

Land | For Sale

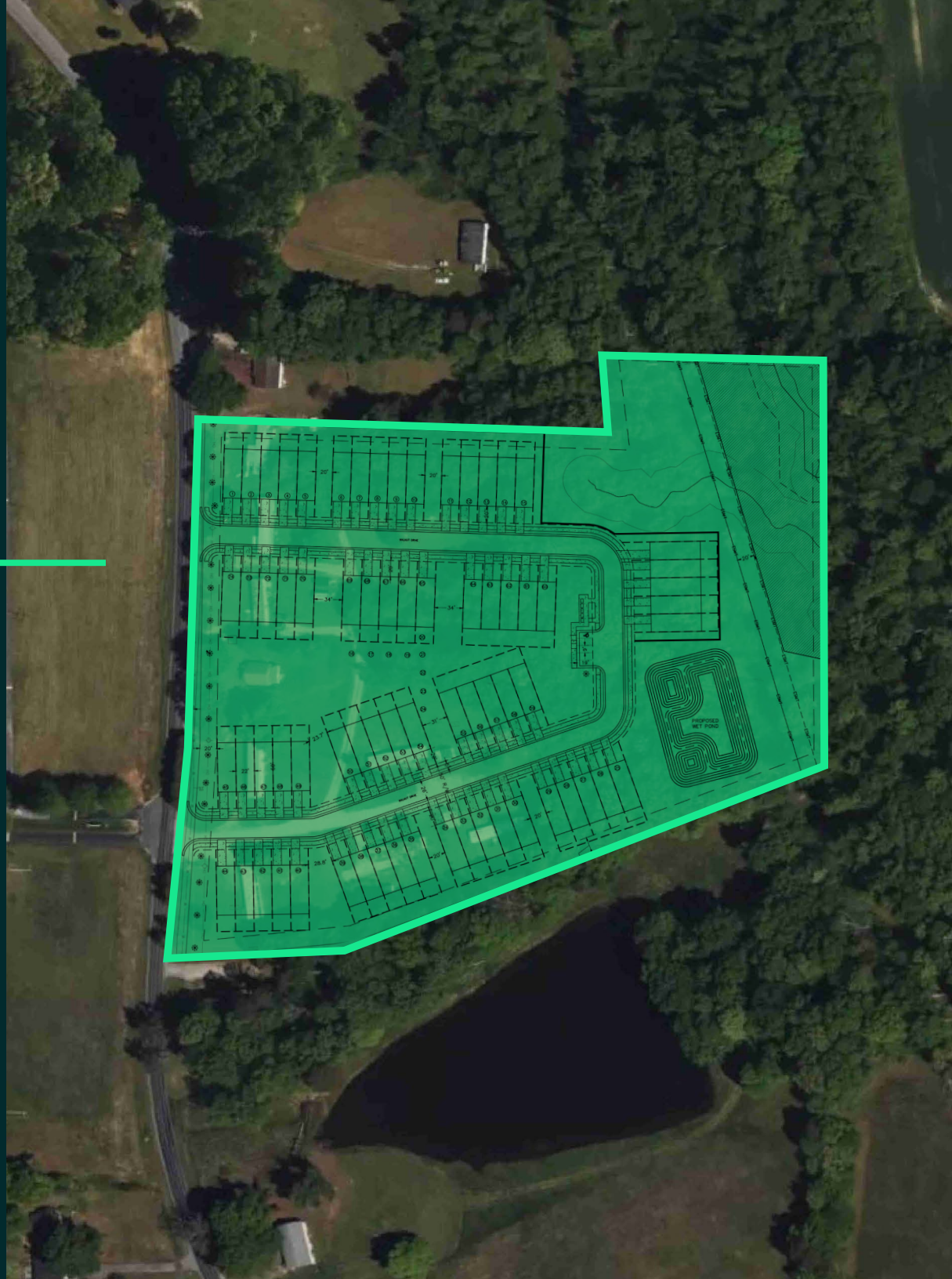
# 6548 Weant Road

ARCHDALE, NC 27263

Townhome  
Development  
Opportunity

70 LOTS

**CBRE**





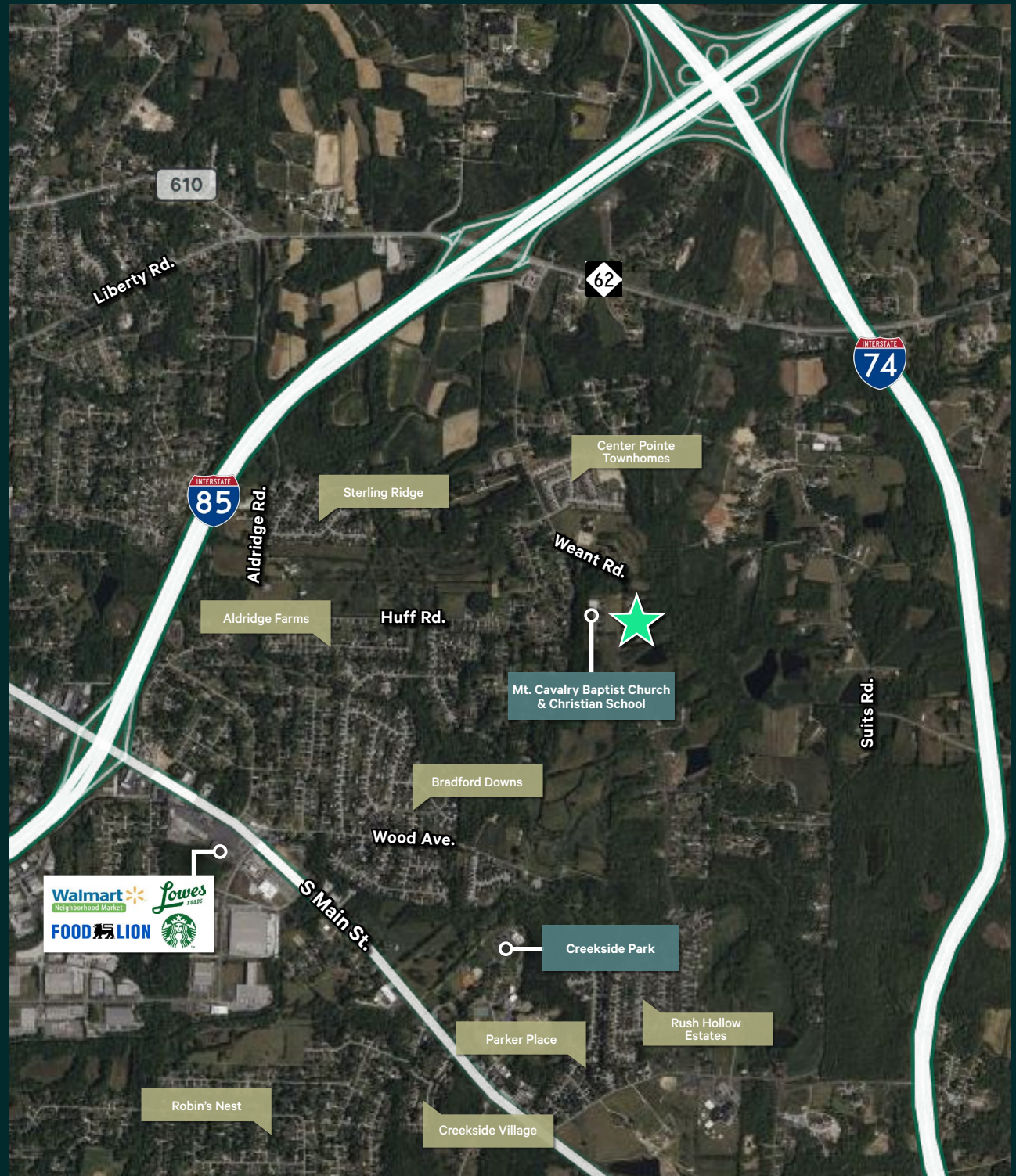
# Townhome Development Opportunity

## The Offering

CBRE is pleased to present a  $\pm 10.8$  acre townhome development opportunity in Archdale, North Carolina. The site is projected to be fully approved & permitted for up to 70 multifamily residential two-story townhome lots. The Owner is considering a fully entitled paper lot transaction.

