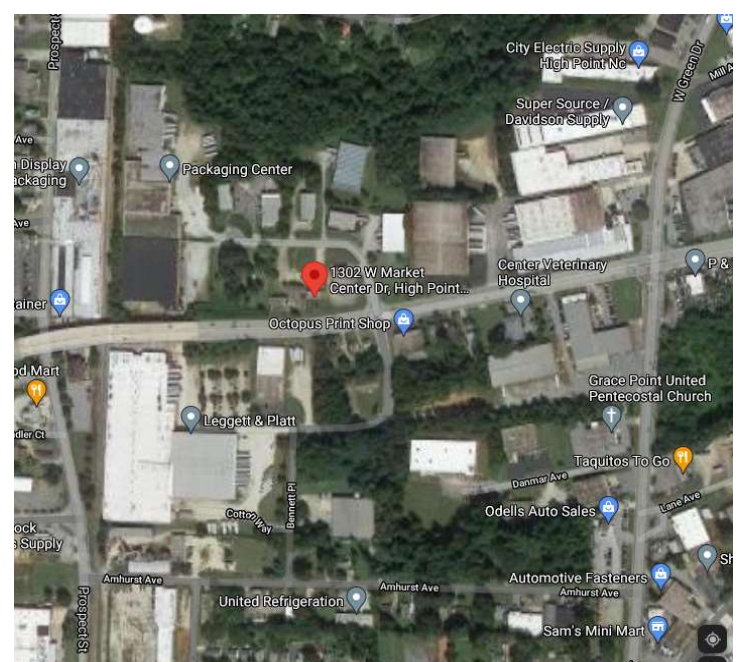
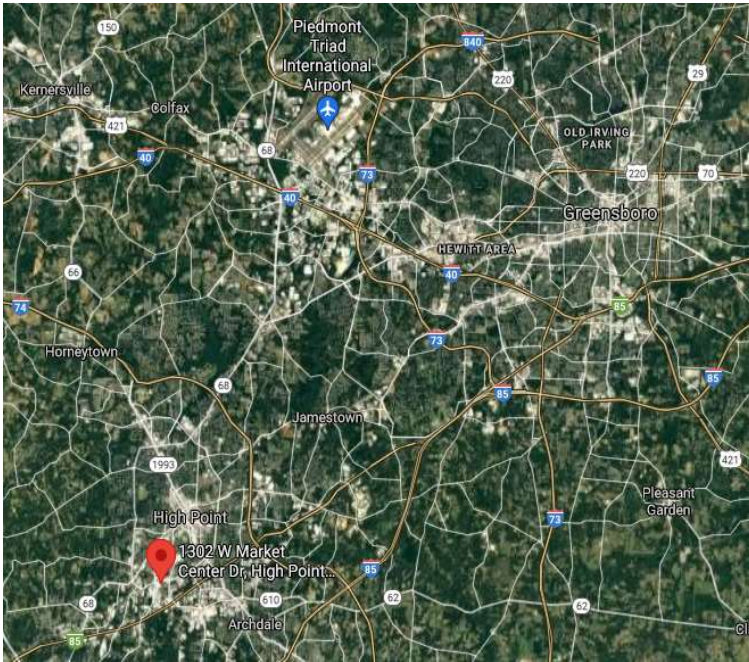


Opportunity Zone Industrial & Retail Property

1302 West Market Center Drive, High Point NC

DOWELL
COMMERCIAL



This Property Offers:

Site: Parcels 178578 and 178567.

Acreage: Approx. 1.39 acres and .45 acres.

Zoning: Heavy Industrial (HI) in High Point's zoning jurisdiction

Improvements: Site offers two commercial structures 1) a 1,152 SF retail building, 2) a 1,500 SF warehouse building, as well as 3) a graded outparcel.

Prior Uses: Exxon convenience store use. Gas tanks were removed in 2014. A No Further Action letter is available upon request.

Access: Each building functions as separate sites with different entry areas. The adjacent church has an easement through the warehouse lot area. Plat available upon request. The .45 acre lot is stand alone with a one Starr Drive access point.

Frontage: Approx. 225' feet of frontage to access controlled West Market Center Drive on primary site and 70' of frontage on the additional .45 acre outparcel

Traffic Counts: 11,000 AADT (2019 DOT)

Demographics: Available upon request.



Two Commercial Buildings
A Vacant .45 Acre Out Parcel
295' Frontage
Opportunity Zone Incentives
For Sale In Total at \$225K
Price Reduced in August 2023

With Questions or Interest, Contact Sean Dowell at 336-378-5067 or sean@dowellcommercial.com
Or Tonya Brady of Brady Commercial Properties at 336-707-4986 or tonyabradyccim@gmail.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

Opportunity Zone Industrial & Retail Property

1302 West Market Center Drive, High Point NC

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Building Specifications

(Per the Tax Card)

- Built in 1990
- Building dimensions are 48' x 24' and/or 1,152 SF
- Interior retail space is 34' x 24' and is built out as an open floor area with a 7' wide x 15' long refrigeration unit.
- Back storage area and bathroom interior measurements are 14' x 24' or approx. 336 SF
- Canopy covers 5,088 SF over two sides of the building.



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Opportunity Zone Industrial & Retail Property

1302 West Market Center Drive, High Point NC

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Building Specifications

(Per the Tax Card & Broker Measurements)

- Built in 1987
- Building dimensions are 50' x 30' and/or 1,500 SF.
- Concrete block building wrapped in brick with a metal roof
- Office, bathroom, and small storage space measures 15' wide x 30' deep or 450 SF.
- Warehouse area measures 35' wide by 30' deep or 1,050 SF.
- 13' 6" clear height to deck
- 8' wide x 10' tall dock door.
- Site includes a large open lot with abundant parking.
- This building and the convenience store building have separated parking areas.

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Opportunity Zone Industrial & Retail Property

1302 West Market Center Drive, High Point NC

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Parcel Specifications

(Per the Tax Card & High Point GIS Measurements)

- Guilford County parcel 178567.
- Graded stand alone corner lot.
- Totaling .45 acres.



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