

Offering Memorandum

3910 Tinsley Dr

HIGH POINT, NC 27265

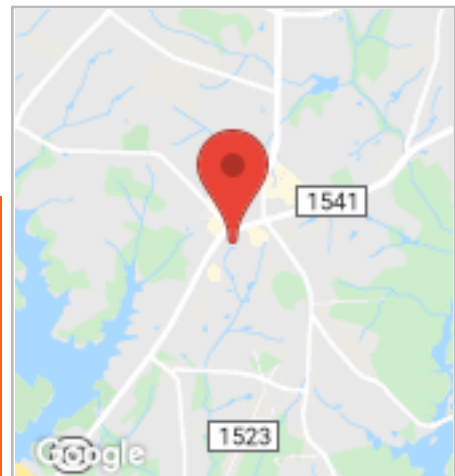
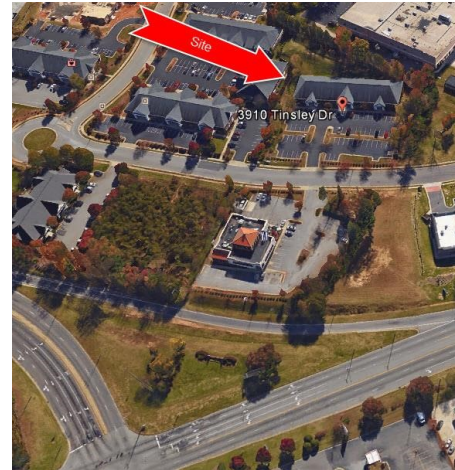
Sale Price: \$1,199,000

Property Highlights

- Outstanding Investment Opportunity
- Intersection of Wendover and Eastchester
- 12,000 SF Class A Business Facility
- 3240 SF space currently leased PDC
- 5400 SF space currently leased Burn Bootcamp
- 3360 SF occupied by owner or potential tenant



1912 Eastchester Dr Ste. 200
High Point, NC 27265
www.lindsayrealestateholdings.com





Lindsay Commercial Properties | High Point, NC

Why Choose Lindsay Commercial Properties?

...Because of our Team of Professionals and our Values.

Lindsay Commercial Properties was founded and built with a vision to BE the BEST for our clients through dedication to Excellence, and the integrity to DO the Best for our clients, through our Experience and Innovation.

Mark Lindsay, CCIM: Founder & President and 2019 President-Elect / 2020 President of the High Point Association of Realtors.

Mark leads our firm as President and founder. With more than 13 years of experience in commercial real estate, he works with industrial, warehouse, manufacturing and shopping center properties, as well as site selections, 1031 tax-free exchanges and investment properties. Mark is a member of the National, North Carolina and High Point Associations of Realtors; 2014 Past President of HPRAR Board, Past President and Treasurer of the HP Realtors Commercial Alliance (HPRCA), Past Board of Governors member for NC RCA; Past President and current Director for Board of Directors of the High Point Association of Realtors, Member of the Community Services & Property Management Committees of HPRAR and NCAR Property Management Division; RLI (Realtors Land Institute) working toward an ALC (Accredited Land Consultant) designation; CCIM (Certified Commercial Investor Member); as well as the Triad CIE (commercial information exchange) member.

Mark is a Veteran of the Gulf War, an Ironman athlete, marathoner, licensed avid Sky Diver and Scuba Diver. He is also a graduate of Clemson University with a BS degree in Electrical Engineering and holds NC Licenses for Commercial Contracting and Insurance.

As the founder, Mark strives to build and maintain relationships with clients, customers, and peers in the Real Estate field.

PROPERTY DESCRIPTION

3910 Tinsley Dr
3910 Tinsley Dr | High Point, NC 27265

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Evaluation:

Lindsay Commercial Properties is excited to present this investment opportunity located in N High Point at the intersection of Wendover and Eastchester Dr.

The property is currently 100% leased with the owner occupying 3360 +/- SF and would consider leasing back their space if new owner did not want to occupy.

NOTE:

The parking lot is not included in the sale of the property as this is part of a larger development.

Using actual value for taxes, insurance, association fees etc. as shown in the attached APOD the sale price of \$1,199,000 represents a 7.59% cap rate at the busiest intersection in High Point with quick access to Greensboro and surrounding Triad areas.

PROPERTY PHOTOS

3910 Tinsley Dr
3910 Tinsley Dr | High Point, NC 27265

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PROPERTY PHOTOS

3910 Tinsley Dr
3910 Tinsley Dr | High Point, NC 27265

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INVESTMENT DETAILS

3910 Tinsley Dr
3910 Tinsley Dr | High Point, NC 27265

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Analysis

Analysis Date	April 2021
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Property

Property Type	Office
Property	3910 Tinsley Dr
Address	3910 Tinsley Dr
City, State	High Point, NC 27265
Year Built	2003

Purchase Information

Purchase Price	\$1,199,000
Tenants	3
Total Rentable SF	12,000
Lot Size	0.270 acres
Resale Expenses	6.00%

Income & Expense

Gross Operating Income	\$130,800
Monthly GOI	\$10,900
Total Annual Expenses	(\$39,753)
Monthly Expenses	(\$3,313)

Financial Information

Initial Equity	\$239,800
LT Capital Gain	15.00%
Federal Tax Rate	34.00%

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$959,200	20 years	20 years	4.50%	\$6,068	

INVESTMENT RETURN ANALYSIS

3910 Tinsley Dr
3910 Tinsley Dr | High Point, NC 27265

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Description Year Ending	Year 1 03/2022	Year 2 03/2023	Year 3 03/2024	Year 4 03/2025	Year 5 03/2026
Cash Flow - To Date	\$9,663	\$19,198	\$28,238	\$36,762	\$44,744
Net Resale Proceeds	\$198,136	\$229,803	\$262,916	\$291,476	\$321,628
Invested Capital	(\$239,800)	(\$239,800)	(\$239,800)	(\$239,800)	(\$239,800)
Net Return on Investment	(\$32,001)	\$9,201	\$51,354	\$88,438	\$126,572
Before Tax Calculations					
PV (NOI + reversion)	\$1,138,418	\$1,149,033	\$1,158,954	\$1,168,225	\$1,176,890
After Tax Calculations					
IRR	N/A	1.94%	6.93%	8.59%	9.42%
Modified IRR	-13.35%	2.04%	6.93%	8.51%	9.26%
NPV	(\$45,596)	(\$21,723)	(\$444)	\$13,807	\$26,449

Description Year Ending	Year 6 03/2027	Year 7 03/2028	Year 8 03/2029	Year 9 03/2030	Year 10 03/2031
Cash Flow - To Date	\$52,160	\$58,984	\$65,189	\$70,746	\$75,626
Net Resale Proceeds	\$353,445	\$387,003	\$422,382	\$459,665	\$498,941
Invested Capital	(\$239,800)	(\$239,800)	(\$239,800)	(\$239,800)	(\$239,800)
Net Return on Investment	\$165,805	\$206,187	\$247,771	\$290,612	\$334,767
Before Tax Calculations					
PV (NOI + reversion)	\$1,184,988	\$1,192,556	\$1,199,630	\$1,206,240	\$1,212,418
After Tax Calculations					
IRR	9.84%	10.05%	10.13%	10.13%	10.08%
Modified IRR	9.63%	9.79%	9.83%	9.81%	9.74%
NPV	\$37,589	\$47,329	\$55,765	\$62,985	\$69,075