The site enjoys quick access to Archdale and High Point via South Main Street, which offers a variety of shopping, dining, and entertainment options. Located near the Interstate 74/85 and Interstate 85/Highway 62 interchanges, 6548 Weant Road also benefits from quick access to Greensboro and Winston-Salem.

Nearby amenities include Lowes Foods, Walmart, Food Lion, Starbucks, Sheetz, Archdale Recreation Center at Creekside Park, the Archdale Public Library, Kynwood Village Pool, and Holly Ridge Golf Links golf course.





# Site Overview

SITE ADDRESS	6548 Weant Road, Archdale, NC 27263
PARCEL ID	33212 (Randolph County)
SITE ACREAGE	±10.8 Acres
FUTURE LAND USE	70 two-story townhome lots
WATER	City of Archdale
SEWER	City of Archdale (gravity fed sanitary sewer)
FRONTAGE	665' on Weant Road
TRAFFIC COUNTS	1,600 VPD on Weant Road 7,000 VPD on NC Highway 62

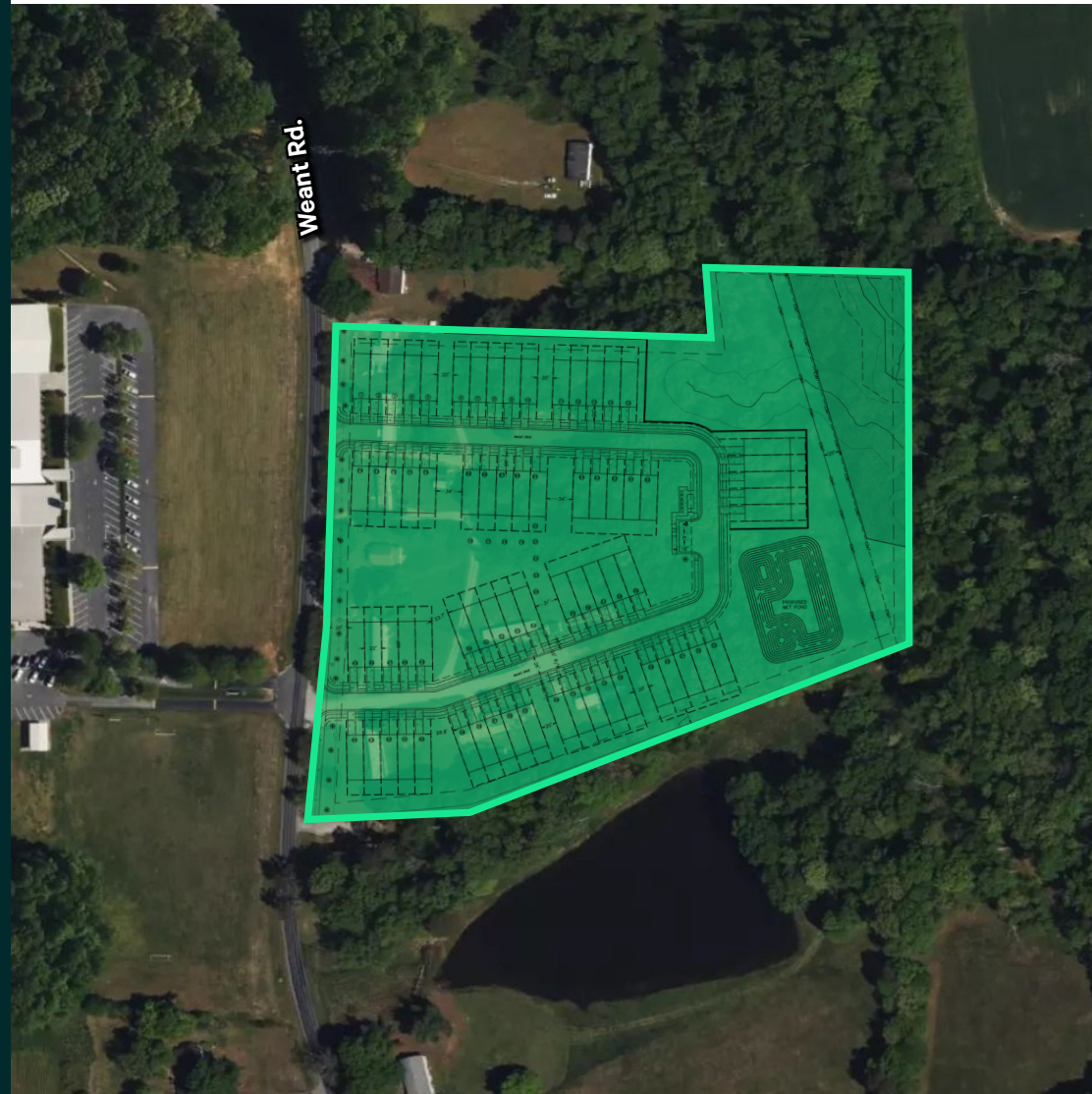
## AVAILABLE DUE DILIGENCE & ENTITLEMENTS

