

LAND FOR SALE

PRIME 3.36 AC COMMERCIAL LAND SELLER FINANCING OPTION

11651 Main St, Archdale | High Point, NC 27263

ELENA STOYANOVA

919.802.8538

elena@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

Archdale United
Methodist
Church

nd Rd

ARCHDALE RD
ARCHDALE RD

DORSETT ST
Dorsett St

ARCHDALE RD
ARCHDALE RD

ARCHDALE RD
ARCHDALE RD

PETTY ST
PETTY ST

PETTY ST
PETTY ST

PETTY ST
PETTY ST

BAKER RD
BAKER RD

BAKER RD
BAKER RD

MAIN ST
MAIN ST

Freeman Pl

ARCHDALE 3.36 ACRE COMMERCIAL LAND

11651 Main St, Archdale | High Point, NC 27263

LAND FOR SALE

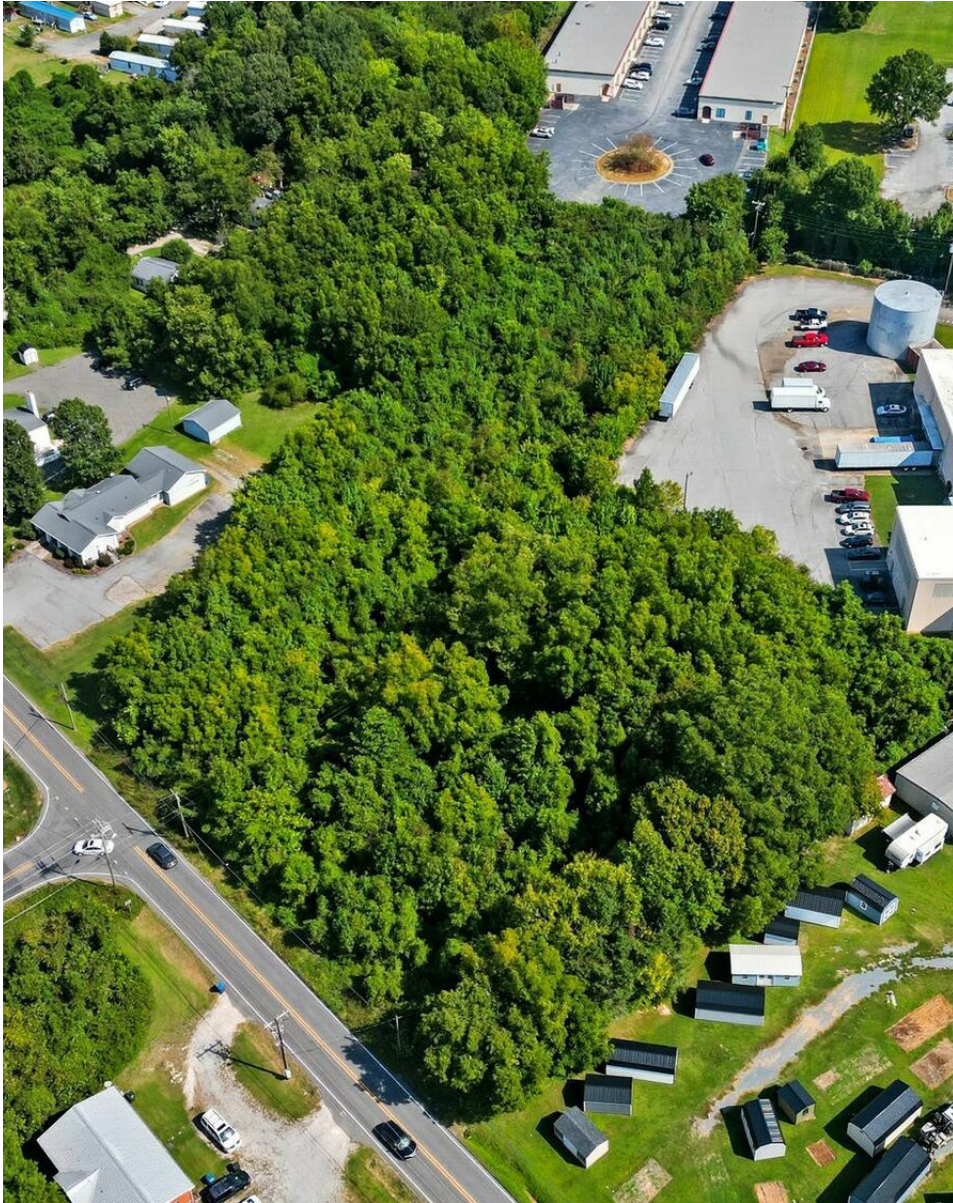


TABLE OF CONTENTS

PROPERTY SUMMARY, ZONING AND USE	3
SURVEY	4
ADDITIONAL PHOTOS	5
ADDITIONAL PHOTOS	6
RETAIL MAP	7
LOCATION	8
DEMOGRAPHICS MAP & REPORT	9
CONFIDENTIALITY & DISCLAIMER	10