INVESTMENT RETURN ANALYSIS

3910 Tinsley Dr
3910 Tinsley Dr | High Point, NC 27265

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Description Year Ending	Year 11 03/2032	Year 12 03/2033	Year 13 03/2034	Year 14 03/2035	Year 15 03/2036
Cash Flow - To Date	\$79,798	\$83,228	\$85,884	\$87,729	\$88,725
Net Resale Proceeds	\$540,301	\$583,840	\$629,658	\$677,861	\$728,558
Invested Capital	(\$239,800)	(\$239,800)	(\$239,800)	(\$239,800)	(\$239,800)
Net Return on Investment	\$380,299	\$427,268	\$475,742	\$525,790	\$577,484
Before Tax Calculations					
PV (NOI + reversion)	\$1,218,192	\$1,223,588	\$1,228,631	\$1,233,344	\$1,237,749
After Tax Calculations					
IRR	10.00%	9.90%	9.79%	9.67%	9.54%
Modified IRR	9.65%	9.55%	9.43%	9.31%	9.19%
NPV	\$74,113	\$78,175	\$81,331	\$83,647	\$85,185

Description Year Ending	Year 16 03/2037	Year 17 03/2038	Year 18 03/2039	Year 19 03/2040	Year 20 03/2041
Cash Flow - To Date	\$88,835	\$88,018	\$86,230	\$83,427	\$79,218
Net Resale Proceeds	\$781,864	\$837,897	\$896,784	\$958,656	\$1,023,904
Invested Capital	(\$239,800)	(\$239,800)	(\$239,800)	(\$239,800)	(\$239,800)
Net Return on Investment	\$630,899	\$686,115	\$743,214	\$802,283	\$863,322
Before Tax Calculations					
PV (NOI + reversion)	\$1,241,866	\$1,245,713	\$1,249,309	\$1,252,669	\$1,255,810
After Tax Calculations					
IRR	9.42%	9.29%	9.16%	9.03%	8.90%
Modified IRR	9.07%	8.95%	8.83%	8.71%	8.59%
NPV	\$86,004	\$86,157	\$85,698	\$84,673	\$83,105

SUMMARY LEASE ANALYSIS

3910 Tinsley Dr
3910 Tinsley Dr | High Point, NC 27265

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Description Year Ending	Year 1 03/2022	Year 2 03/2023	Year 3 03/2024	Year 4 03/2025	Year 5 03/2026
Potential Lease Revenue					
Base Rental Income	\$130,800	\$130,800	\$130,800	\$130,800	\$130,800
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
Potential Lease Costs					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Lease Commissions	\$0	\$0	\$0	\$0	\$0
Net Lease Cash Flow	\$130,800	\$130,800	\$130,800	\$130,800	\$130,800
Additional Information					
SF Expires	12,000	12,000	12,000	12,000	12,000
Dollars Expires	\$130,800	\$130,800	\$130,800	\$130,800	\$130,800

Description Year Ending	Year 6 03/2027	Year 7 03/2028	Year 8 03/2029	Year 9 03/2030	Year 10 03/2031
Potential Lease Revenue					
Base Rental Income	\$130,800	\$130,800	\$130,800	\$130,800	\$130,800
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
Potential Lease Costs					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Lease Commissions	\$0	\$0	\$0	\$0	\$0
Net Lease Cash Flow	\$130,800	\$130,800	\$130,800	\$130,800	\$130,800
Additional Information					
SF Expires	12,000	12,000	12,000	12,000	12,000
Dollars Expires	\$130,800	\$130,800	\$130,800	\$130,800	\$130,800

SUMMARY LEASE ANALYSIS

3910 Tinsley Dr
3910 Tinsley Dr | High Point, NC 27265

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Description Year Ending	Year 11 03/2032	Year 12 03/2033	Year 13 03/2034	Year 14 03/2035	Year 15 03/2036
Potential Lease Revenue					
Base Rental Income	\$130,800	\$130,800	\$130,800	\$130,800	\$130,800
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
Potential Lease Costs					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Lease Commissions	\$0	\$0	\$0	\$0	\$0
Net Lease Cash Flow	\$130,800	\$130,800	\$130,800	\$130,800	\$130,800
Additional Information					
SF Expires	12,000	12,000	12,000	12,000	12,000
Dollars Expires	\$130,800	\$130,800	\$130,800	\$130,800	\$130,800
Description Year Ending	Year 16 03/2037	Year 17 03/2038	Year 18 03/2039	Year 19 03/2040	Year 20 03/2041
Potential Lease Revenue					
Base Rental Income	\$130,800	\$130,800	\$130,800	\$130,800	\$130,800
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
Potential Lease Costs					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Lease Commissions	\$0	\$0	\$0	\$0	\$0
Net Lease Cash Flow	\$130,800	\$130,800	\$130,800	\$130,800	\$130,800
Additional Information					
SF Expires	12,000	12,000	12,000	12,000	12,000
Dollars Expires	\$130,800	\$130,800	\$130,800	\$130,800	\$130,800

EXECUTIVE SUMMARY

3910 Tinsley Dr
3910 Tinsley Dr | High Point, NC 27265

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Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,199,000
Investment - Cash	\$239,800
First Loan (Fixed)	\$959,200

Investment Information

Purchase Price	\$1,199,000
Price per SF	\$99.92

Income, Expenses & Cash Flow

Gross Scheduled Income	\$130,800
Total Vacancy and Credits	\$0
Operating Expenses	(\$39,753)
Net Operating Income	\$91,047
Debt Service	(\$72,820)
Cash Flow Before Taxes	\$18,227
After Tax Results	
Total Interest (Debt Service)	(\$42,545)
Depreciation and Amortization	(\$23,314)
Taxable Income (Loss)	\$25,188
Tax Savings (Costs)	(\$8,564)
Cash Flow After Taxes	\$9,663

Financial Indicators

Cash-on-Cash Return Before Taxes	7.60%
Debt Coverage Ratio	1.25
Capitalization Rate	7.59%
Gross Income / Square Feet	\$10.90
Gross Expenses / Square Feet	(\$3.31)
Operating Expense Ratio	30.39%

INTERNAL RATE OF RETURN ANALYSIS

3910 Tinsley Dr
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Before Tax IRR		Cash Flows		After Tax IRR		Cash Flows	
Initial Investment		(\$239,800)		Initial Investment		(\$239,800)	
03/2022		\$18,227		03/2022		\$9,663	
03/2023		\$18,227		03/2023		\$9,535	
03/2024		\$18,227		03/2024		\$9,041	
03/2025		\$18,227		03/2025		\$8,523	
03/2026		\$18,227		03/2026		\$7,982	
03/2027		\$18,227		03/2027		\$7,416	
03/2028		\$18,227		03/2028		\$6,824	
03/2029		\$18,227		03/2029		\$6,205	
03/2030		\$18,227		03/2030		\$5,557	
03/2031		\$18,227		03/2031		\$4,880	
03/2032		\$18,227		03/2032		\$4,172	
03/2033		\$18,227		03/2033		\$3,431	
03/2034		\$18,227		03/2034		\$2,655	
03/2035		\$18,227		03/2035		\$1,845	
03/2036		\$18,227		03/2036		\$997	
03/2037		\$18,227		03/2037		\$110	
03/2038		\$18,227		03/2038		(\$818)	
03/2039		\$18,227		03/2039		(\$1,788)	
03/2040		\$18,227		03/2040		(\$2,803)	
03/2041*		\$1,145,287		03/2041*		\$1,019,694	
IRR = 12.47%			* (\$18,227 + \$1,127,060)	IRR = 8.9%			* ((\$4,209) + \$1,023,904)

PRO FORMA SUMMARY

3910 Tinsley Dr
3910 Tinsley Dr | High Point, NC 27265

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Income

Description	Actual	Per SF	Market	Per SF
Gross Potential Rent	\$130,800	\$10.90	\$103,440	\$8.62
- Less: Vacancy	\$0	\$0.00	\$0	\$0.00
Effective Gross Income	\$130,800	\$10.90	\$103,440	\$8.62

