

LAND FOR SALE

PRIME 3.36 AC COMMERCIAL LAND

11651 Main St, Archdale | High Point, NC 27263

ELENA STOYANOVA

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CITYPLAT
COMMERCIAL REAL ESTATE

Archdale United
Methodist
Church

nd Rd

ARCHDALE RD

DORSETT ST

ARCHDALE RD

ARCHDALE RD

PETTY ST

BAKER RD

BAKER RD

MAIN ST

Freeman Pl

ARCHDALE 3.36 ACRE COMMERCIAL LAND

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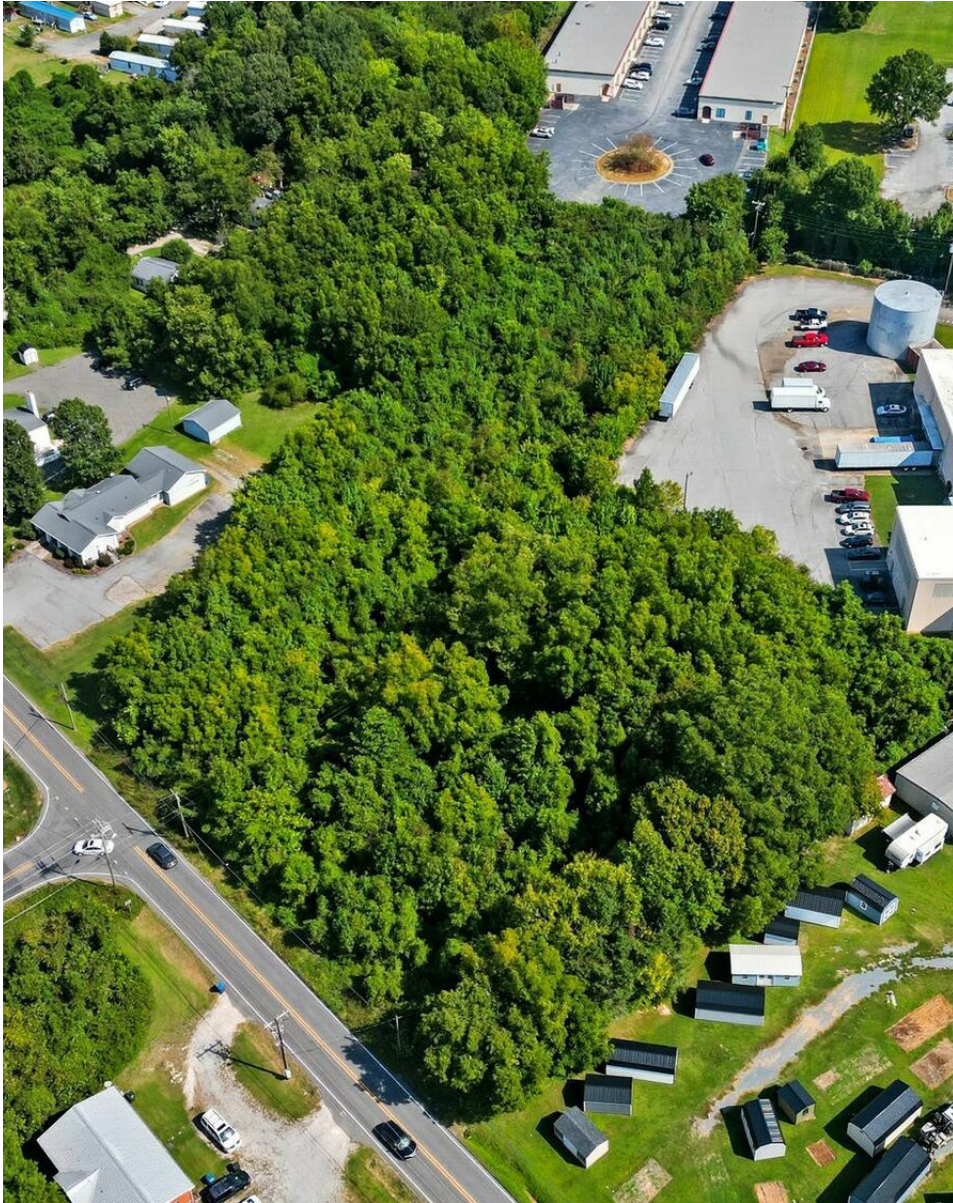


