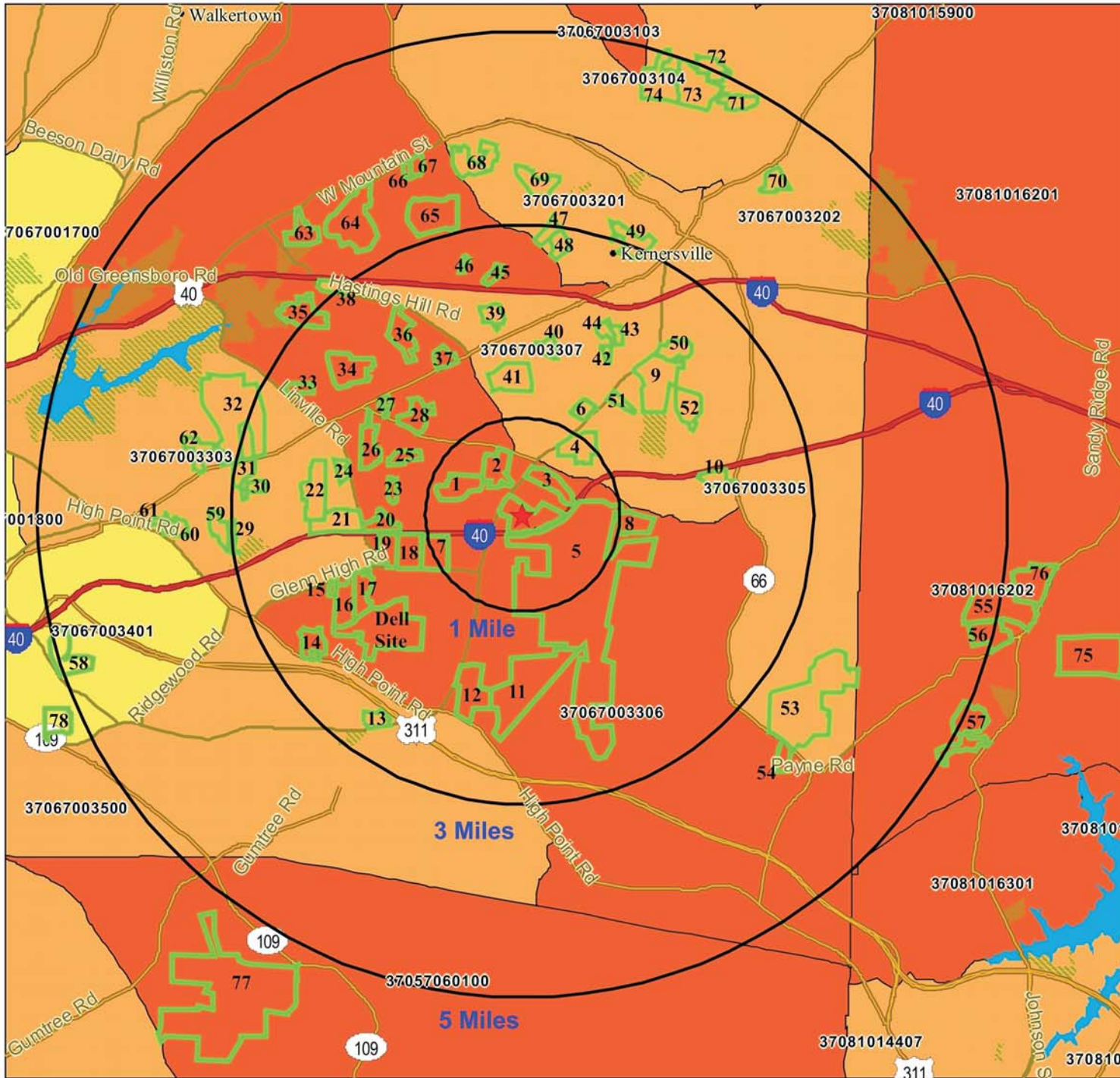
## Legend

### Census Tracts

- Above 86,000
- 54,000 to 86,000
- 34,000 to 54,000
- 21,500 to 34,000
- Below 21,500
- No Data

- Subject Site
- 1,3,5 mile radii
- User Polygons
- Census Tract Bndry
- Big City Ctr
- Medium City Ctr
- Small City Ctr
- Prim. Hwy
- Secd. Hwy
- Maj. Rds
- Water Bodies
- Parks
- Aerial Photo Coverage

