



**HICKORY BOULEVARD – Granite Falls, NC**  
**4.13 Acres**

**SALE PRICE:** \$120,000      **LEASE PRICE:** No      **ZONING:** Residential\*

**ELECTRICITY PROVIDER:** Blue Ridge Energy      **NATURAL GAS PROVIDER:** Piedmont Natural Gas

**WATER PROVIDER:** Town of Granite Falls\*      **SEWER PROVIDER:** Town of Granite Falls\*

**COMMERCIAL AIRPORT:** Charlotte-Douglas International      **DISTANCE:** 58.30 Miles (One Way)

**REGIONAL AIRPORT:** Hickory Regional Airport      **DISTANCE:** 7.80 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 9.30 Miles      **NCPIN:** 2776802618

**ADDITIONAL INFORMATION**

This parcel is adjacent to commercial and industrial sites along U.S. 321 North. \*Note: The property currently is zoned for residential use, however, a petition for reclassification and a request for voluntary annexation into the Town of Granite Falls can be made.

**BROKER:** Robyn St. Clair, RE/MAX A-Team      **CONTACT:** (828) 759-4044