ELENA STOYANOVA

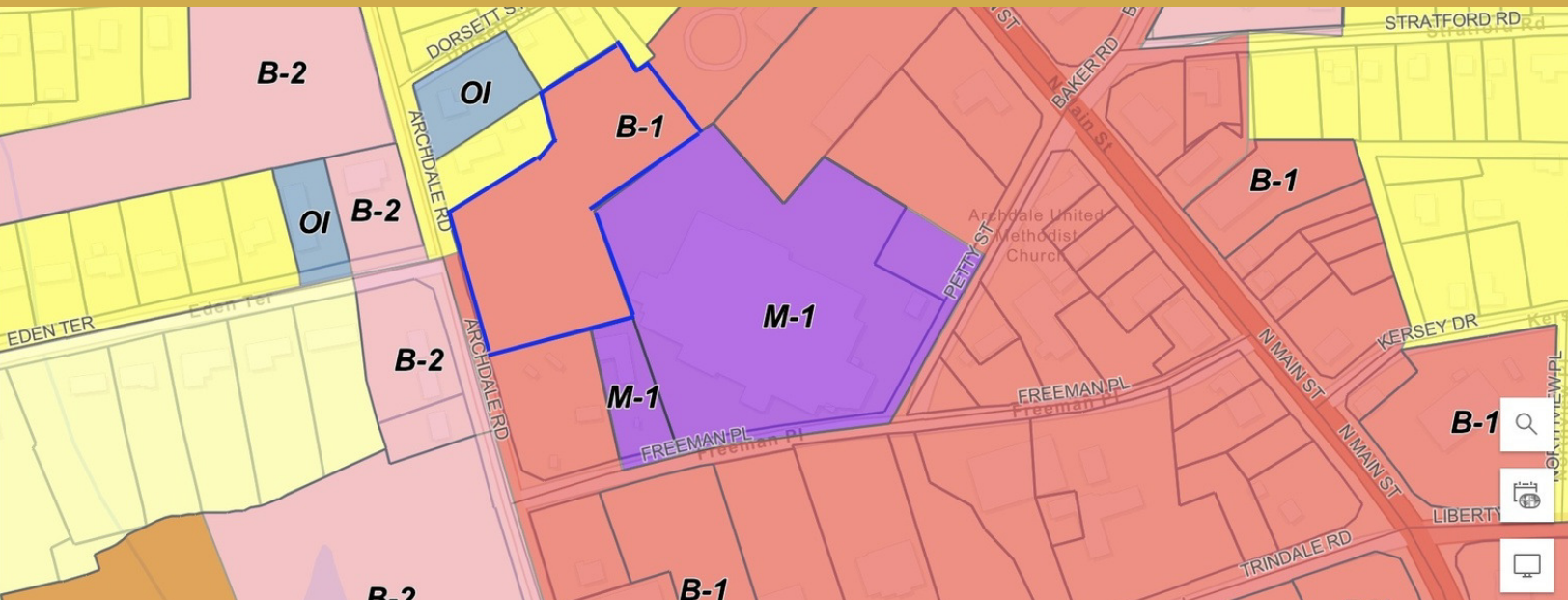
| 919.802.8538 | elena@cityplat.com



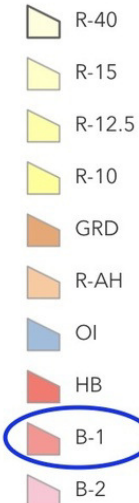
ZONING AND USE

11651 Main St, Archdale | High Point, NC 27263

LAND FOR SALE



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.

SELLER FINANCING: with 10% down, seller will carry at 6%.

