



1302-1304 TRINITY AVE

FOR SALE

High Point, NC 27260 | South High Point — Bus 85 Corridor

SALE PRICE	TOTAL AREA	PARCELS	ZONING
\$399,000	1.25 Acres	2	HB — Highway Business

- Lighted intersection — Green St & Trinity Ave
 - 350' frontage on Green Street
 - 130' frontage on Trinity Avenue
 - Corner lot — maximum visibility
- Pad ready with existing concrete slab
 - Just off Business 85 — South High Point
 - Heavily travelled commercial corridor
 - Two parcels — flexibility to split or develop together

PROPERTY HIGHLIGHTS

Signalized Corner Location	Situated at a lighted intersection of Green Street and Trinity Avenue — offering maximum traffic exposure and ease of access for customers and deliveries from multiple directions.
Exceptional Road Frontage	350 linear feet of frontage on Green Street plus 130 linear feet on Trinity Avenue — over 480 combined feet of prime commercial frontage for signage and visibility.
Pad Ready — Concrete Slab In Place	A concrete slab from a previous building remains on site, significantly reducing site preparation costs and development timeline. Ideal for a drive-through, retail pad, or service business.
HB Highway Business Zoning	One of High Point's most commercially flexible zoning classifications — permits restaurants, retail, auto service, hotels, medical offices, banks, and many other uses. Verify your specific use with City of High Point Planning.
Two-Parcel Flexibility	Two separately deeded parcels totaling 1.25 acres. Develop together for a larger footprint or sell/develop individually to maximize return.
South High Point — Bus 85 Corridor	Just off Business 85 in a densely developed commercial node anchored by national retailers, restaurants, auto services, and professional offices. High daily traffic counts in a mature, established market.
Priced to Sell	\$399,000 total — \$319,200/acre. Competitively priced for an improved, pad-ready corner lot at a lighted intersection in one of High Point's busiest commercial corridors.

STREET VIEWS — GREEN ST & TRINITY AVE



Pad-ready site — Green Street



Bus 85 corridor frontage view

SITE DATA

DETAIL	INFORMATION
Address	1302-1304 Trinity Avenue, High Point, NC 27260
County	Guilford County, NC
Parcels	2 separately deeded parcels
Total Land Area	1.25 Acres (54,450± SF)
Green St Frontage	350 linear feet
Trinity Ave Frontage	130 linear feet
Total Frontage	480'± combined road frontage
Intersection	Lighted intersection — Green St & Trinity Ave
Location	South High Point — just off Business 85
Improvements	Concrete slab from previous building — pad ready
Topography	Level — cleared and ready to develop
Zoning	HB — Highway Business (City of High Point)
Utilities	City of High Point water & sewer — verify connections
Sale Price	\$399,000
Price Per Acre	\$319,200/acre
Price Per SF	\$7.33/SF (land)
Availability	Immediately Available

AERIAL — PARCEL OVERVIEW



Two parcels outlined in red — 1.25 acres at Green St & Trinity Ave, South High Point

HB — HIGHWAY BUSINESS ZONING | CITY OF HIGH POINT

HB (Highway Business) is one of High Point's most flexible commercial zoning designations, designed for highway-oriented retail, service, and commercial uses. The list below reflects typical HB permitted uses. **Always verify your specific intended use with the City of High Point Planning Department before making a purchase decision.**

• Retail Stores (General)	• Grocery / Supermarket	• Convenience Store
• Specialty Retail	• Building Materials / Hardware	• Furniture / Home Goods
• Restaurant — Sit-Down	• Fast Food / Drive-Through	• Bakery / Coffee Shop
• Bar / Tavern	• Automobile Sales	• Auto Service / Repair
• Car Wash	• Auto Parts Store	• Tire & Lube Center
• Fuel Station	• Hotel / Motel	• Extended Stay
• Bed & Breakfast	• Bank / Credit Union	• Professional Office
• Medical / Dental Clinic	• Insurance Agency	• Real Estate Office
• Day Care / Child Care	• Fitness Center / Gym	• Movie Theater
• Recreation / Entertainment	• Self-Storage	• Laundry / Dry Cleaning
• Veterinary Clinic	• Government / Civic Use	• Religious Institution
• Nursery / Garden Center		

★ Verify permitted use with City of High Point Planning Dept — 336-883-3224 ★

LOCATION & MARKET OVERVIEW

1302-1304 Trinity Avenue occupies a prime corner at a signalized intersection in South High Point — one of the Triad's most established and heavily trafficked commercial corridors. The property sits just off Business 85, which connects High Point directly to Thomasville, Lexington, and the broader I-85/I-40 interchange, making it accessible from across the Triad.

Business 85	Immediate access — South High Point's primary commercial artery with heavy daily traffic
Downtown High Point	≈5 minutes — city center, Furniture Market, civic offices
High Point Univ.	≈10 minutes — university community, student and faculty demand
Greensboro	≈20 minutes via US-29/Bus 85 — Piedmont Triad's largest city
I-85 / I-40	≈15 minutes — full Triad interstate access
Surrounding Uses	National and regional retailers, restaurants, auto services, medical offices, and professional services along the Bus 85 corridor

GUILFORD COUNTY MARKET SNAPSHOT

COUNTY POPULATION	HIGH POINT POP.	MEDIAN HH INCOME	TRIAD MSA
541,000+	~115,000	\$52,000±	1.7M People

CORNER PAD • LIGHTED INTERSECTION • 480'+ COMBINED FRONTAGE • PAD READY

High Point's Bus 85 / South High Point corridor continues to attract new investment from national and regional operators. A signalized corner at 1.25 acres with an existing slab is a rare find at this price point — ideal for a drive-through operator, retailer, medical user, or developer seeking a pad site in an established market.

INVESTMENT SUMMARY

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Address	1302-1304 Trinity Ave, High Point, NC 27260
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Price Per Acre	\$319,200/acre
Price Per SF (Land)	\$7.33/SF
Parcels	2 separately deeded parcels
Total Area	1.25 Acres (54,450± SF)
Green St Frontage	350 linear feet
Trinity Ave Frontage	130 linear feet
Intersection	Lighted — Green St & Trinity Ave
Site Condition	Pad ready — concrete slab from prior building
Topography	Level and cleared
Zoning	HB — Highway Business (City of High Point)
Location	South High Point — just off Business 85
Utilities	City of High Point water & sewer (verify)
Access	Multiple points — Green St & Trinity Ave

CONTACT LISTING AGENT

Mark Lindsay Lindsay Commercial Properties	336-692-5612 mlindsay.lcp@gmail.com	All information deemed reliable but not guaranteed. Measurements approximate. Verify zoning uses with City of High Point Planning Dept (336-883-3224).
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