Date of Report  
05/11/06





# LAND DEVELOPMENT RESOURCE GROUP, LLC

New Housing Units within a 5 Mile Radius of Union Cross Towne Centre								Radius
Housing Units		2005			Current			
Number	Name	Total Units	Occupied Units	Vacant Units	Total Units	Occupied Units	Vacant Units	
1	Pecan Ridge	107	102	5	107	107	0	One Mile
2	Beeson Park	23	22	1	210	210	0	
3	Summerset Crossing	87	85	2	87	87	0	
4	The Arthurs	133	116	18	133	133	0	
5	Calebs Creek	65	64	1	2600	0	2600	
6	Hearthstone	0	0	0	30	0	30	
7	Notting Hill	86	82	4	86	86	0	
8	Salem Crossing	43	42	1	103	103	0	Three Mile
9	The Villages of Sheffield	0	0	0	360	0	360	
10	Abbotts Creek	319	276	43	319	319	0	
11	Abbotts Plantation	26	25	1	600	0	600	
12	Gateway Village	0	0	0	245	0	245	
13	Glenmore Creek	0	0	0	97	0	97	
14	Glenn Crossing	51	48	3	99	99	0	
15	Shaw Hills	0	0	0	14	14	0	
16	Glenn Village	0	0	0	159	103	56	
17	Glenn Meadow	0	0	0	103	90	13	
18	Adams Gate	132	126	6	132	132	0	
19	Brookmont	82	78	4	82	82	0	
20	Merideth	0	0	0	86	86	0	
21	Oak Hill Place	4	4	0	162	101	61	
22	Smith Farm	3	3	0	304	50	254	
23	Oakhurst	0	0	0	57	8	49	
24	Oak Ridge Place	25	24	1	55	55	0	
25	Aaron Place	0	0	0	25	25	0	
26	Sedgemont Village	68	65	3	190	68	122	
27	Willa Place	0	0	0	26	26	0	
28	Beaufort Landing	68	65	3	68	68	0	
29	Tinsley Park	0	0	0	35	5	30	
30	Robbins Brooks	0	0	0	148	0	148	
31	Sedge Meadows	0	0	0	95	92	3	
32	Vernon Farms	0	0	0	280	90	190	
33	Summerlyn Place	0	0	0	62	0	62	
34	Peachtree Meadow	18	17	1	70	6	64	
35	Rock Bridge / Stone Forest	45	43	2	258	246	12	
36	Hastings Hill Farm	35	34	1	142	47	95	
37	Retford Park	53	50	3	40	40	0	
38	Amersham	0	0	0	15	13	2	
39	Harmon Mill	3	3	0	50	38	12	
40	Madison Place	0	0	0	204	200	4	
41	Wyndfall	52	48	4	145	145	0	
42	Quaker Village	0	0	0	34	34	0	
43	Williamsgate	0	0	0	60	60	0	
44	Lake Ridge	0	0	0	36	36	0	
45	Cabot Park	0	0	0	20	20	0	
46	Copperfield	0	0	0	12	12	0	
47	Kensington Village	21	20	1	115	61	54	
48	Kilburn	0	0	0	42	42	0	
49	McConnell	0	0	0	382	218	164	
50	Salisbury Crossing	168	156	12	168	167	1	
51	Field Crest	0	0	0	28	0	28	
52	Tredeger	63	54	8	137	137	0	



# LAND DEVELOPMENT RESOURCE GROUP, LLC

New Housing Units within a 5 Mile Radius of Union Cross Towne Centre								
Housing Units		2005			Current			Radius
Number	Name	Total Units	Occupied Units	Vacant Units	Total Units	Occupied Units	Vacant Units	
53	Brittany Ridge	219	213	6	219	219	0	Five Mile
54	Abbott Oaks	0	0	0	23	23	0	
55	River Landing	4	3	0	350	280	70	
56	Legacy at Sandy Ridge	0	0	0	105	26	0	
57	Meadow Creek	2	2	0	254	250	4	
58	Autumn Oaks	3	3	0	287	47	240	
59	Bedford Park	0	0	0	107	107	0	
60	Thornaby Park	0	0	0	105	101	4	
61	Traden Way	0	0	0	36	25	11	
62	Scotland Ridge	0	0	0	111	101	10	
63	Wesley Park	0	0	0	20	18	2	
64	Timber Wood	230	219	11	230	230	0	
65	Croyden	74	70	4	80	80	0	
66	Lyon Walk	0	0	0	40	0	40	
67	Trillium	0	0	0	120	0	120	
68	Oakmont	12	11	1	167	132	35	
69	Stone Croft	1	1	0	48	0	48	
70	Providence Park	80	74	6	80	80	0	
71	Julian Pond	1	1	0	121	121	0	
72	North Lake	40	38	2	90	90	0	
73	Spring Lake	161	154	7	161	161	0	
74	Brown Run	109	104	5	109	109	0	
75	Alderbrook	0	0	0	263	25	238	
76	Saddle Brook	0	0	0	80	0	80	
77	Meadow Lands	22	21	1	596	60	536	
78	Hunterwood	6	5	0	110	106	4	
								Slightly Over Five Miles
<b>Total</b>		<b>2,744</b>	<b>2,571</b>	<b>171</b>	<b>13,029</b>	<b>6,152</b>	<b>6,798</b>	

<b>Current Data</b>	<b>13,029</b>	<b>6,152</b>	<b>6,798</b>
<b>2005 Data</b>	<b>2,744</b>	<b>2,571</b>	<b>171</b>
<b>Difference Not Accounted For</b>	<b>10,285</b>	<b>3,581</b>	<b>6,627</b>

Demographic data © 2005 by Experian/Applied Geographic Solutions.