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>)
- Prime High Point location

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

ELENA STOYANOVA

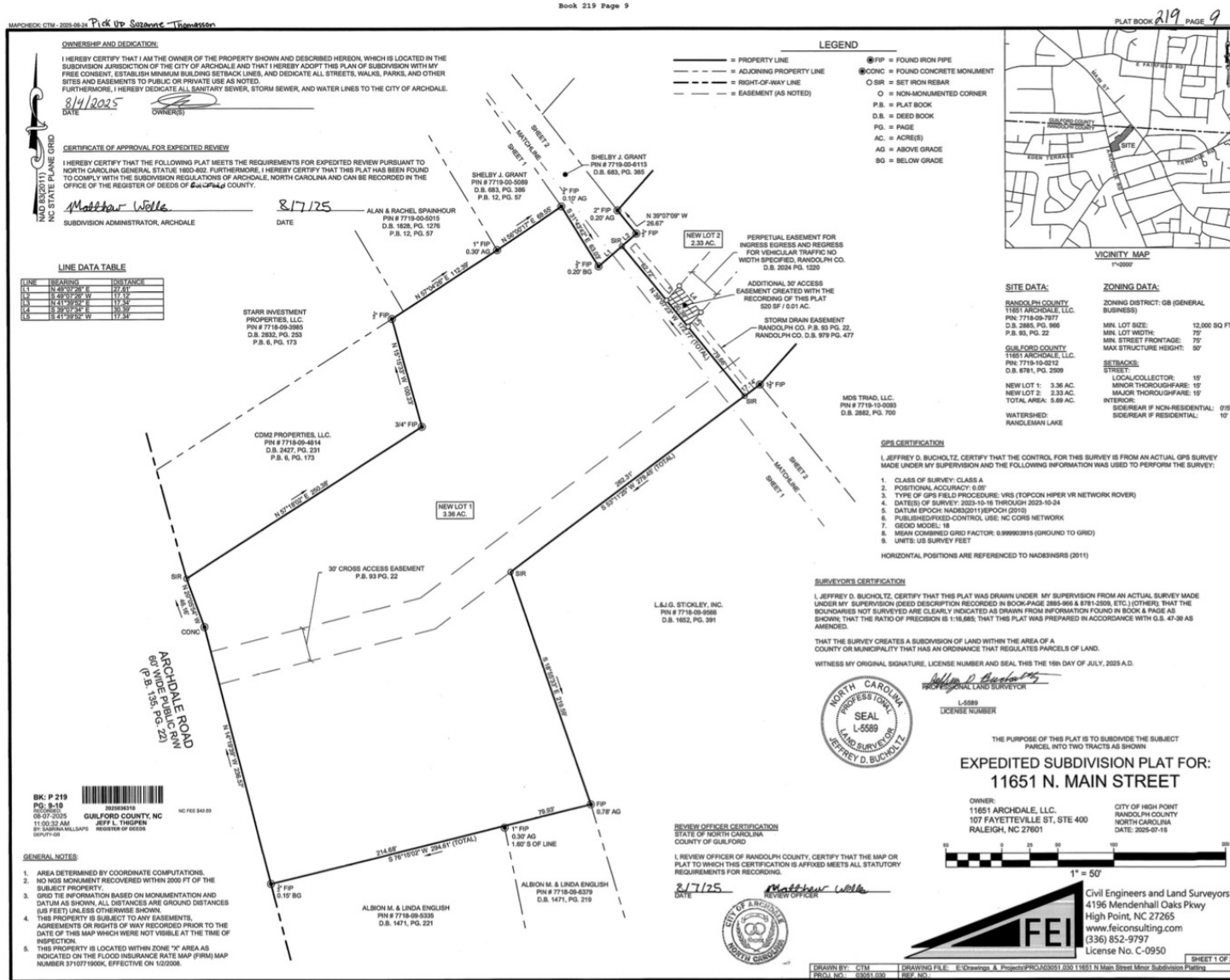
| 919.802.8538 | elena@cityplat.com



SURVEY

11651 Main St, Archdale | High Point, NC 27263

LAND FOR SALE



ELENA STOYANOVA
| 919.802.8538 | elena@cityplat.com

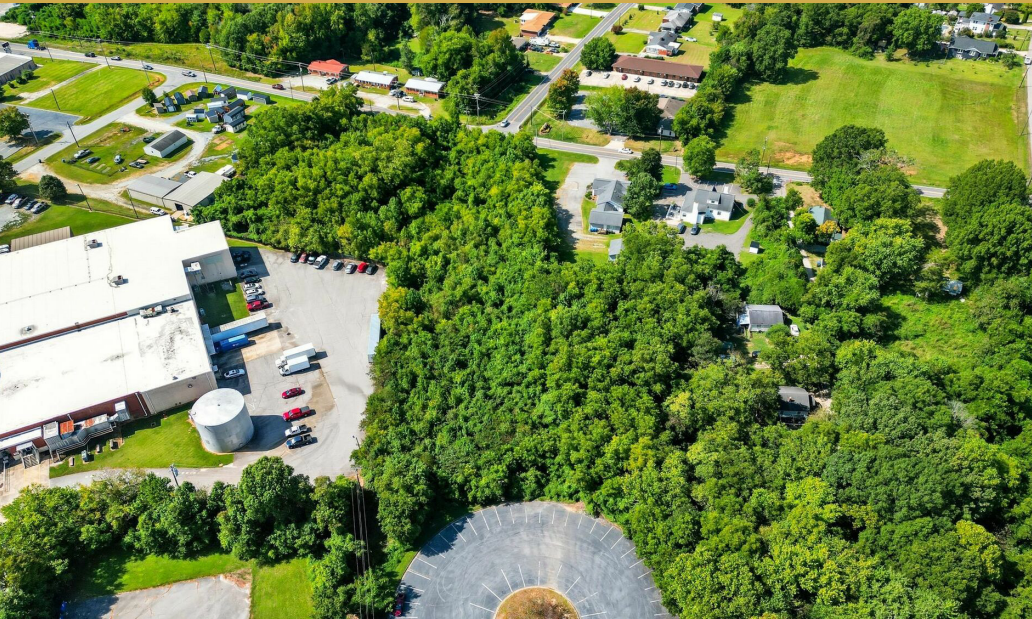
107 Fayetteville, Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

