



KEY FEATURES

- All utilities accessible to site
- Highly visible road frontage on the West Wendover Commercial Corridor
- Adjacent to I-73 and Urban Loop
- Traffic count - 39,000 VPD on W. Wendover (2015)
- ±9.02 acres zoned RS40
- ±640 of Wendover Avenue Road frontage, additional access via Hickory Grove Road
- \$2,695,000

±9.02 ACRES | HIGHLY VISIBLE PRIME SITE

LAND FOR SALE

±9.02 ACRES | HIGHLY VISIBLE PRIME COMMERCIAL SITE

4816-4818 W. Wendover Avenue | 5933-5955

Hickory Grove Road, Jamestown, NC

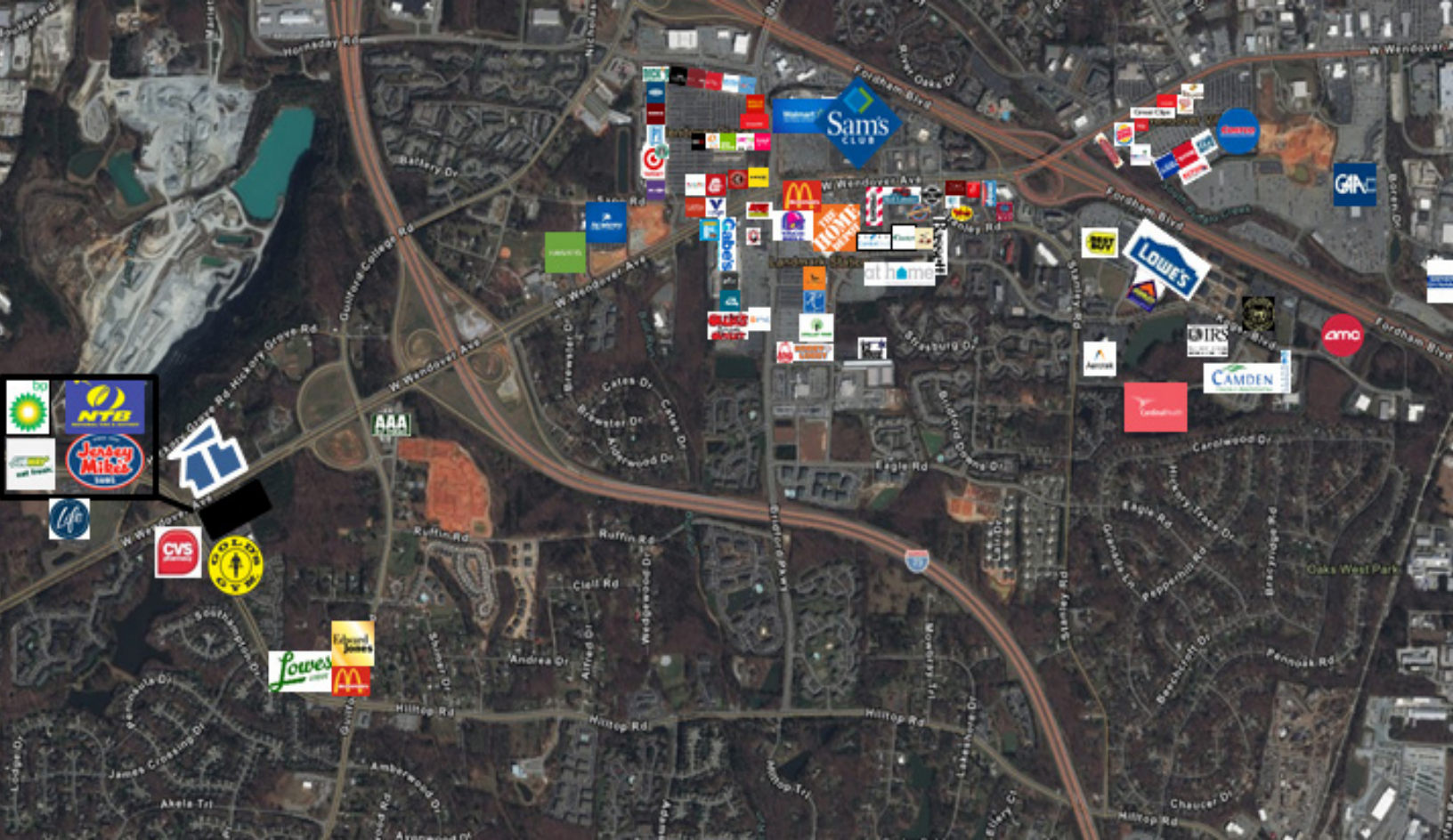
This property is located in a highly visible prime location in Jamestown, and can be reached via both Wendover Avenue and Hickory Grove Road. The close proximity to the West Wendover Commercial Corridor, I-73 and Urban Loop provides easy access to shopping, dining and commuting to other regions in the Triad. Zoned RS40, this ±9.02 acre prime location is the perfect site to develop the residential community of your dreams.