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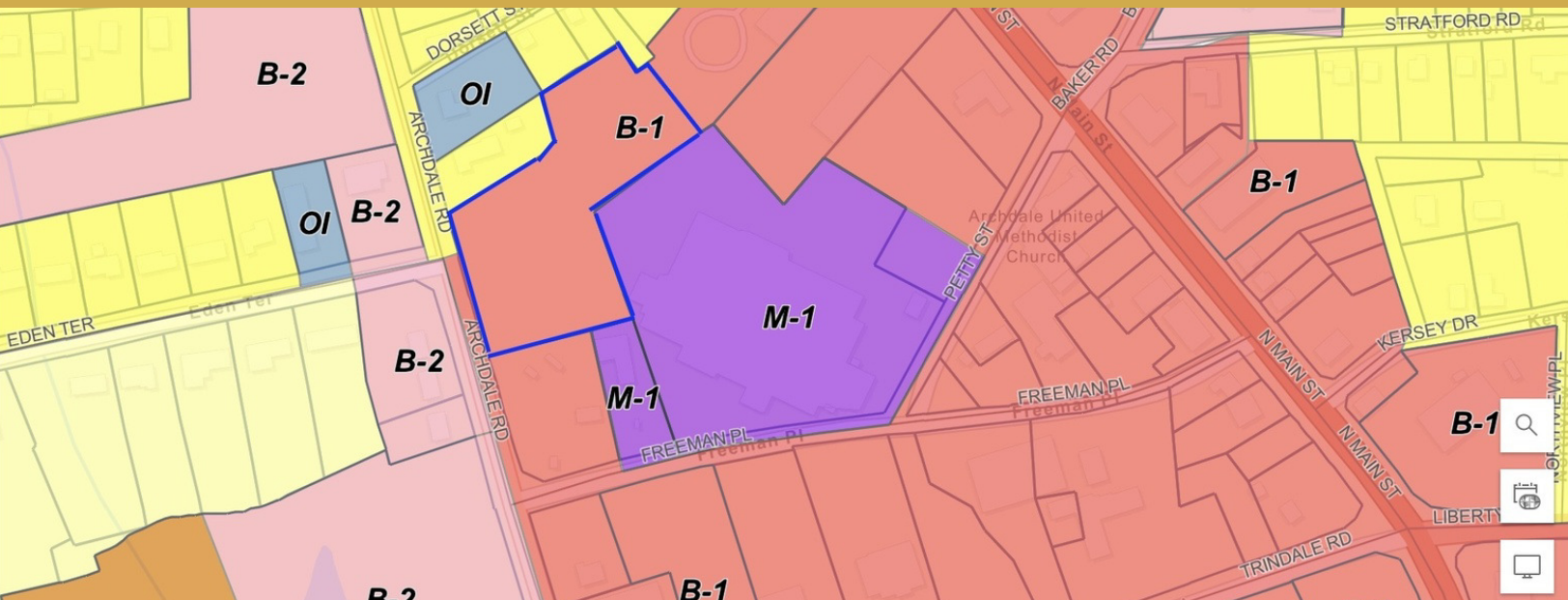
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ZONING AND USE

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Zoning Districts _07242025

PROPERTY DESCRIPTION

Exceptional opportunity to acquire prime commercial land in High Point, NC. Boasting 3.36 acres with 270 ft road frontage, this expansive parcel presents a blank canvas for a wide range of development possibilities. Situated in a thriving commercial hub, the property offers strategic proximity to major transportation routes and urban amenities, making it an ideal location for a large variety of retail and service businesses, or multi-family development. With its favorable zoning and impressive visibility, this parcel promises a lucrative investment for developers and businesses seeking to capitalize on High Point's promising growth and potential.

ZONING

- Zoned B-1 (<https://www.archdale-nc.gov/DocumentCenter/View/1499/City-of-Archdale-Zoning-Ordinance-Adopted-20230725>)
- Future Use: Mixed-Use (<https://www.arcgis.com/apps/mapviewer/index.html?webmap=02c673e28c4649ea9dc5432d8f47f1ca>)

OFFERING SUMMARY

Sale Price:	\$700,000
Number of lots:	1
Lot Size:	3.36 Acre
Road Frontage:	over 270 FT

DEMOGRAPHICS	0.5 MILES	1.5 MILES	4 MILES
Total Households	550	4,342	19,530
Total Population	1,278	10,416	48,940
Average HH Income	\$67,238	\$66,200	\$65,228