ARCHDALE 3.36 ACRE COMMERCIAL LAND

11651 Main St, Archdale | High Point, NC 27263

LAND FOR SALE



ELENA STOYANOVA

| 919.802.8538 | elena@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

ARCHDALE 3.36 ACRE COMMERCIAL LAND

11651 Main St, Archdale | High Point, NC 27263

LAND FOR SALE



ELENA STOYANOVA

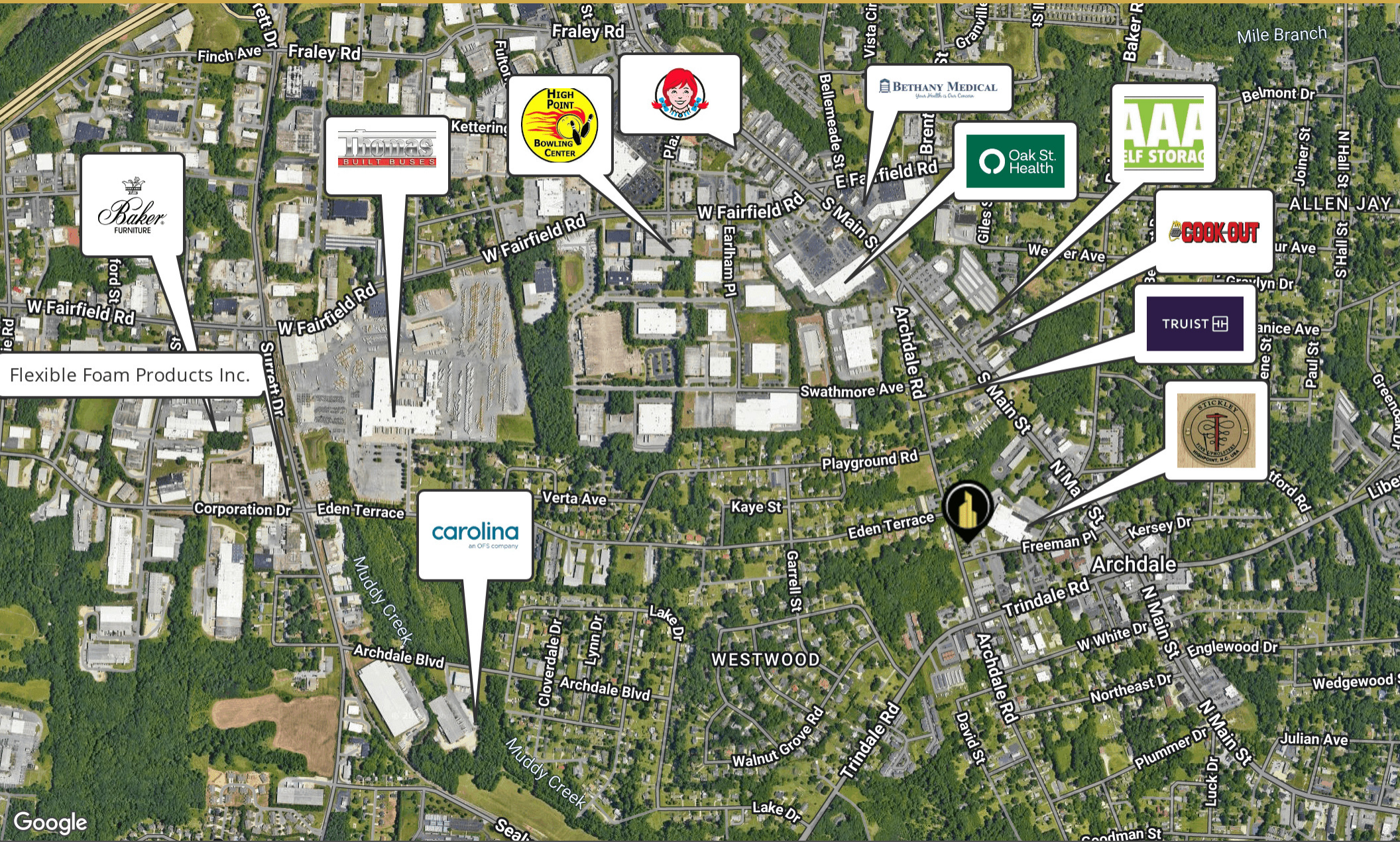
| 919.802.8538 | elena@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