LEARN MORE ABOUT THIS PROPERTY

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336.689.7545



±9.02 ACRES | HIGHLY VISIBLE PRIME COMMERCIAL SITE

LOCATION

Address	4816-4818 West Wendover Avenue 5953-5955 Hickory Grove Road				
City	Jamestown	Zip	27282	County	Guilford

PROPERTY DETAILS

Property Type	Land	Acres ±	9.02	Zoning	RS40
Electrical	Duke Energy	Sewer	City of High Point		
Water	City of High Point	Gas	PNG		

PRICING & TERMS

Price	\$2,695,000
Price Per Acre	\$298,780
Price Per SF Land	\$6.86

KEY CONSUMER FACTS WITHIN 3 MILE RADIUS

KEY FACTS

49,998

Population



Average Household Size

34.8

Median Age

\$57,503

Median Household Income

EDUCATION

5%

No High School Diploma



18%

High School Graduate



30%

Some College



47%

Bachelor's/Grad/Pr of Degree

BUSINESS



2,622

Total Businesses



52,144

Total Employees

EMPLOYMENT



72%

White Collar



15%

Blue Collar



12%

Services

2.5%

Unemployment Rate

INCOME



\$57,503

Median Household Income



\$33,870

Per Capita Income



\$54,901

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (23.7%)

The smallest group: \$200,000+ (3.1%)

Indicator	Value	Difference	
<\$15,000	5.6%	-5.2%	<div style="width: 5.6%;"></div>
\$15,000 - \$24,999	7.6%	-2.8%	<div style="width: 7.6%;"></div>
\$25,000 - \$34,999	10.7%	0	<div style="width: 10.7%;"></div>
\$35,000 - \$49,999	16.6%	+3.0%	<div style="width: 16.6%;"></div>
\$50,000 - \$74,999	23.7%	+4.6%	<div style="width: 23.7%;"></div>
\$75,000 - \$99,999	14.8%	+2.2%	<div style="width: 14.8%;"></div>
\$100,000 - \$149,999	12.0%	-0.6%	<div style="width: 12.0%;"></div>
\$150,000 - \$199,999	6.0%	+0.6%	<div style="width: 6.0%;"></div>
\$200,000+	3.1%	-1.7%	<div style="width: 3.1%;"></div>

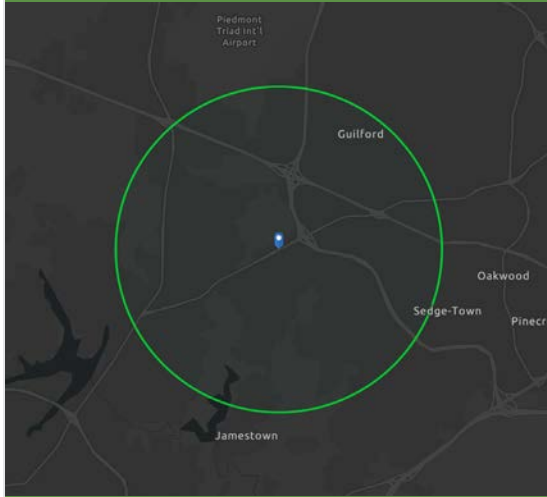
Bars show deviation from Guilford County

DEMOGRAPHIC PROFILE WITHIN 3 MILES

DEMOGRAPHIC PROFILE

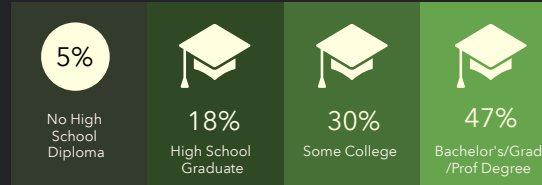
4816 W Wendover Ave, Jamestown, North Carolina, 27282

Ring of 3 miles

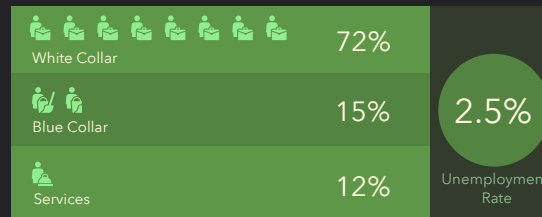


This infographic contains data provided by Esri. The vintage of the data is 2019, 2024. © 2020 Esri