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# DemographicsNow

A Product of  SRC

Date: 05/12/06

Current Geography Selection: (3 Selected) 3,5,8 mile radii: 1585 UNION CROSS RD, KERNERSVILLE, NC 27284

Lat: 36.081073 Long: -80.105619

County: Forsyth County Pop: 325,303

Zip: 27284 Pop: 45,030

## Demographic Detail Comparison Report

	3 Miles:	5 Miles:	8 Miles:
<b>2005 Demographics</b>			
Total Population	20,447	49,682	149,868
Total Households	8,406	19,885	57,527
Female Population	10,242	25,144	77,416
% Female	50.1%	50.6%	51.7%
Male Population	10,206	24,539	72,452
% Male	49.9%	49.4%	48.3%
Population Density (per Sq. Mi.)	723.2	632.6	745.4
<b>Age:</b>			
Age 0 - 4	7.2%	7.4%	7.5%
Age 5 - 14	13.0%	13.4%	14.4%
Age 15 - 19	5.4%	6.1%	7.0%
Age 20 - 24	4.7%	5.5%	6.3%
Age 25 - 34	15.4%	14.8%	13.6%
Age 35 - 44	16.3%	15.5%	15.3%
Age 45 - 54	15.4%	15.3%	14.1%
Age 55 - 64	11.6%	11.1%	10.6%
Age 65 - 74	6.9%	6.5%	6.4%
Age 75 - 84	3.4%	3.5%	3.6%
Age 85 +	0.9%	1.0%	1.2%
Median Age	37.7	36.9	35.9
<b>Housing Units</b>			
Total Housing Units	9,224	21,726	63,008
Owner Occupied Housing Units	61.5%	59.4%	56.6%
Renter Occupied Housing Units	29.6%	32.2%	34.7%
Vacant Housing Units	8.9%	8.5%	8.7%
<b>Race and Ethnicity</b>			
American Indian, Eskimo, Aleut	0.3%	0.3%	0.4%
Asian or Pacific Islander	1.4%	1.2%	1.1%
Black	9.2%	13.1%	29.6%
Hawaiian/Pacific Islander	0.5%	0.8%	0.5%

White	86.2%	79.9%	63.3%
Other	1.6%	3.6%	3.5%
Multi-Race	0.9%	1.2%	1.6%

Hispanic Ethnicity	5.1%	9.2%	9.3%
Not of Hispanic Ethnicity	94.9%	90.8%	90.7%

**Marital Status:**

Age 15 + Population	16,342	39,383	117,102
Divorced	9.1%	9.6%	9.9%
Never Married	18.1%	20.5%	25.4%
Now Married	63.4%	58.1%	51.3%
Separated	4.4%	6.0%	7.2%
Widowed	5.0%	5.8%	6.3%

**Educational Attainment:**

Total Population Age 25+	14,279	33,635	97,241
Grade K - 8	2.2%	3.2%	4.1%
Grade 9 - 12	6.2%	8.2%	10.2%
High School Graduate	31.2%	31.7%	31.4%
Associates Degree	12.3%	11.5%	9.1%
Bachelor's Degree	16.8%	15.2%	16.4%
Graduate Degree	7.7%	7.3%	7.3%
Some College, No Degree	23.5%	22.9%	21.6%

**Household Income:**

Income \$ 0 - \$9,999	4.7%	5.8%	9.9%
Income \$ 10,000 - \$14,999	3.9%	4.6%	5.4%
Income \$ 15,000 - \$24,999	8.5%	10.8%	11.6%
Income \$ 25,000 - \$34,999	9.9%	11.4%	11.4%
Income \$ 35,000 - \$49,999	16.3%	18.0%	17.1%
Income \$ 50,000 - \$74,999	24.1%	22.2%	20.0%
Income \$ 75,000 - \$99,999	16.5%	13.4%	12.0%
Income \$100,000 - \$124,999	8.4%	6.8%	6.0%
Income \$125,000 - \$149,999	3.4%	3.0%	2.8%
Income \$150,000 +	4.3%	4.0%	4.0%

