

# 4480 PREMIER DRIVE

FOR SALE | HIGH POINT, NC 27265

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES ±	1.01
SALE PRICE	\$355,000

## DESCRIPTION

±1.01 acres of developable land near the intersection of Premier Drive and W. Wendover Avenue. Current access is from Premier Drive. The site is across the street from Atrium Health Wake Forest Baptist Medical Plaza, as well as one mile away from Palladium Shopping Center and soon-to-be Palladium South. The 36 acres mixed-use project will consist of sit down restaurants, apartments, and retail stores. Fantastic development site with superior visibility and A+ location.

## KEY FACTS

120,456

Population

38.5

Median Age



Average Household Size

\$91,566

2022 Average Household Income

## BUSINESS



4,956

Total Businesses



77,854

Total Employees

*\*based on a 5 mile radius*

PHIL TOCKMAN

E Phil@LTPcommercial.com

M 336.987.0808

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

P 336.724.1715



# 4480 PREMIER DRIVE

FOR SALE | HIGH POINT, NC 27265

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY INFORMATION

PROPERTY TYPE	Land, Development	SUGGESTED USE	Office/Medical
ACRES ±	1.01	TAX PIN	7813-83-3472
ZONING	CU-LI		

## PRICING & TERMS

SALE PRICE	\$355,000
------------	-----------

## DESCRIPTION

±1.01 acres of developable land near the intersection of Premier Drive and W. Wendover Avenue. Current access is from Premier Drive. The site is across the street from Atrium Health Wake Forest Baptist Medical Plaza, as well as one mile away from Palladium Shopping Center and soon-to-be Palladium South. The 36 acres mixed-use project will consist of sit down restaurants, apartments, and retail stores. Fantastic development site with superior visibility and A+ location.

*The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.*



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715