Operating Expenses

Description	Actual	Per SF	Market	Per SF
Building Insurance	\$2,564	\$0.21	\$2,564	\$0.21
Misc	\$17,037	\$1.42	\$17,037	\$1.42
Taxes - Real Estate	\$17,332	\$1.44	\$17,332	\$1.44
Utilities	\$0	\$0.00	\$12,000	\$1.00
Utility - Other	\$2,820	\$0.24	\$2,820	\$0.24
Total Expenses	(\$39,753)	(\$3.31)	(\$51,753)	(\$4.31)
Net Operating Income	\$91,047	\$7.59	\$51,687	\$4.31

PRO FORMA SUMMARY

3910 Tinsley Dr
3910 Tinsley Dr | High Point, NC 27265

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Investment Summary

Price	\$1,199,000
Year Built	2003
Tenants	3
RSF	12,000
Price/RSF	\$99.92
Lot Size	0.27 acres
Floors	1
APN	0196627
Cap Rate	7.59%
Market Cap Rate	4.31%

Financing Summary

Loan 1 (Fixed)	\$959,200
Initial Equity	\$239,800
Interest Rate	4.5%
Term	20 years
Monthly Payment	\$6,068
DCR	1.25

Tenant Annual Scheduled Income

Tenant	Actual	Market
PDC	\$30,000	\$30,000
NAHFA	\$36,000	\$36,000
BBC	\$64,800	\$37,440
Totals	\$130,800	\$103,440

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$130,800	\$103,440
- Less: Vacancy	\$0	\$0
Effective Gross Income	\$130,800	\$103,440
- Less: Expenses	(\$39,753)	(\$51,753)
Net Operating Income	\$91,047	\$51,687
- Debt Service	(\$72,820)	(\$72,820)
Net Cash Flow after Debt Service	\$18,227	(\$21,133)
+ Principal Reduction	\$30,276	\$30,276
Total Return	\$48,503	\$9,143

Annualized Expenses

Description	Actual	Market
Building Insurance	\$2,564	\$2,564
Misc	\$17,037	\$17,037
Taxes - Real Estate	\$17,332	\$17,332
Utilities	\$0	\$12,000
Utility - Other	\$2,820	\$2,820
Total Expenses	\$39,753	\$51,753
Expenses Per RSF	\$3.31	\$4.31

Property Name 3910 Tinsley Dr
 Location High Point
 Type of Property office
 Size of Property 8,640 (Sq. Ft./Units)

Purpose of analysis _____

Assessed/Appraised Values

Land	250,100	21%
Improvements	934,700	79%
Personal Property	0	0%
Total	1,184,800	100%

Adjusted Basis as of 16-Apr-21

Annual Property Operating Data

Purchase Price _____
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages _____
 Equals Initial Investment _____

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st			12			
2nd			12			

ALL FIGURES ARE ANNUAL		\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1	POTENTIAL RENTAL INCOME	10		86,400	approx actual income if leased back
2	Less: Vacancy & Cr. Losses		of PRI)		current leased spaces - not including owner
3	EFFECTIVE RENTAL INCOME			86,400	
4	Plus: Other Income (collectable)				
5	GROSS OPERATING INCOME			86,400	
OPERATING EXPENSES:					
7	Real Estate Taxes		16,270		Based on 2020
8	Personal Property Taxes				
9	Property Insurance		2,564		
10	Off Site Management				
11	Payroll				
12	Expenses/Benefits				
13	Taxes/Worker's Compensation				
14	Repairs and Maintenance				
	Utilities:				
15					
16					
17					
18					
19	Accounting and Legal				
20	Licenses/Permits				
21	Advertising				
22	Supplies				
23	Miscellaneous Contract Services:				
24	Assoc Fees		17,037		
25					
26					
27					
28					
29	TOTAL OPERATING EXPENSES			35,871	
30	NET OPERATING INCOME			50,529	
31	Less: Annual Debt Service				
32	Less: Participation Payments				
33	Less: Leasing Commissions				
34	Less: Funded Reserves				
35	CASH FLOW BEFORE TAXES			\$50,529	

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The statements and figures herein, while not guaranteed, are secured
from sources we believe authoritative.

Prepared for: **Mark Schumacher, CEO**

Prepared by: **Mark Lindsay, CCIM**

Cash Flow Analysis Worksheet

Property Name 3910 Tinsley Dr
 Prepared For Mark Schumacher, CEO
 Prepared By Mark Lindsay, CCIM
 Date Prepared 16-Apr-21

Purchase Price _____
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages _____
 Equals Initial Investment _____

Mortgage Data			Cost Recovery Data		
	1st Mortgage	2nd Mortgage		Improvements	Personal Property
Amount			Value		
Interest Rate			C. R. Method	SL	
Amortization Period			Useful Life	39	
Loan Term			In Service Date	1-Jan-02	
Payments/Year	12	12	Date of Sale	December-06	
Periodic Payment	-	-	Recapture		
Annual Debt Service	-	-	Investment Tax		
Loan Fees/Costs			Credit (\$\$ or %)		

Taxable Income

End of Year : 1 2 3 4 5

1 Potential Rental Income	86,400	88,992	91,662	94,412	97,244
2 -Vacancy & Credit Losses					
3 =Effective Rental Income	86,400	88,992	91,662	94,412	97,244
4 +Other Income (collectable)					
5 =Gross Operating Income	86,400	88,992	91,662	94,412	97,244
6 -Operating Expenses	35,871	36,948	38,056	39,198	40,374
7 =NET OPERATING INCOME	50,529	52,044	53,606	55,214	56,870
8 -Interest - 1st Mortgage					
9 -Interest - 2nd Mortgage					
10 -Participation Payments					
11 -Cost Recovery - Improvements					
12 -Cost Recovery - Personal Property					
13 -Amortization of Loan Fees/Costs					
14 -Leasing Commissions					
15 =Real Estate Taxable Income	50,529	52,044	53,606	55,214	56,870
16 Tax Liability (Savings) at 36.0%	18,190	18,736	19,298	19,877	20,473

Cash Flow

17 NET OPERATING INCOME (Line 7)	50,529	52,044	53,606	55,214	56,870
18 -Annual Debt Service					
19 -Participation Payments					
20 -Leasing Commissions					
21 -Funded Reserves					
22 =CASH FLOW BEFORE TAXES	50,529	52,044	53,606	55,214	56,870
23 -Tax Liability (Savings) (Line 16)	18,190	18,736	19,298	19,877	20,473
24 =CASH FLOW AFTER TAXES	\$32,338	\$33,308	\$34,308	\$35,337	\$36,397

