



## 3500 HICKORY BOULEVARD – Sawmills, NC 4.97 Acres

<b>SALE PRICE:</b> \$249,900	<b>LEASE PRICE:</b> N/A	<b>ZONING:</b> Commercial
<b>ELECTRICITY PROVIDER:</b> Duke Energy	<b>NATURAL GAS PROVIDER:</b> Piedmont Natural Gas	
<b>WATER PROVIDER:</b> Caldwell County	<b>SEWER PROVIDER:</b> Town of Sawmills	
<b>COMMERCIAL AIRPORT:</b> Charlotte-Douglas International	<b>DISTANCE:</b> 60.3 Miles (One Way)	
<b>REGIONAL AIRPORT:</b> Hickory Regional Airport	<b>DISTANCE:</b> 9.80 Miles (One	
<b>DISTANCE TO NEAREST INTERSTATE (I-40):</b> 10.9 Miles	<b>Way) NCPIN:</b> 2776362019	

### ADDITIONAL INFORMATION

Featuring 200 feet of road frontage along U.S. 321 North, this mostly level lot is zoned for commercial use. Property is convenient to Interstate 40, and a separate adjoining parcel is for sale through another broker. A perfect place for a commercial enterprise along Caldwell County's busiest thoroughfare.

**BROKER:** Donna Lane, Coldwell Banker Boyd & Hassell

**CONTACT:** (828) 381-1974