



**296-308 WILKESBORO BOULEVARD – Lenoir, NC**  
**3.64 Acres (Total outparcels)**

**SALE PRICE:** \$878,000

**LEASE PRICE:** No

**ZONING:** Commercial

**ELECTRICITY PROVIDER:** Duke Energy

**NATURAL GAS PROVIDER:** Piedmont Natural Gas

**WATER PROVIDER:** City of Lenoir

**SEWER PROVIDER:** City of Lenoir

**COMMERCIAL AIRPORT:** Charlotte-Douglas International

**DISTANCE:** 65.50 Miles (One Way)

**REGIONAL AIRPORT:** Foothills Regional Airport

**DISTANCE:** 11.60 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 13.1 Miles

**NCPIN:** 2759379271

**ADDITIONAL INFORMATION**

Here are two prime commercial outparcels that are located in front of a planned Hampton Inn.

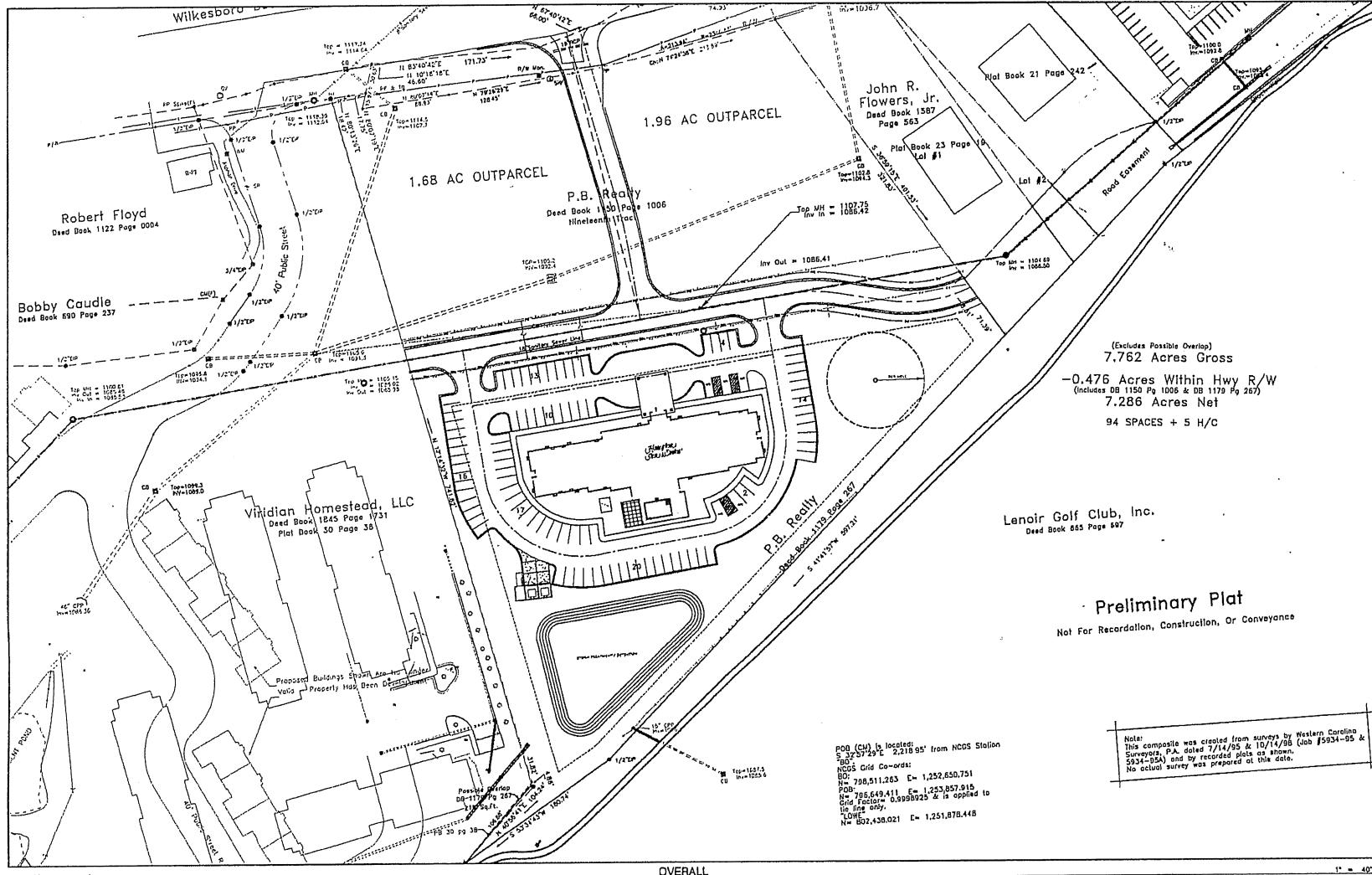
The parcels have all utilities available and are situated along N.C. 18 near U.S. 321 and Lenoir’s commercial corridor. The sites would be ideal for a restaurant or other commercial enterprises.

**BROKER:** Heath Knott, LCRE Companies

**CONTACT:** (704) 576-6096

GENERAL NOTES:  
 1. DO NOT SCALE DIMENSIONS OR DISTANCES FROM THIS PLAT.  
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 3. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
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**MIND'S EYE ARCHITECTURE**  
 1950 Abbott Street, Suite 005  
 Charlotte, North Carolina 28203  
 Phone: 704.373.3101  
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 www.mindseyarchitecture.net



(Excludes Possible Overlap)  
**7.762 Acres Gross**  
 -0.476 Acres Within Hwy R/W  
 (Includes DB 1150 Pg 1008 & DB 1179 Pg 287)  
**7.286 Acres Net**  
 94 SPACES + 5 H/C

**Lenoir Golf Club, Inc.**  
 Deed Book 665 Page 997

**Preliminary Plat**  
 Not For Recordation, Construction, Or Conveyance

POB (CM) is located  
 S 32°57'29"E 2218.95' from NCDS Station  
 NCDS Grid Co-ords:  
 N = 798,511.263 E = 1,252,650.751  
 S = 795,649.411 E = 1,253,857.915  
 Grid Factor = 0.9999025 & is applied to  
 the first only.  
 UTM  
 N = 802,438.021 E = 1,251,878.448

**Odom Engineering PLLC**  
 1933 Main Street, Suite 100, P.O. Box 2104  
 Asheville, NC 28801  
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**Hampton Inn & Suites**  
 LENOIR HAMPTON INN  
 Lenoir, North Carolina

ISSUE DATE: 09.01.16  
 PROJECT STATUS: Schematics  
 PROJECT NUMBER: 16-016  
 REVISIONS: 16-016

OVERALL LAYOUT

**C1.01**