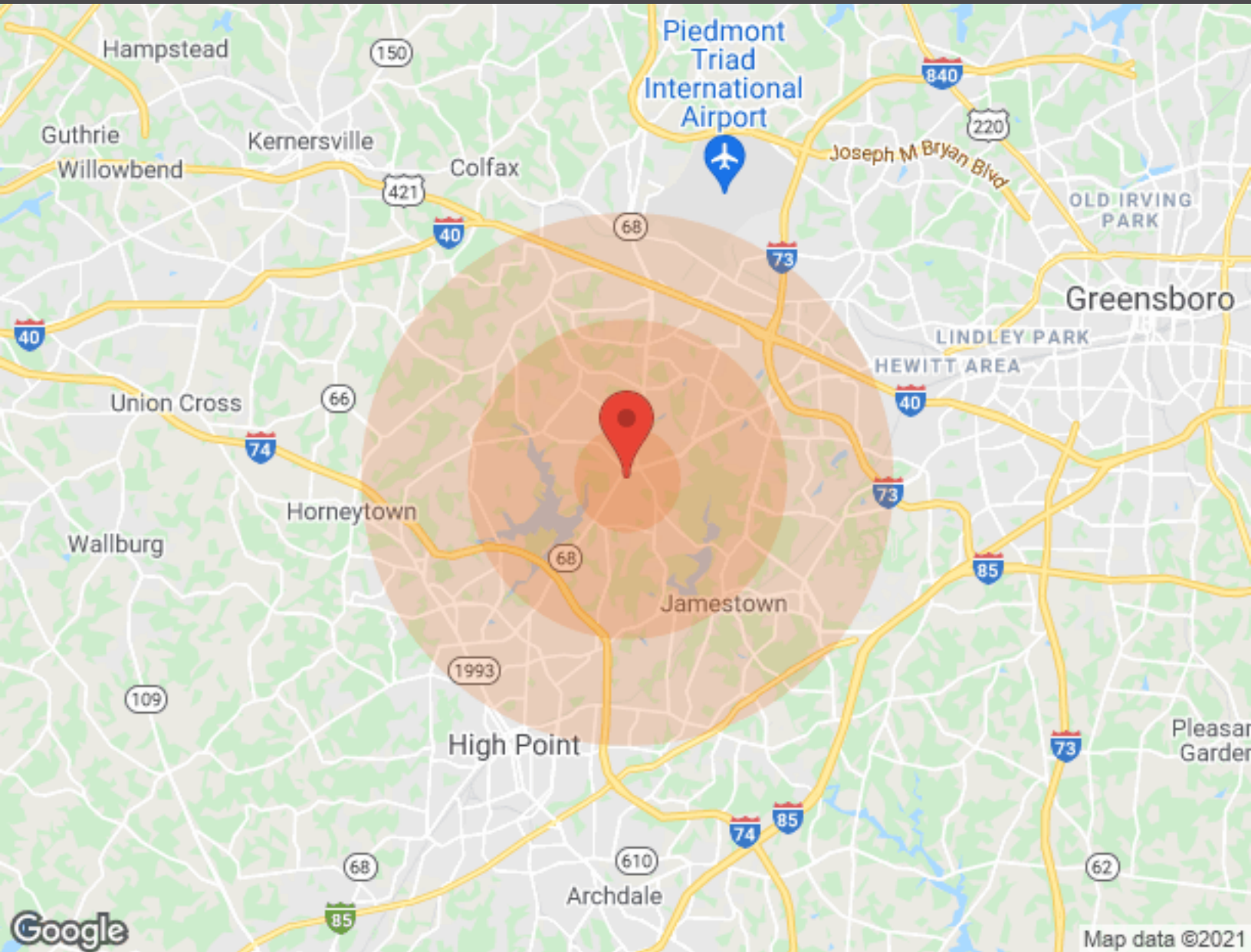
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DEMOGRAPHICS

3910 Tinsley Dr
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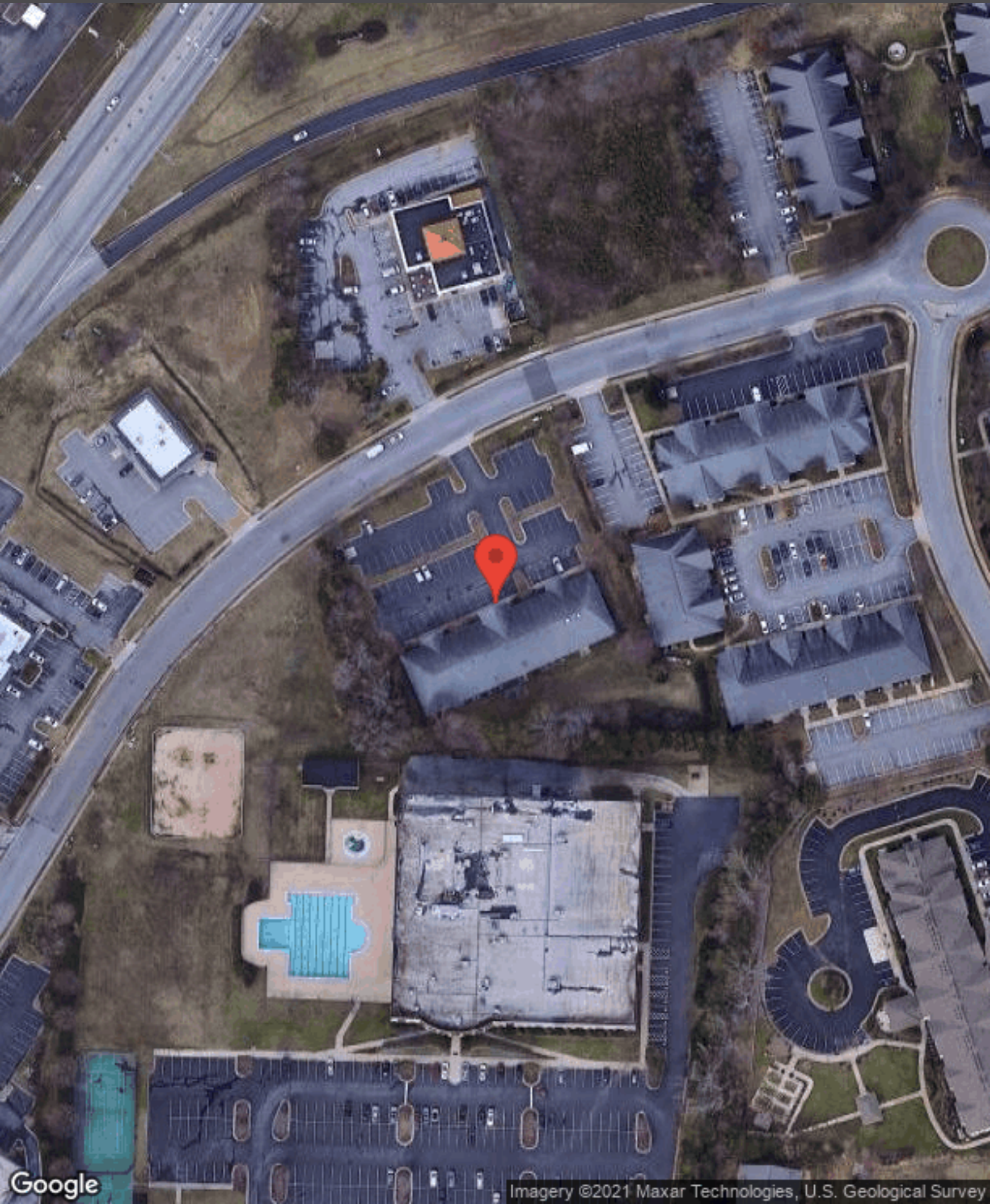
Population	1 Mile	3 Miles	5 Miles
Male	984	20,015	56,129
Female	861	21,587	59,796
Total Population	1,845	41,602	115,925
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	248	7,731	21,749
Ages 15-24	270	5,699	15,281
Ages 55-64	331	5,681	14,274
Ages 65+	370	7,439	18,532
Race	1 Mile	3 Miles	5 Miles
White	1,513	29,042	68,335
Black	207	8,215	36,218
Am In/AK Nat	N/A	21	82
Hawaiian	N/A	N/A	N/A
Hispanic	32	2,047	8,106
Multi-Racial	44	2,708	11,296