RETAIL MAP

11651 Main St, Archdale | High Point, NC 27263

LAND FOR SALE



ELENA STOYANOVA
| 919.802.8538 | elena@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

LOCATION

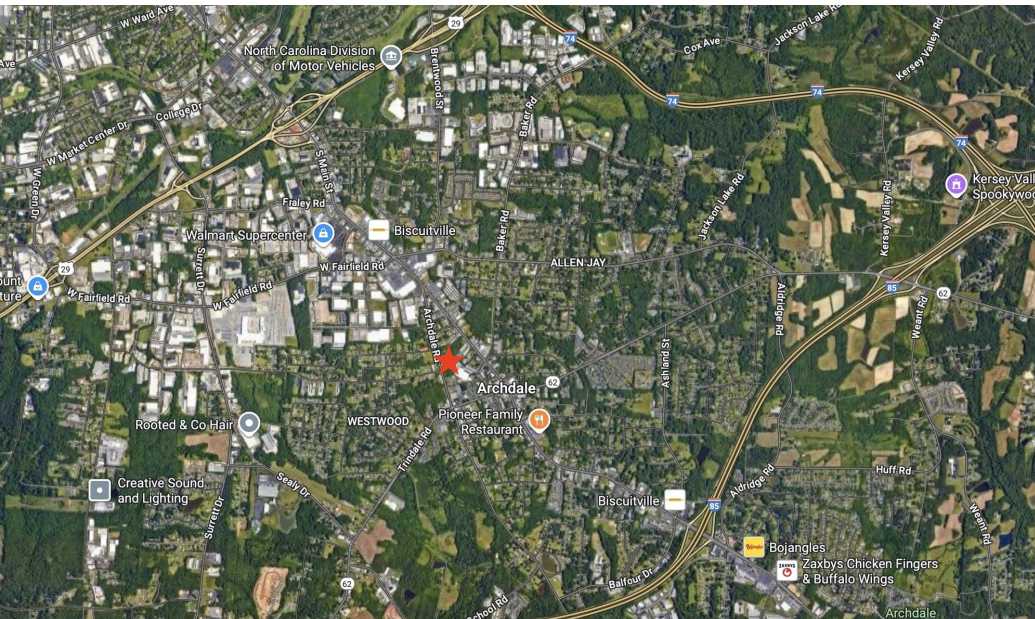
11651 Main St, Archdale | High Point, NC 27263

