

DEVELOPMENT SITE
FOR SALE

4480 Premier Drive
High Point, NC 27265

Wendover Ave.

Premier Dr.



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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4480 Premier Drive
High Point, NC 27265

FOR SALE: \$349,000

Build-to-Suit

Prime Commercial Lot in High Point located in Piedmont Centre Business Park, one of the region's most desirable corporate addresses. Located directly across from Atrium Health Wake Forest Baptist Medical Plaza and less than a mile from Palladium Shopping Center. The flat one-acre parcel offers flexible Light Industrial Zoning to accommodate a wide range of uses. Highly visible property along Premier Drive, close to Wendover Avenue and NC-68.



KEY FEATURES

Prime Location: Situated along Premier Drive which serves as a major thoroughfare connecting Wendover Avenue to NC-68.

Piedmont Centre: Located in the highly desirable 1,100-acre Piedmont Centre Business Park, which is home to over 170 companies with roughly 11,000 employees.

Site Condition: The site is mostly cleared with flat topography. Adjacent to Office and Industrial properties.

Property Details:

Property Address	4480 Premier Drive, High Point, NC 27265
Sale Price	\$349,000
Parcel ID	206244 (Guilford County)
Acreage	1.01 +/- acres
Zoning	Light Industrial (LI)
Utilities	Along Premier Drive
Recommended Use	Office/Medical/Flex



Daytime Employees

26,556



Household Income

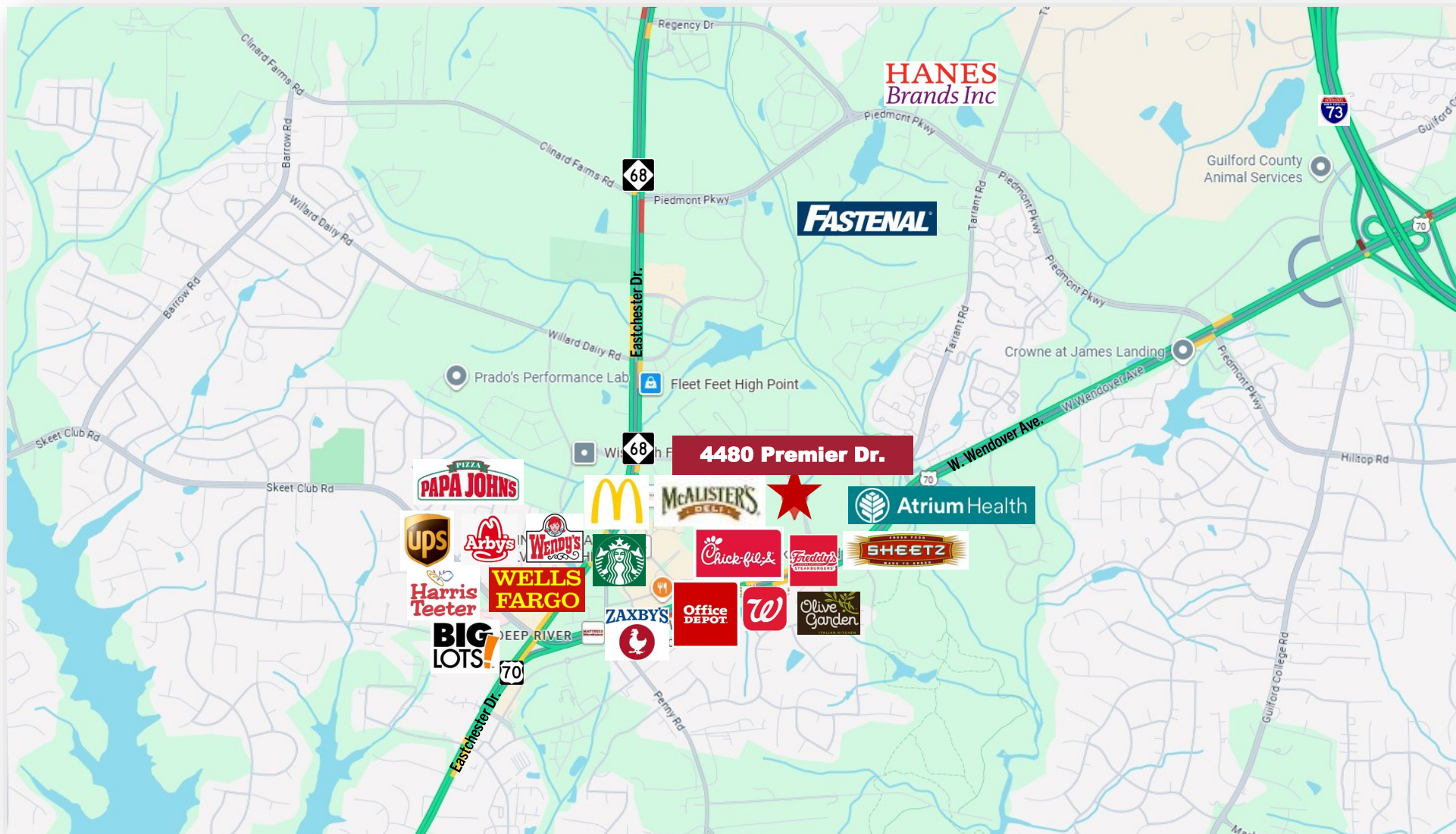
\$104,785



Traffic

39,000 VPD

Premier Dr.



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