Income	1 Mile	3 Miles	5 Miles
Median	\$105,380	\$80,937	\$48,294
< \$15,000	N/A	956	5,739
\$15,000-\$24,999	N/A	1,137	5,063
\$25,000-\$34,999	23	1,118	5,424
\$35,000-\$49,999	85	2,205	7,222
\$50,000-\$74,999	107	3,660	9,554
\$75,000-\$99,999	171	2,680	5,890
\$10,000-\$149,999	199	3,015	5,584
\$150,000-\$199,999	102	1,365	1,941
> \$200,000	57	682	1,171
Housing	1 Mile	3 Miles	5 Miles
Total Units	980	18,878	54,908
Occupied	829	17,315	49,188
Owner Occupied	631	12,630	29,760
Renter Occupied	198	4,685	19,428
Vacant	151	1,563	5,720

AERIAL MAP

3910 Tinsley Dr
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LOCATION MAP

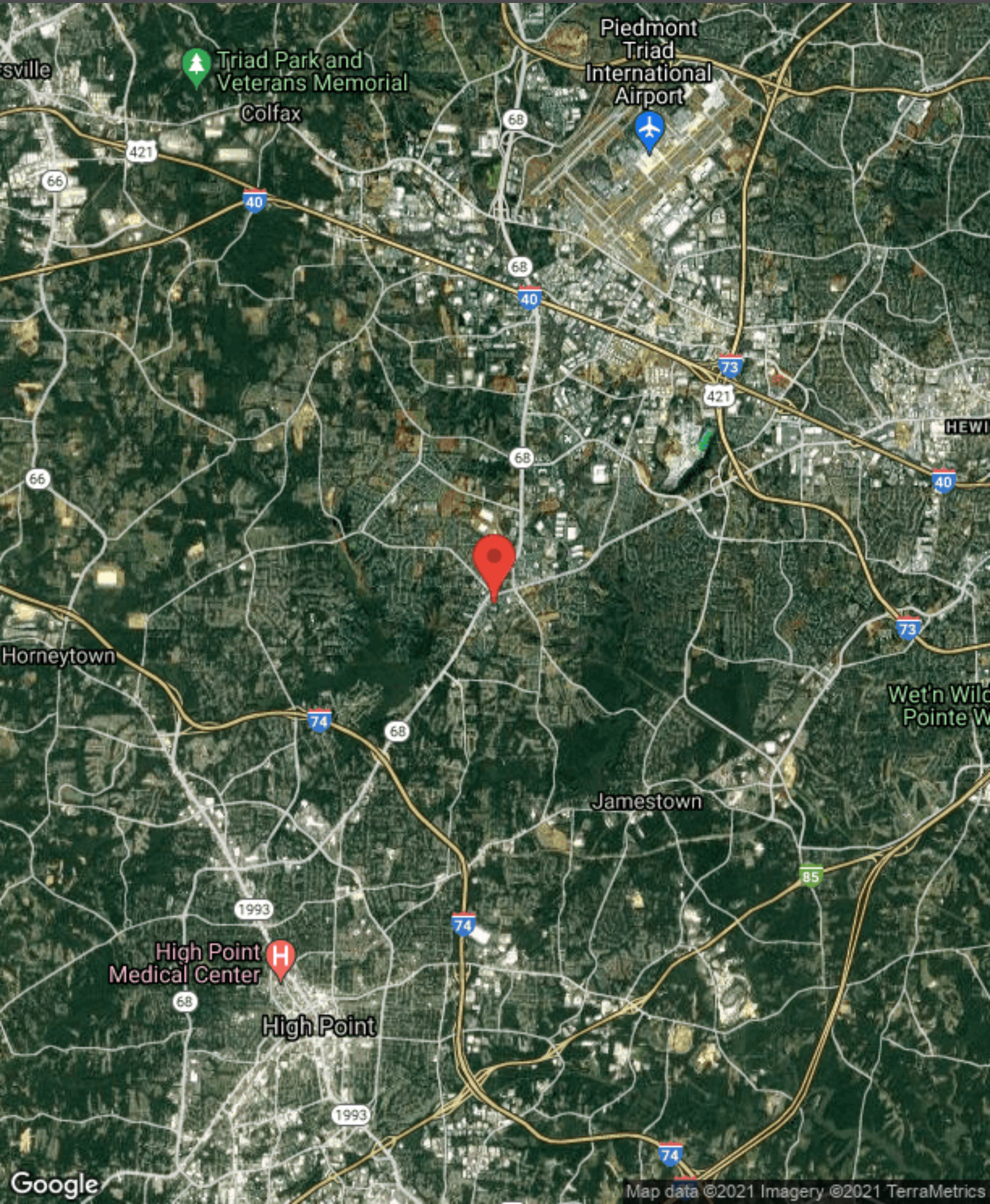
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3910 Tinsley Dr | High Point, NC 27265

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REGIONAL MAP

3910 Tinsley Dr
3910 Tinsley Dr | High Point, NC 27265



HIGHWAY BUSINESS (HB) DISTRICT

Purpose and Intent:

The HB, Highway Business District is primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks.

Additional Requirements:

All permitted uses within the Wholesale Trade category shall have a maximum of ten thousand (10,000) square feet of gross area intended for wholesale trade permitted per establishment.

Permitted Uses:

AGRICULTURAL USES

Agricultural Production (crops)
Animal Services (other) *D*
Forestry
Horticultural Specialties

RESIDENTIAL USES

Shelters for the Homeless *D [AOD]*
Shelters, Temporary *D [AOD]*

ACCESSORY USES AND STRUCTURES (See Section 9-4-13 for additional requirements for accessory structures)

Accessory Uses and Structures (customary)
Bulky Item Outdoor Display *D*
Caretaker Dwellings *D [AOD]*
Communication Towers (exceeding height limits of zoning district) *S*
Communication Towers (not exceeding height limits of zoning district) *D*
Disabled Motor Vehicles *D*
Satellite Dishes/TV and Radio Antennae (Accessory) *D*
Swimming Pools *D*

RECREATIONAL USES

Amusement or Water Parks, Fairgrounds *D [AOD]*
Athletic Fields
Batting Cages *D*
Billiard Parlors
Bingo Games
Bowling Centers
Car Tracks (Raceways), Indoor Miniature
Clubs or Lodges
Coin Operated Amusements
Country Clubs with Golf Courses *D*
Dance Schools
Fortune Tellers, Astrologers
Go-cart Raceways
Golf Courses, Miniature

Continued - Recreational Uses

Golf Courses *D*
Golf Driving Ranges *D*
Martial Arts Instructional Schools
Physical Fitness Centers
Public Parks *D*
Public Recreation Facilities *D*
Shooting Ranges, Indoor *D*
Skating Rinks
Sports Instructional Schools
Sports & Recreation Clubs, Indoor
Video Sweepstakes Establishments

EDUCATIONAL AND INSTITUTIONAL USES

Ambulance Services
Auditoriums, Coliseums, Theaters or Stadiums
(capacity < 100 people) *[AOD]*
Auditoriums, Coliseums, Theaters or Stadiums
(capacity > 100 people) *S [AOD]*
Cemeteries/Mausoleums *D*
Churches *[AOD]*
Day Care Centers, Adult (29 or less) *D [AOD]*
Day Care Centers, Adult (30 or more) *D [AOD]*
Day Care Centers, Child (29 or less) *D [AOD]*
Day Care Centers, Child (30 or more) *D [AOD]*
Fire Stations
Government Offices
Libraries *[AOD]*
Museums or Art Galleries *[AOD]*
Nursing and Convalescent Homes *[AOD]*
Police Stations, Neighborhood
Post Offices
Psychiatric Hospitals *[AOD]*
Retreat Centers *[AOD]*
School Administration Facilities
Specialty Hospitals *[AOD]*