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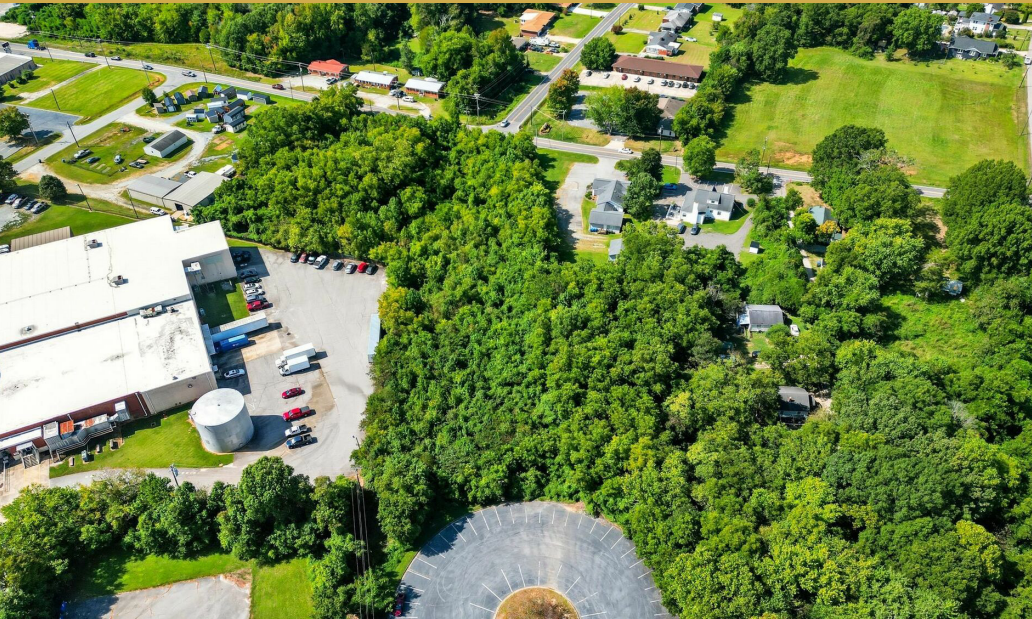
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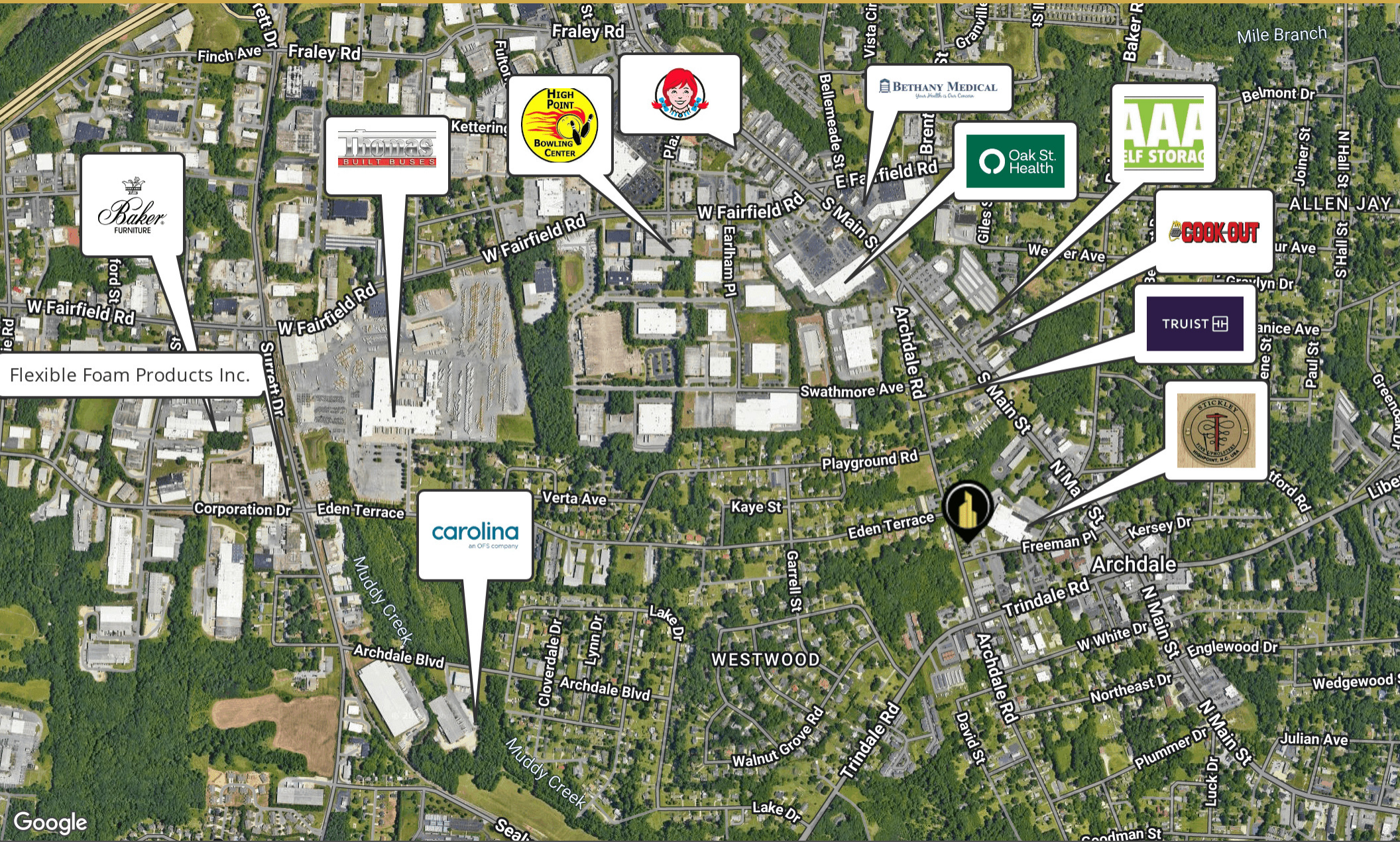
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RETAIL MAP