[Click here to access  
due diligence files](#)

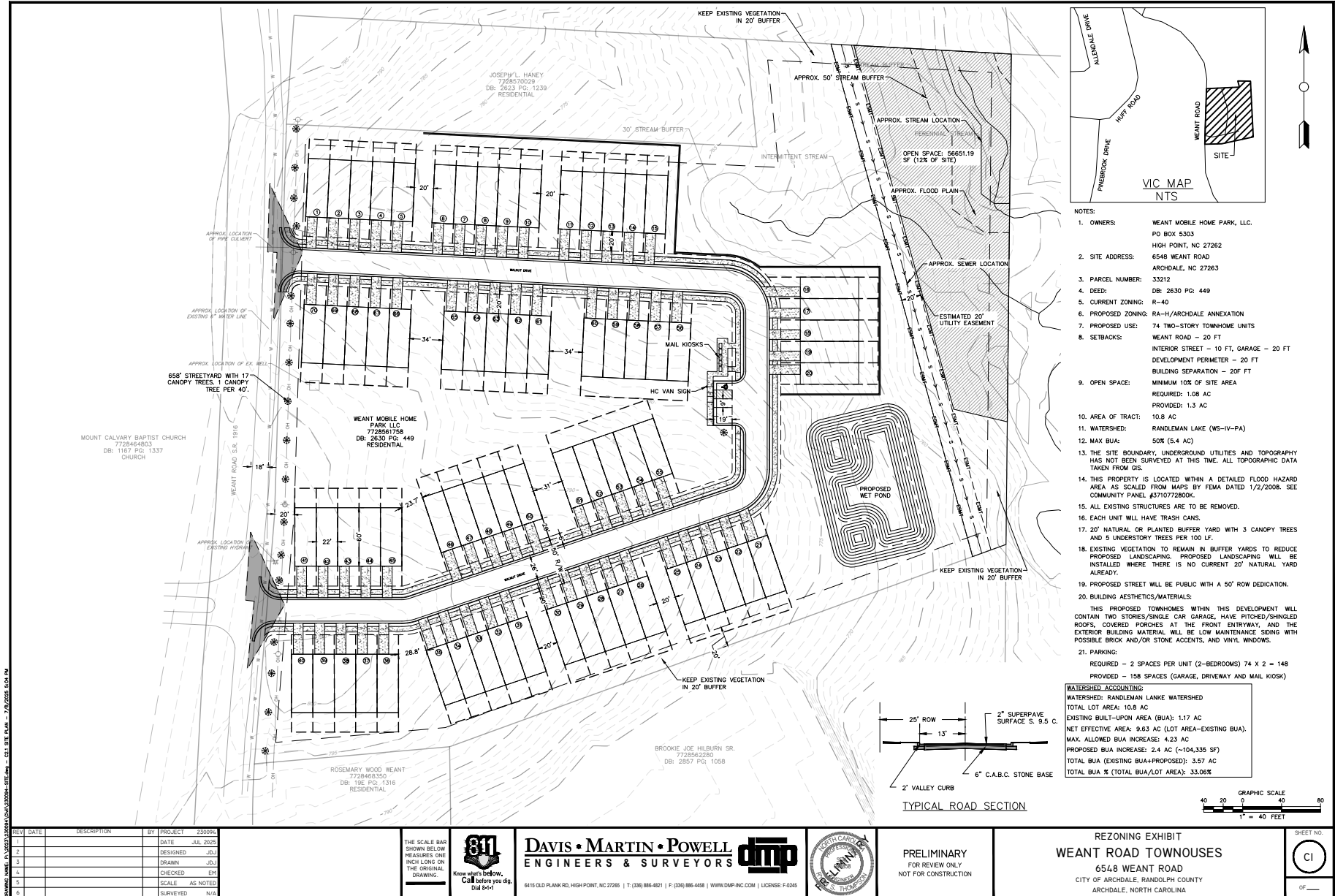
Preliminary Site Plan	Completed
Geotechnical Report	Completed
Phase I Environmental	Completed
Wetland Study	In Progress