Average Household Income	\$58,718	\$54,944	\$52,674
Median Household Income	\$56,504	\$49,385	\$45,011
Per Capita Income	\$24,169	\$22,503	\$20,871

**Vehicles Available:**

0 Vehicles Available	2.8%	3.4%	6.3%
1 Vehicle Available	27.4%	29.9%	31.2%
2+ Vehicles Available	69.9%	66.7%	62.5%
Average Vehicles Per Household	2.10	2.00	1.90
Total Vehicles Available	17,493	39,981	111,044

**Business and Employment:**

Number of Employees	6,362	20,009	63,267
Number of Establishments	692	1,873	5,269

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3 Miles:                      5 Miles:                      8 Miles:

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**2010 Demographics**

Total Population	21,763	52,899	157,125
Total Households	8,849	20,958	60,064
Female Population	10,832	26,618	80,715
% Female	49.8%	50.3%	51.4%
Male Population	10,930	26,282	76,410
% Male	50.2%	49.7%	48.6%

**Age:**

Age 0 - 4	6.9%	7.2%	7.2%
Age 5 - 14	12.9%	13.3%	14.1%
Age 15 - 19	5.5%	6.1%	7.0%
Age 20 - 24	4.6%	5.5%	6.2%
Age 25 - 34	14.3%	13.8%	12.7%
Age 35 - 44	15.2%	14.4%	14.4%
Age 45 - 54	15.5%	15.4%	14.3%
Age 55 - 64	13.2%	12.6%	12.1%
Age 65 - 74	7.6%	7.2%	7.2%
Age 75 - 84	3.5%	3.5%	3.7%
Age 85 +	0.9%	1.1%	1.2%
Median Age	38.7	37.9	37.0

**Housing Units Trend**

Total Housing Units	9,712	22,905	65,769
Owner Occupied Housing Units	56.1%	54.1%	52.3%
Renter Occupied Housing Units	35.0%	37.4%	39.1%
Vacant Housing Units	8.9%	8.5%	8.7%

**Race and Ethnicity**

American Indian, Eskimo, Aleut	0.2%	0.2%	0.3%
Asian	1.6%	1.5%	1.4%
Black	10.7%	14.1%	29.4%
Hawaiian/Pacific Islander	1.3%	1.8%	1.2%
White	83.7%	77.2%	61.8%
Other	1.6%	3.9%	3.9%
Multi-Race	0.9%	1.2%	1.9%

Hispanic Ethnicity	7.8%	11.9%	11.3%
Not of Hispanic Ethnicity	92.2%	88.1%	88.7%

**Marital Status:**

Age 15 + Population	17,464	42,130	123,638
Divorced	9.8%	10.2%	10.4%
Never Married	19.2%	21.3%	25.5%
Now Married	60.4%	55.4%	49.6%
Separated	5.7%	7.6%	8.6%
Widowed	5.1%	5.7%	6.1%

**Educational Attainment:**

Total Population Age 25+	15,290	36,021	102,991
Grade K - 9	1.1%	1.6%	2.5%
Grade 9 - 12	4.1%	5.5%	6.9%
High School Graduate	30.5%	31.4%	31.8%
Associates Degree	16.4%	15.5%	12.0%
Bachelor's Degree	15.0%	14.0%	16.4%
Graduate Degree	9.6%	9.2%	9.2%
Some College, No Degree	23.3%	22.9%	21.2%

**Household Income:**

Income \$ 0 - \$9,999	4.5%	5.7%	9.4%
Income \$ 10,000 - \$14,999	3.5%	4.1%	4.7%
Income \$ 15,000 - \$24,999	7.1%	9.4%	10.1%
Income \$ 25,000 - \$34,999	9.5%	10.8%	11.0%
Income \$ 35,000 - \$49,999	14.3%	15.6%	14.6%
Income \$ 50,000 - \$74,999	20.1%	20.5%	19.2%
Income \$ 75,000 - \$99,999	17.8%	14.4%	12.7%
Income \$100,000 - \$124,999	10.9%	8.9%	8.1%
Income \$125,000 - \$149,999	6.0%	4.8%	4.3%
Income \$150,000 +	6.4%	5.9%	6.0%

Average Household Income	\$65,887	\$61,046	\$58,736
Median Household Income	\$63,709	\$54,613	\$50,170
Per Capita Income	\$26,821	\$24,740	\$23,161

**Vehicles Available**

0 Vehicles Available	2.4%	2.9%	5.1%
1 Vehicle Available	28.2%	30.8%	31.7%
2+ Vehicles Available	69.4%	66.3%	63.2%
Average Vehicles Per Household	2.30	2.20	2.10
Total Vehicles Available	18,929	43,314	121,315

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3 Miles:                      5 Miles:                      8 Miles:

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# For Leasing Information Please Call



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