BUSINESS, PROFESSIONAL, & PERSONAL SERVICES

Accounting, Auditing, or Bookkeeping
Administrative or Management Services
Advertising Agencies or Representatives
Advertising Services, Outdoor **D**
Automobile Rental or Leasing [WCA]
Automobile Repair Services, Major [WCA] **D**
Automobile Repair Services, Minor [WCA] **D**
Automobile Parking (commercial)
Automobile Towing and Storage Services [WCA] **D**
Banks, Savings & Loans, or Credit Unions
Barber Shops
Beauty Shops
Boat Repairs [WCA] **D**
Building Maintenance Services
Car Washes [WCA] **D**
Clothing Alterations or Repairs
Computer Maintenance and Repairs
Computer Rental & Leasing
Computer Services
Economic, Socio., or Educational Research
Employment Agencies, Personnel Agencies
Engineering, Architect, or Survey Services
Equipment Rental & Leasing(no outside stor.) [WCA]
Equipment Repairs, Light [WCA] **D**
Finance or Loan Offices
Funeral Homes or Crematoriums
Furniture Repair Shops [WCA] **D**
Hotels or Motels [AOD]
Insurance Agencies (no on-site claims insp.)
Insurance Agencies (carriers/on-site claims)
Kennels or Pet Grooming Services **D**
Laundromats, Coin-Operated
Laundry or Dry Cleaning Plants [WCA]
Laundry or Dry Cleaning Substations
Law Offices
Medical, Dental or Related Offices
Medical or Dental Laboratories
Medical Equipment Rental and Leasing
Motion Picture Productions
Motion Picture Theaters, Indoor [AOD]
Noncommercial Research Organizations
Office Uses Not Otherwise Classified
Pest or Termite Control Services [WCA]
Photocopying and Duplicating Services
Photofinishing Laboratories
Photography, Commercial
Photography Studios
Real Estate Offices
Recreational Vehicle Parks or Campsites **D**
Refrigerator or Large Appliance Repairs **D**
Rehabilitation or Counseling Services
Research, Development or Testing Services **S**
Shoe Repair or Shoeshine Shops

Continued - Business, Professional & Personal Services Uses

Stock, Security or Commodity Brokers
Tanning Salons
Taxidermists
Television, Radio, or Electronic Repairs
Theaters, Indoor [AOD]
Tourist Homes (Bed & Breakfast)
Travel Agencies
Truck Driving Schools [WCA]
Truck & Util. Trailer Rent. & Leasing, Light [WCA]
Veterinary Services (Other) **D**
Vocational, Business or Secretarial Schools
Watch or Jewelry Repair Shops
Wireless Communication Business

RETAIL TRADE

A B C Stores (liquor)
Antique Stores and Used Merchandise Stores **D**
Appliance Stores
Arts & Crafts
Auto Supply Sales
Bakeries
Bars **D**
Bars (capacity > 100 persons) **S**
Boat Sales
Book Stores
Building Supply Sales (no storage yard)
Building Supply Sales (with storage yard) **D**
Bulky Item Outdoor Display **D**
Camera Stores
Candy Stores
Caterers
Clothing, Shoe and Accessory Stores
Computer Sales
Convenience Stores (with gasoline pumps) [WCA]
Convenience Stores (without gasoline pumps)
Dairy Products Stores
Department, Variety or Gen Merchandise Stores
Dinner Theaters
Drug Stores
Fabric or Piece Goods Stores
Flea Markets (indoor) and Antique Malls (indoor) **D**
Floor Covering, Drapery or Upholstery
Florists
Food Stores
Furniture Sales
Garden Centers or Retail Nurseries
Gift or Card Shops
Hardware Stores
Hobby Shops
Home Furnishings, Miscellaneous
Jewelry Stores
Luggage or Leather Goods Stores
Manufactured Home Sales

Continued - Retail Trade Uses

Miscellaneous Retail Sales
Motor Vehicle Sales (new and used) **[WCA] D**
Motorcycle Sales **[WCA]**
Musical Instrument Sales
Newsstands
Office Machine Sales
Optical Goods Sales
Paint and Wallpaper Sales
Pawn Shop
Pet Stores
Record and Tape Stores
Recreational Vehicle Sales **[WCA]**
Restaurants (with drive-thru)
Restaurants (no drive-thru) and Banquet Hall
Restaurants (serving mixed alcoholic bev)
Service Stations, Gasoline **[WCA]**
Sporting Goods Stores
Stationery Stores
Television, Radio or Electronic Sales
Tire Sales **D**
Tobacco Stores
Truck Stops **[WCA] D**
Video Tape Rental and Sales

WHOLESALE TRADE

Apparel, Piece Goods and Notions
Books, Periodicals and Newspapers
Drugs and Sundries
Durable Goods, Other
Electrical Goods
Flowers, Nursery Stock & Florists Supplies **[WCA]**
Furniture and Home Furnishings
Groceries and Related Products
Hardware
Jewelry, Watches, Precious Stones & Metals
Paper and Paper Products
Professional & Comm. Equipment & Supplies
Sporting & Recreational Goods & Supplies
Tobacco and Tobacco Products
Toys and Hobby Goods and Supplies
Wallpaper and Paint Brushes

TRANSPORTATION, WAREHOUSING AND UTILITIES

Bus Terminals **[WCA]**
Communication or Broadcasting Facilities
Communication Towers (exceeding height limits of zoning district) **S**
Communication Towers (not exceeding height limits of zoning district) **D**
Courier Service Substations
Demolition Debris Landfills, Minor **[WCA] D**
Heliports **[WCA] S**
Taxi Terminals **[WCA]**
Utility Company Offices
Utility Lines and Related Appurtenances:

- Distribution Poles, Transmission Poles & Towers
- Other

Utility Service Facilities **D**
Warehouses (general storage/enclosed) and Distribution Centers **D**
Warehouses (self-storage) **D**

MANUFACTURING AND INDUSTRIAL USES

Contractors (no outside storage)
Ice
Printing and Publishing

OTHER USES

Automotive Parking (subj. to Sec. 9-5-6)
Bulky Item Outdoor Sales **D**
High Mast Outdoor Lighting > 50' in ht. **D**
Mixed Developments **D**
Temporary Construction, Storage or Offices; Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)
Storage Trailers (accessory use) **D**
Temporary Events, including but not limited to: (Refer to Section 9-3-3(f))

- Arts and Crafts Shows
- Carnivals and Fairs
- Christmas Tree Sales
- Concerts, Stage Shows
- Conventions, Trade Shows
- Outdoor Retail Sales
- Outdoor Religious Events

D	Must be developed according to the Development Standards in Section 9-5-1 and 9-5-2 of the Development Ordinance.
S	Special Use Permit Required <i>(NOTE: Uses requiring a Special Use Permit shall be required to meet Development Standards for that use listed in Sections 9-5-1 and 9-5-2 of the Development Ordinance)</i>
Z	Overlay Zoning Required.
WCA	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
R	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.
AOD	May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

HIGHWAY BUSINESS (HB) DISTRICT

DIMENSIONAL REQUIREMENTS:

<i>Minimum Lot Size</i>	20,000 square feet , (Lots of Record having less than minimum required area may be developed pursuant to Section 9-4-17(a) (Nonconforming Lots Record). Smaller lots are permitted for residential uses (refer to Tables 4-11-3 and 4-11-4)).
<i>Minimum Lot Width</i>	100 feet
<i>Minimum Street Frontage:</i>	100 feet
<i>Minimum Street Setback:</i>	
Local, Subcollector, & Collector	30 feet from the property line or 55 feet from the centerline of the street whichever is greater
Minor Thoroughfare	40 feet from the property line or 75 feet from the centerline of the street whichever is greater
Major Thoroughfare	50 feet from the property line or 95 feet from the centerline of the street whichever is greater
<i>Minimum Interior Setbacks:</i>	
Adj. to Non-Res. Zoning	10 feet
Adj. to Res. Zoning	25 feet
<i>Maximum Height:</i>	50/80 feet , (Maximum height without/with additional setbacks. Increase all setbacks by one (1) foot for every one (1) foot increase in height between fifty (50) and eighty (80) feet, but not for additional height beyond eighty (80) feet.)