## TRANSACTION DETAILS

- Total of 70 townhome lots (showing 22' x 56' pads, widths & depths can be adjusted)
- Site will be sold shovel-ready with full approvals & permits
- Approvals & permits are forecasted to be received from the City of Archdale Q3 2026

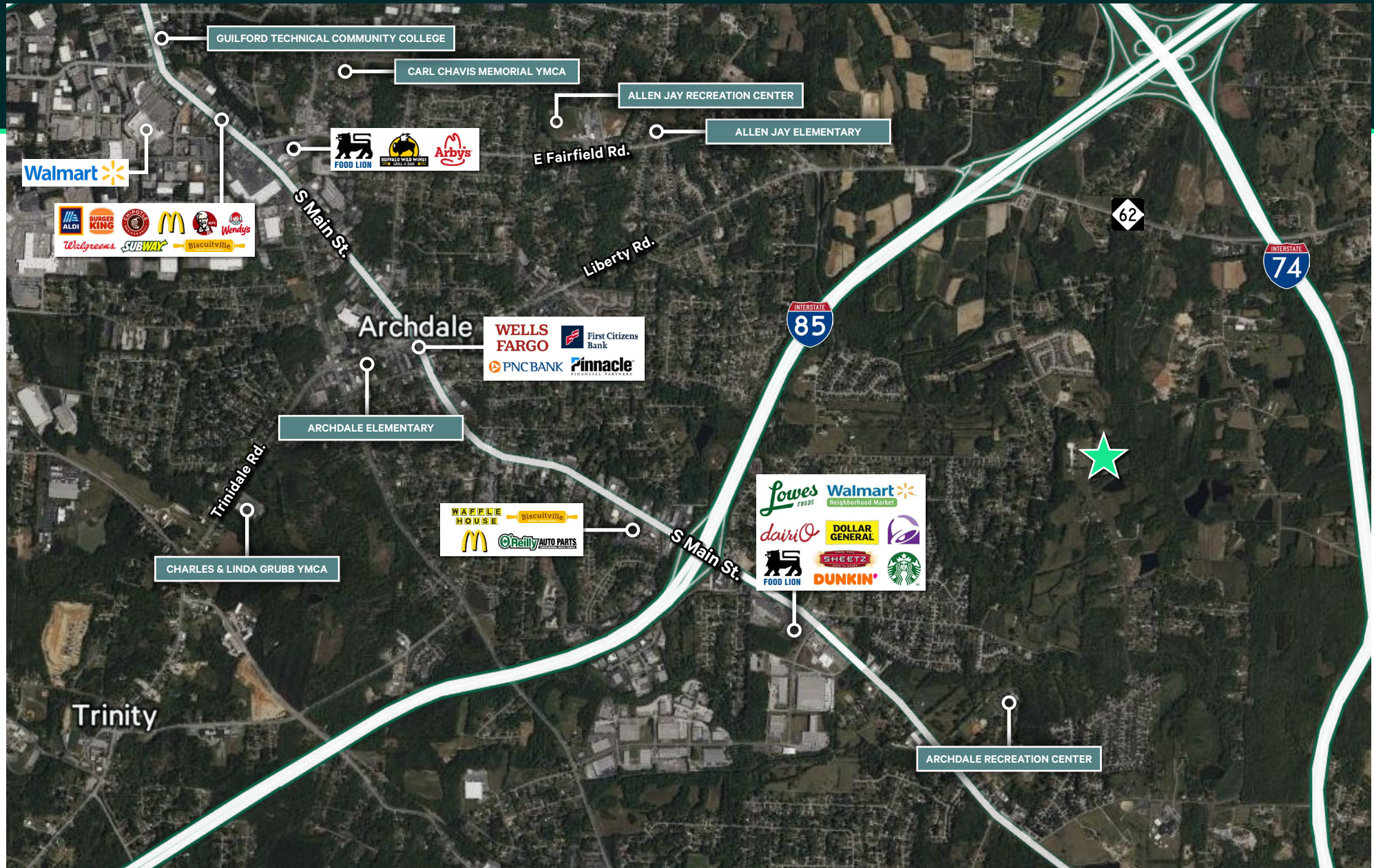


# Preliminary Site Plan





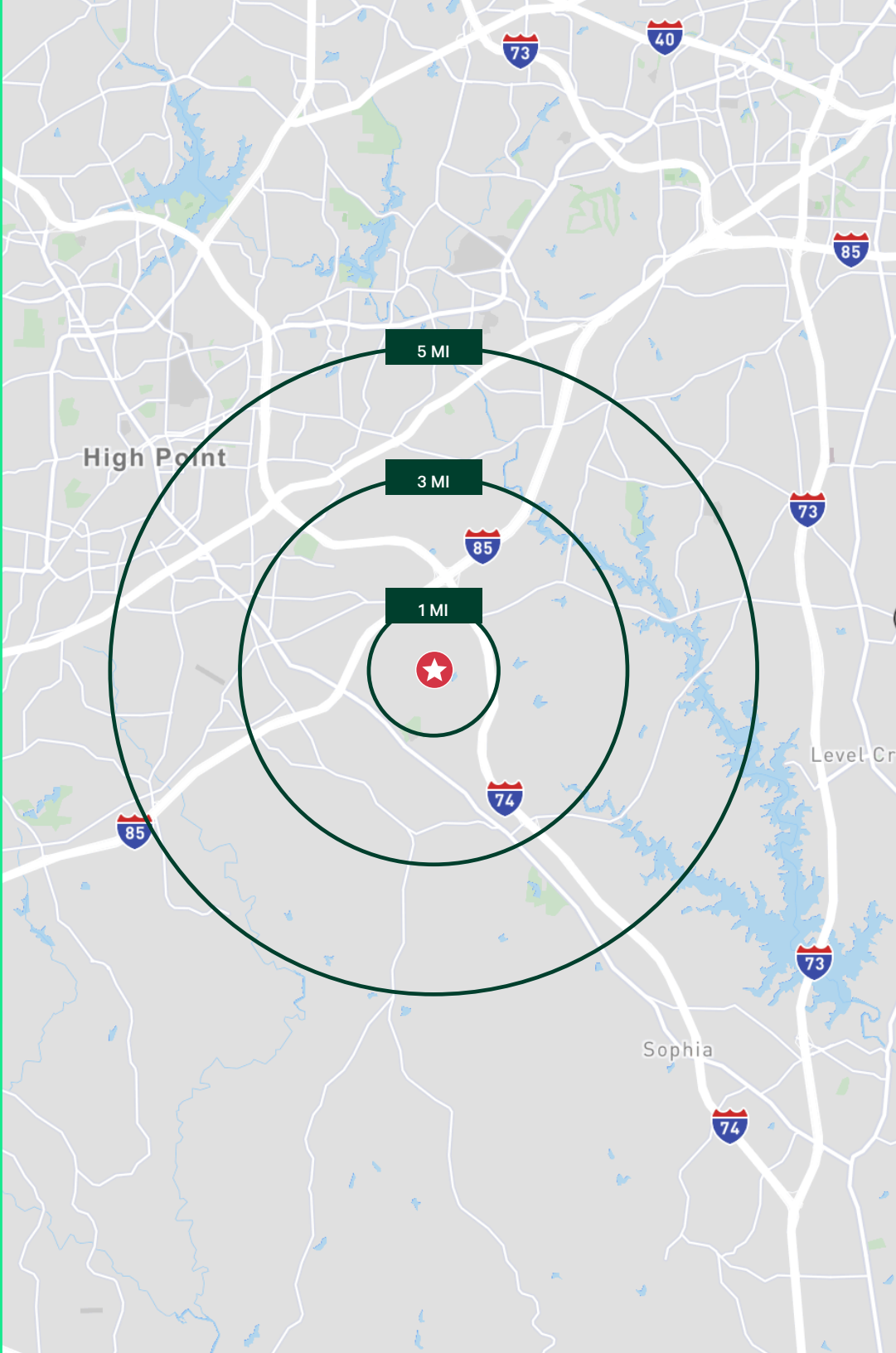
# Location Overview





# Area Demographics

	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Population	2,816	17,389	47,492
2029 Population - Projection	2,885	17,311	47,249
2024 - 2029 Annual Pop. Growth	0.49%	-0.09%	-0.10%
GENERATIONS			
Generation Alpha	8.0%	8.6%	9.7%
Generation Z	21.4%	21.1%	22.8%
Millenials	19.3%	20.8%	21.8%
Generation X	24.4%	21.3%	20.5%
Baby Boomers	22.3%	22.5%	20.7%
Greatest Generation	4.6%	5.7%	4.6%
HOUSEHOLD INCOME			
Average Household Income	\$112,849	\$79,582	\$70,584