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LOCATION

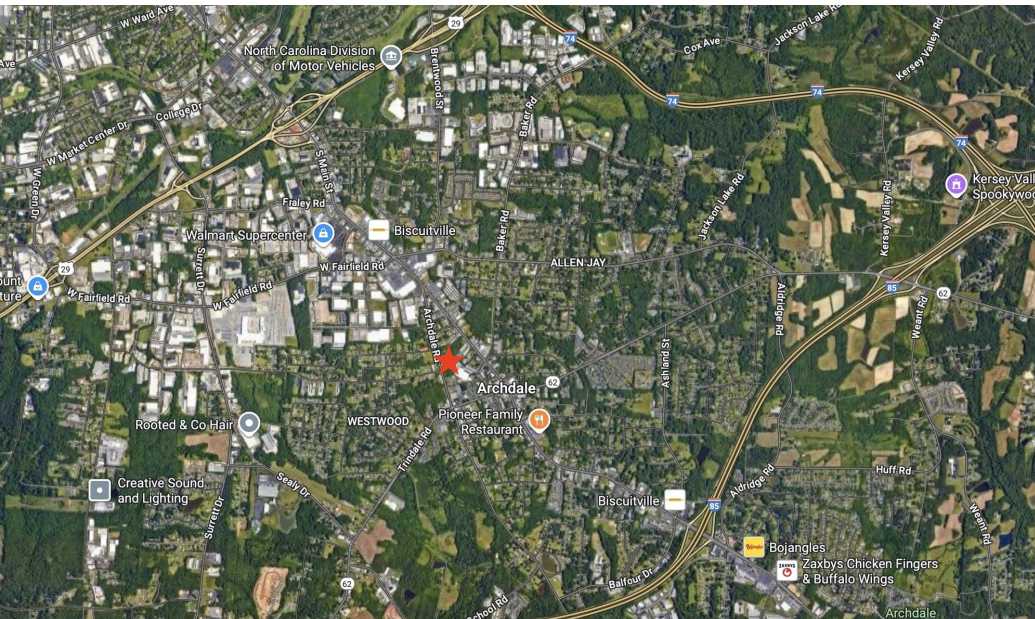
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LOCATION DESCRIPTION

Positioned at the crossroads of growth in the Triad, Archdale and High Point offer a dynamic setting for business, commerce, and development. Strategic Location: Situated along I-85, just minutes from I-74 and US-311, the area provides seamless connectivity to Greensboro, Winston-Salem, and Charlotte. With Piedmont Triad International Airport less than 20 miles away, regional and national access is convenient for both workforce and logistics. Business & Industry Hub: High Point is recognized worldwide as the “Home Furnishings Capital of the World”, drawing international visitors, trade, and investment. Beyond furniture, the region is home to thriving manufacturing, logistics, and distribution sectors, supported by a skilled labor pool and a pro-business environment. Growing Community: Archdale and High Point are experiencing steady residential and commercial expansion, fueled by affordable housing, quality schools, and a strong local economy. The surrounding area benefits from consistent population growth, creating demand for retail, service, and industrial uses. Quality of Life: With a balance of small-town charm and metropolitan amenities, the area offers a strong workforce base and attractive community setting. Recreational parks, cultural events, and convenient retail enhance its appeal for businesses and employees alike.