LAND FOR SALE



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

ELENA STOYANOVA

| 919.802.8538 | elena@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

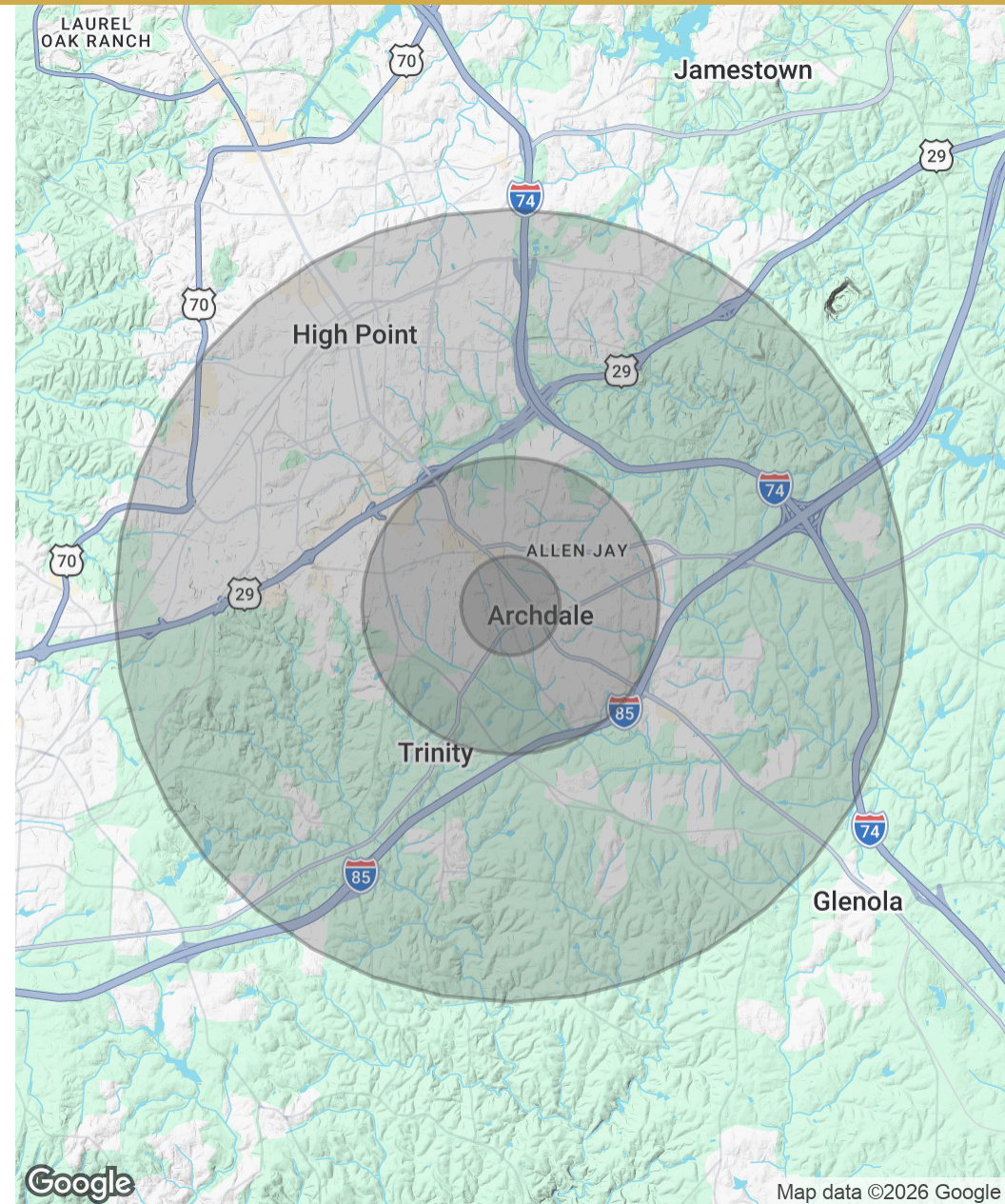
11651 Main St, Archdale | High Point, NC 27263

LAND FOR SALE

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

2020 American Community Survey (ACS)



Map data ©2026 Google

ELENA STOYANOVA

| 919.802.8538 | elena@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

ARCHDALE 3.36 ACRE COMMERCIAL LAND

11651 Main St, Archdale | High Point, NC 27263

LAND FOR SALE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from CityPlat Brokerage its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CityPlat Brokerage its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CityPlat Brokerage will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CityPlat Brokerage makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CityPlat Brokerage does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

ELENA STOYANOVA

| 919.802.8538 | elena@cityplat.com