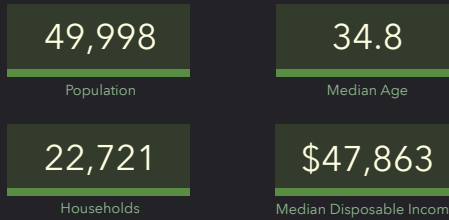
EDUCATION



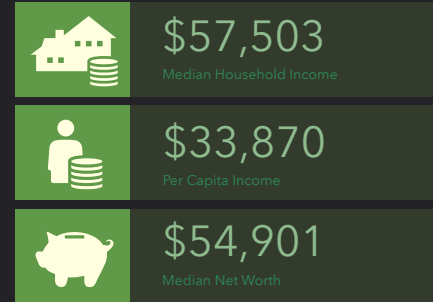
EMPLOYMENT



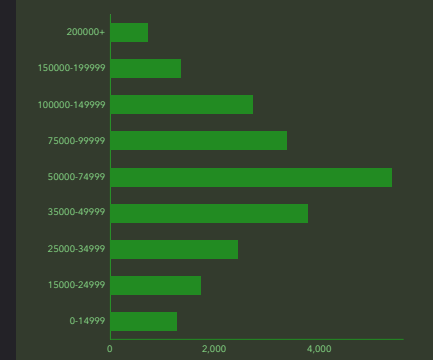
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



±9.02 ACRES HIGHLY VISIBLE PRIME COMMERCIAL SITE

FOR SALE

COMMUTING PROFILE WITHIN 3 MILES

COMMUTE PROFILE

4816 W Wendover Ave, Jamestown, North Carolina, 27282

This infographic provides information about how population age 16+ travels to work. This data comes from the the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis of the ACS from Esri's data team at www.esri.com/software/american-community-survey

WORKERS



27,412

ACS Workers Age 16+



86.6%

Drove Alone to Work

TRANSPORTATION TO WORK



0.4%

Took Public Transportation



6.7%

Carpooled



0.3%

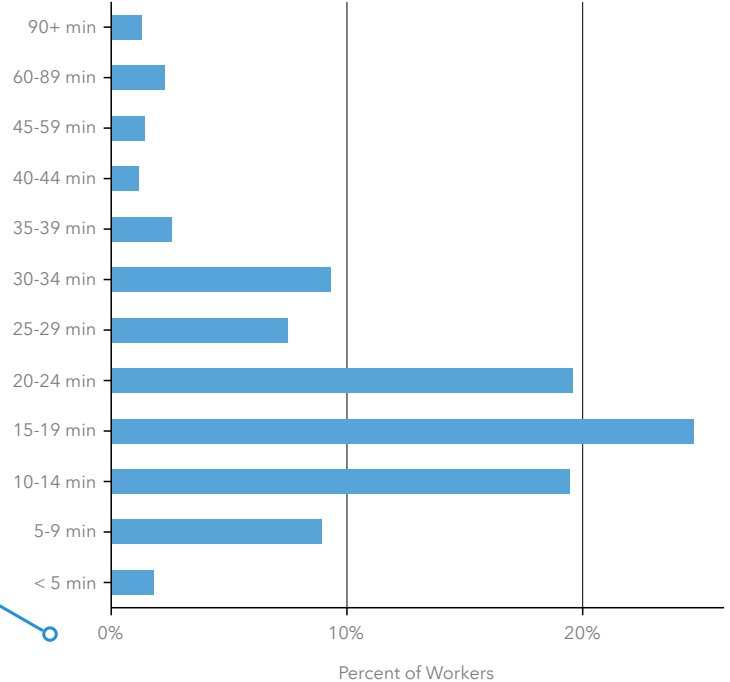
Walked to Work

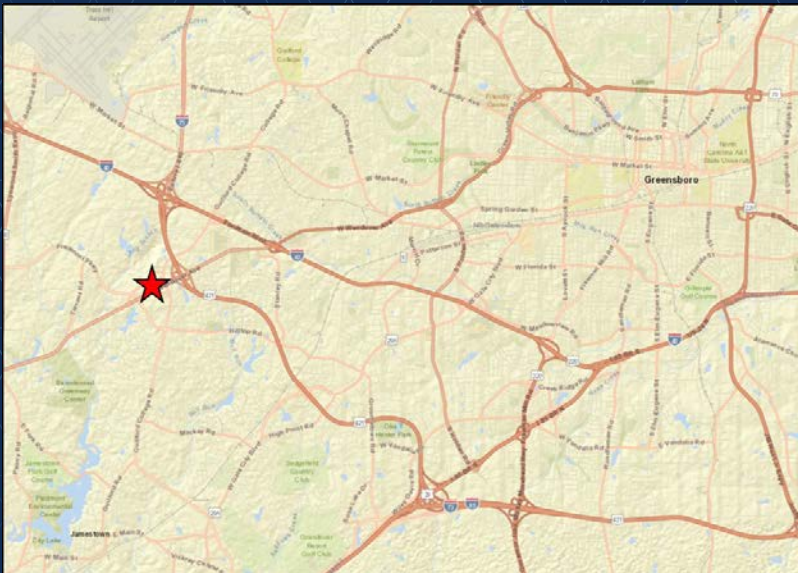


0.1%

Bike to Work

TRAVEL TIME TO WORK





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