Median Household Income	\$97,922	\$59,879	\$53,386
HOUSING VALUE			
Average Home Price	\$281,730	\$247,922	\$231,835
Median Home Price	\$249,017	\$206,845	\$199,258
HOUSING UNITS			
Owner-Occupied Housing	84.9%	68.4%	57.3%
Renter-Occupied Housing	12.8%	25.7%	35.8%



# Economic Announcements

Central North Carolina has been the epicenter of a string of recent job announcements from major manufacturers such as JetZero, Toyota, Boom Supersonic, and Wolfspeed. The companies have unveiled plans to invest a combined \$24.5 billion to construct advanced manufacturing facilities that will employ more than 23,000 people. The projects are expected to drive significant ancillary activity among suppliers and support industries, fueling future demand for industrial space across central North Carolina, including the Piedmont Triad.

Jetzero

**New to Market**  
14,500 New Jobs  
\$5B Investment  
Guilford County

TOYOTA

**New to Market**  
5,100 New Jobs  
\$14B Investment  
NE Randolph County



BOOM

**New to Market**  
2,400 New Jobs  
\$500M Investment  
Guilford County

Wolfspeed

**New to Market**  
1,800 New Jobs  
\$5B Investment  
Chatham County

## Guilford/Randolph Counties Demographic Summary

	Guilford	Randolph	Combined
2024 Total Population	555,131	146,086	701,217
Growth Since 2010	11.94%	2.97%	10.14%
5-Year Projected Population Growth	0.39%	0.13%	0.34%
2024 Total Workforce Population (16+)	281,024	65,859	346,883
2024 Manufacturing & Transportation/ Warehousing Employees	53,349	19,455	72,804
2024 Average Household Income	\$95,123	\$78,521	\$91,659
2024 Avg. Owner Occupied Housing Value	\$329,221	\$241,126	\$307,479



# Major Triad Employers

6548 Weant Road





# Contact Us



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