Notes:

- *Setback from right- of- way line or property line/ street centerline, whichever is greater. Setbacks along private streets shall be the same as indicated from the property line along local streets for the zoning district. Setbacks may be reduced in accordance with Section 9-4-12(b), Prevailing Street Setback. The setback from an alley shall be the same as the minimum interior setback for the zoning district.*

The City of High Point zoning district fact sheet has been compiled by Department of Planning and Development staff as an informational aid for persons desiring a summary of zoning requirements relevant to a particular district. Although careful attention has been paid during its compilation, the Department makes no warranty regarding the accuracy or completeness of the information presented herein. Users should consult the official Development Ordinance or contact the Department of Planning and Development prior to taking any action that relies upon the information in this fact sheet.

APPLICATION FOR A CONDITIONAL USE PERMIT

CITY OF HIGH POINT, NORTH CAROLINA

April 27, 1999
(Date Adopted)

November 15, 2001
(Major Amendment)

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

The undersigned hereby respectfully request that the High Point City Council, pursuant to Title 9, Chapter 3 of the City Code, grant a Conditional Use Permit for the following use(s), subject to the following conditions:

I. **USES:**

- A. Within two hundred-fifty (250) feet of the W. W. Wendover Avenue right-of-way, any of those land uses allowed in the SC District shall be permitted, subject to the dimensional requirements of the Development Ordinance and subject to the specific conditions of this Permit, except the following land uses shall be prohibited:

1. Accessory Uses

- a. Caretaker Dwellings
- b. Communication Towers (exceeding height limits of zoning district)
- c. Communication Towers (not exceeding height limits of zoning district)
- d. Disabled Motor Vehicles
- e. Satellite Dishes/Communication Towers
- f. Swimming Pools

2. Recreational Uses:

- a. Athletic Fields
- b. Billiard parlors
- c. Bingo games
- d. Bowling centers
- e. Coin-operated amusements
- f. Dance schools
- g. Golf courses, miniature
- h. Martial arts instructional schools
- i. Physical fitness centers
- j. Skating Rinks
- k. Sports Instructional Schools
- l. Sports & recreation clubs, indoor

3. Educational & Institutional Uses:
 - a. Auditoriums, coliseums, or stadiums
 - b. Colleges or universities
4. Business, Professional & Personal Service Uses:
 - a. Automobile rental or leasing
 - b. Automobile Repair Services, Minor
 - c. Automobile Parking (commercial)
 - d. Car Washes
 - e. Hotels or Motels
 - f. Kennels or Pet Grooming Services
 - g. Laundromats, coin-operated
 - h. Laundry or Dry Cleaning Plants
 - i. Shoe repair or shoeshine shops
 - j. Television, radio or electronic repairs (principal use)
 - k. Theaters, indoors
 - l. Veterinary Services (other)
 - m. Watch or jewelry repair shops (principal uses)
5. Retail Trade Uses:
 - a. ABC Stores (liquor)
 - b. Bars
 - c. Bars (capacity>100 persons)
 - d. Building supply sales (no storage yard)
 - e. Building supply sales (with storage yard)
 - f. Convenience stores with gasoline pumps
 - g. Convenience stores without gasoline pumps
 - h. Garden Centers or Retail Nurseries
 - i. Restaurants (with drive-thru)
 - j. Services stations, gasoline
 - k. Tire sales
6. Transportation, Warehousing and Utilities
 - a. Communication or Broadcasting Facilities
 - b. Communication Towers (exceeding height limits of zoning district)
 - c. Communication Towers (not exceeding height limits of zoning district)
 - d. Courier Service Substation
 - e. Demolition Debris landfills, Minor
7. Other Uses:
 - a. High Mast Outdoor Lighting > 50 ft. in height
 - b. Mixed Developments
 - c. Storage trailers (accessory uses)
 - d. Outdoor retail sale or display or merchandise

- B. The following land uses shall be permitted throughout the remainder of the subject property:
1. Any land use allowed in the Shopping Center (SC) District shall be permitted on the remainder of the site, subject to the development and dimensional requirements of the Development Ordinance and the specific conditions listed in this Permit except the following prohibited uses:
 - a. Car wash, as a principal use (SIC 7542)
 - b. Laundromats, coin operated (SIC 7215)
 - c. Coin operated amusements or billiard parlors as a principal use (SIC 7993 or 7999)
 - d. Miniature golf courses
 - e. Outdoor sale or display of merchandise
 - f. Storage trailers as an accessory use
 - g. Automobile repair services
 2. The following land uses allowed in the Highway Business (HB) District shall be permitted, subject to the dimensional requirements of the Shopping Center (SC) District and the development standards of the HB District of the Development Ordinance:
 - a. Day care center for children or adults, unlimited number (SIC 8351 or 8322).
 - b. Equipment rental and leasing (no outdoor storage) (SIC 7350).
 - c. Funeral home or crematorium (SIC 7261).
 - d. Garden center or retail nursery (SIC 5261).

II. CONDITIONS:

- A. Parking: Parking shall not be permitted within the street setback along West Wendover Avenue. Access and circulation drives shall be permitted within the street setback, subject to the planting and street yard requirements.
- B. Outdoor Activities: No outdoor storage or outdoor display shall be permitted within two hundred-fifty (250) feet of the W. Wendover Avenue right-of-way line.
- C. Development Design: Within two hundred-fifty (250) feet of the W. Wendover Avenue frontage of the site, the following design requirements shall apply:
1. Drive-through/service windows and menu boards shall not be permitted, except for banks. Such facilities for banks shall be permitted only when they are located a minimum of one hundred-fifty (150) feet from the W. Wendover Avenue right-of-way.

2. Automobile bays shall not be permitted.
3. All lots with frontage on W. Wendover Avenue shall have a minimum lot area of 30,000 square feet and a minimum lot width of 120 feet.
4. All buildings shall be restricted to one story, shall not exceed thirty (30) feet in height, and shall use pitch roof forms. No accent roof or building lighting shall be permitted.
5. No signs shall be attached to a building roof or parapet. Neon signs shall not be permitted.
6. All freestanding exterior lighting shall be limited to thirty (30) feet in height and directed inward to minimize spill off the rezoning site.

D. Architecture and Design Guidelines:

1. The architecture and design guidelines developed for the rezoning site shall be in accordance with the requirements of the Eastchester Scenic Corridor Overlay District and shall be consistent with those established for the property immediately to the east, Rezoning Case 99-05, and to the south in the C.U. SC District, Rezoning Case 99-16.
2. Metal and vertical sided buildings shall be prohibited on the rezoning site.
3. All principal buildings located within 250 feet of the West Wendover Avenue right-of-way shall be designed to be architecturally compatible with the historic Deep River Friends Meeting building. All such buildings shall have compatible building materials, colors and roof design, which shall be specified in the required design guidelines to insure against incompatibility with the church building.

E. Landscaping:

1. West Wendover Avenue: A minimum 30-foot street yard shall be established along West Wendover Avenue planted at a Type C planting yard rate.
2. Within two hundred-fifty (250) feet of the West Wendover Avenue Road right-of-way, all parking lots between a principal building and West Wendover Avenue shall be designed so that any parking space is not more than 50 from a tree.

F. Pedestrian/Bicycle Access: A pedestrian/bicycle access plan shall be submitted for review and approval by the Technical Review Committee with, or prior to, the

approval of the approval of development plans for any portion of the property. The access plan shall provide for safe internal circulation between lots, as well as provide for connections to adjoining properties.

