



## 2790 Hickory Boulevard · Hudson, NC 16 Acres + 1 Acre Outparcel

**SALE PRICE:** \$50,000 per acre + \$275,000 for 1 acre outparcel

**ZONING:** Commercial

**ELECTRICITY PROVIDER:** Duke Energy    **NATURAL GAS PROVIDER:** Piedmont Natural Gas (8" Main)

**WATER PROVIDER:** City of Lenoir

**WATER LINE SIZE:** 10" Main

**SEWER:** City of Lenoir

**COMMERCIAL AIRPORT:** Charlotte-Douglas International Airport

**DISTANCE:** 62.42 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 12.52 Miles

### ADDITIONAL INFORMATION

This prime piece of commercial property is located on busy US Highway 321 and is directly across from one of the top community colleges in the nation, Caldwell Community College & Technical Institute. The property also adjoins Captain D's, Bojangles & Burger King restaurants and would serve as an excellent location for new retail/commercial development. One acre parcel fronting 321 is ideal for a restaurant, coffee shop or gasoline station. Owner is willing to sub-divide.

**BROKER:** Larry Tuttle, Tuttle Realty

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