



**4016 LOWER CEDAR VALLEY ROAD – Sawmills, NC
15.9 Acres**

SALE PRICE: \$960,000

LEASE PRICE: TBD

ZONING: Commercial

ELECTRICITY PROVIDER: Blue Ridge Electric

NATURAL GAS PROVIDER: Piedmont Natural Gas

WATER PROVIDER: Caldwell County

SEWER PROVIDER: Town of Sawmills*

COMMERCIAL AIRPORT: Charlotte-Douglas International

DISTANCE: 64.50 Miles (One Way)

REGIONAL AIRPORT: Hickory Regional Airport

DISTANCE: 9.50 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 11 Miles

NCPIN: 2776185163

ADDITIONAL INFORMATION

Here is a great commercial investment opportunity with nearly 16 acres of land located a stone's throw away from U.S. 321. The parcel features generally level land and excellent visibility from the road. NOTE: Obtaining sewer service would require annexation from either Hudson or Sawmills.

BROKER: Larry Tuttle, Tuttle Realty

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