G. Transportation:

1. Right-of-Way: The property owner shall dedicate twenty-two (22) feet of right-of-way along W. Wendover Avenue, as measured from the existing edge of pavement, for future road improvements.
2. Access: The property shall have no access to West Wendover Avenue. In order to provide access to this property, the developer shall extend Tinsley Drive. This extension must end with a turnaround approved by the City of High Point and provide access to the east to align with the existing private access easement from the adjoining property. All access for this property shall be taken from the new portion of Tinsley Drive and any other public streets to be constructed by the developer. The Director of Transportation shall approve the exact location and design of any new access points. In addition, the Director of Transportation and the NCDOT shall approve all construction and improvements.

DESCRIPTION OF PROPERTY:

Being three (3) lots totaling approximately 13.06 acres, located on the south side of West Wendover Avenue and known as Guilford County Tax Parcel(s) 284-1-14 and 15, and 94-7005-1066-38.

An application has been duly filed requesting that the property involved in this application be rezoned from Conditional Use Shopping Center (CU SC) to the Conditional Use Highway Business (CU HB) District. It is understood and acknowledged that if the property is rezoned as requested and the Conditional Use Permit authorized, the property described in this request will be perpetually bound by the use(s) authorized and the conditions imposed, unless subsequently changed or amended as provided for a Title 9, Chapter 3, of the City Code.

The City Council may add additional conditions to make the necessary findings of fact required for approval of a Conditional Use Permit.

It is further understood and acknowledged that plans for any development to be made pursuant to any such Conditional Use Permit so authorized shall be submitted to the Technical Review Committee and/or other such approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

Keith Charles
CHK LLC
BY: Keith Charles, Partner

1451-A Trade Mart Blvd.
Winston-Salem, NC 27127
Address

North Carolina
(STATE)

Davidson
(COUNTY)

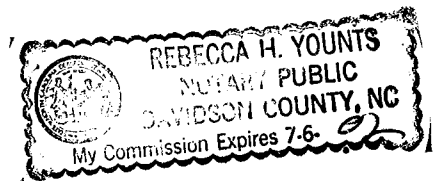
I, Rebecca H. Younts, a Notary Public for said County and State, do hereby
certify that Keith Charles personally came before me this day and acknowledged
that he is a Partner of CHK LLC and acknowledged, on behalf of the LLC, the due execution of
the foregoing instrument.

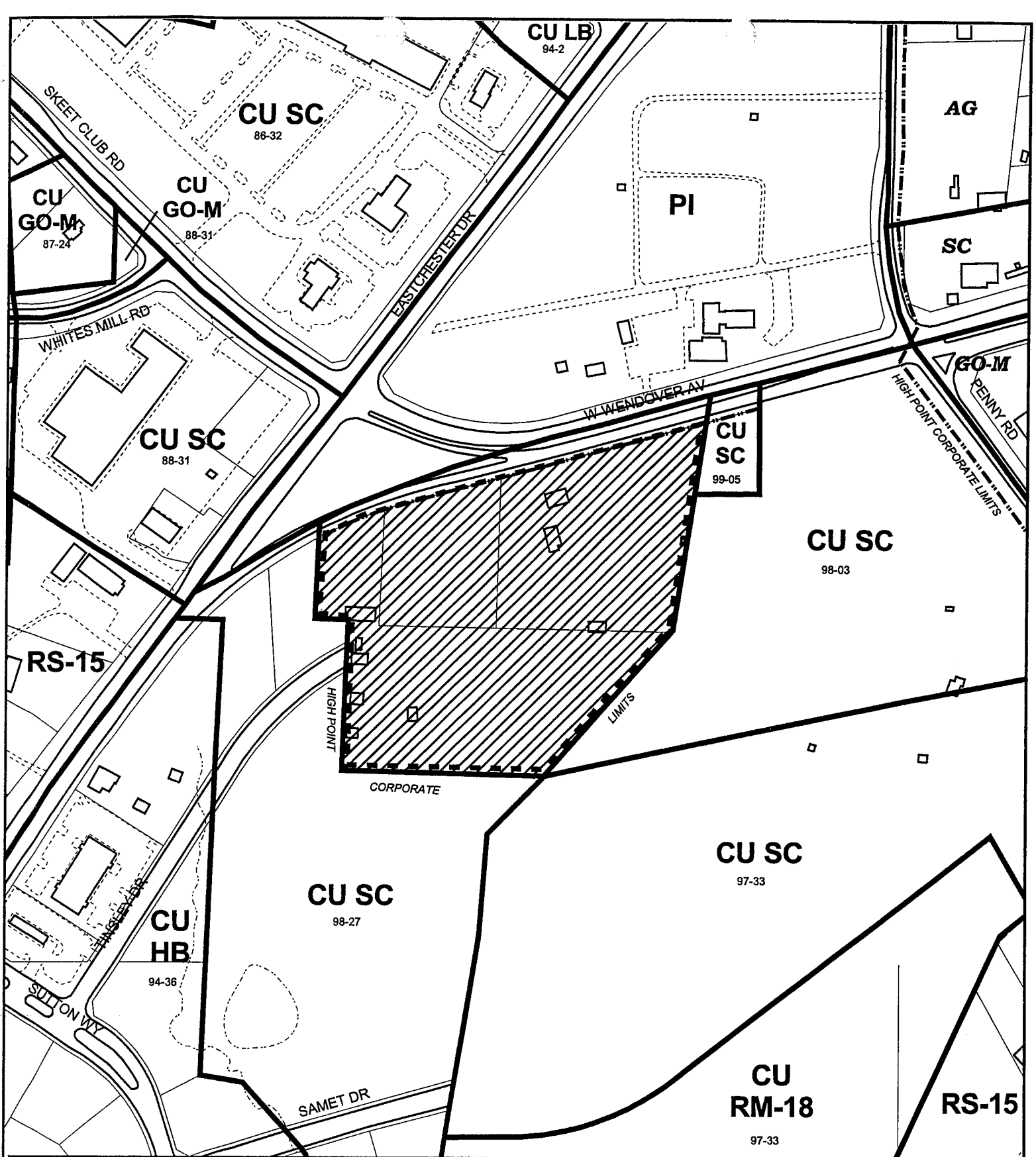
WITNESS my hand and official seal, this the 5th day of December, 2001.


(official seal)

Rebecca H. Younts
Notary Public

My commission expires: July 6, 2002





<p>REZONING CASE 99-11</p> <p>Request From: Conditional Use Shopping Center To: Conditional Use Highway Business</p> <p>Existing Zoning Boundary ————— Proposed Zoning Boundary - - - - -</p>	<p>Department of Planning and Development</p> <p>City of High Point</p> <p>Date: May 10, 1999</p>	<p>N</p>  <p>Scale: 1" = 300'</p> <p>i:/ba-pz/1999/pz/may.apr</p>
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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted The “City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on May 24, 1999 and before the City Council of the City of High Point on June 17, 1999 regarding Rezoning Case 99-11 a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on May 16, 1999, for the Planning and Zoning Commission public hearing and on June 4 and 9, 1999, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on June 17, 1999,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1. That the Official Zoning Map of the City of High Point, North Carolina, be amended to establish the following described area as: The Conditional Use Highway Business (CU HB) District. The property is on the south side of West Wendover Avenue approximately 500 feet west of Penny Road and is known as Guilford County Tax Parcels 284-1-14, 284-1-15, and 94-7005-1066-38.

SECTION 2. Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. This ordinance shall become effective upon the date of adoption.

Adopted by City Council,
This the 17th day of June, 1999.

Patricia Paris Simmons, City Clerk