Sub Market	Archdale
County	Randolph
Cross Streets	Archdale Road

ROUTES	DISTANCE
I-85	1.5 miles
I-74	2 miles
I-40	15 miles
HWY-29	2.2 miles

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DEMOGRAPHICS

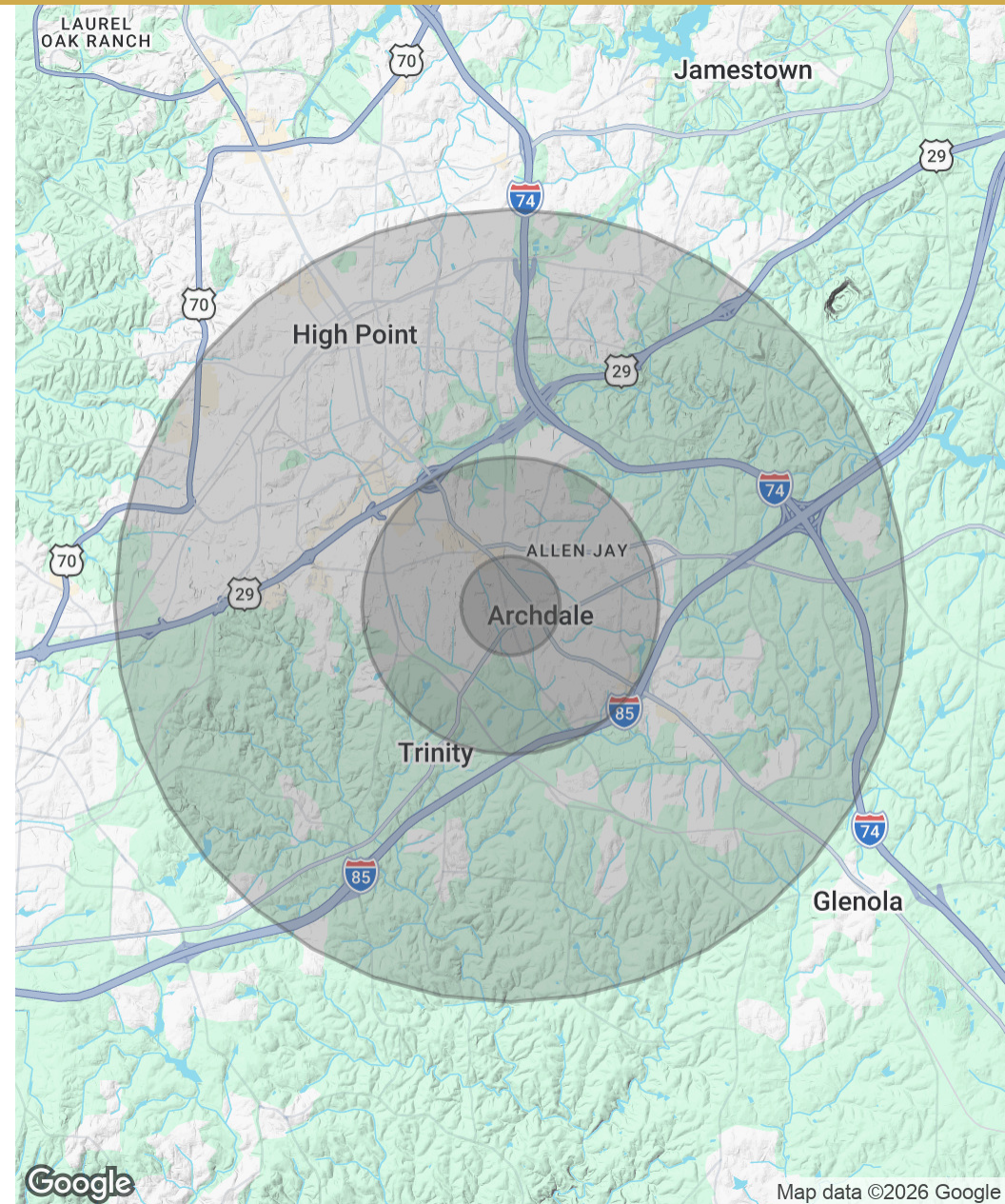
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POPULATION	0.5 MILES	1.5 MILES	4 MILES
Total Population	1,278	10,416	48,940
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	4 MILES
Total Households	550	4,342	19,530
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$67,238	\$66,200	\$65,228
Average House Value	\$166,846	\$164,500	\$173,954

Demographics data derived from AlphaMap



Map data ©2026 Google

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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