



1566 Beecher Anderson Rd. – Lenoir, NC 28645

12.85 Acres



### Availability

**For Sale:** Yes

**For Lease:** N/A

**Zoning:** Light Industrial

**Price:** \$150,000

### Utilities

**Capacity:** 3 Phase Power

**Electricity Provider:** Duke Energy

**Natural Gas Provider:** Piedmont Natural Gas

**Water Provider:** Available

**Sewer Provider:** Available

**Rail Access:** No

**NC Pin #:** 2739408206

### Transportation:

**Commercial Airport:** Charlotte-Douglas International

**Regional Airport:** Foothills Regional Airport

**Nearest Interstate:** (I-40)

**Distance:** 69.6 Miles (One Way)

**Distance:** 7.4 Miles (One Way)

**Distance:** 18 Miles (One Way)

### Description:

This prime Western North Carolina Foothills property offers a rare blend of rural tranquility and strategic accessibility. Located just half a mile from US Highway 18. Features rolling terrain, two stream borders, and paved road frontage. Quiet rural surroundings with nearby farmland and low-density homes. Strong visibility and convenient access to major routes support a range of development uses.

### Contact Information:

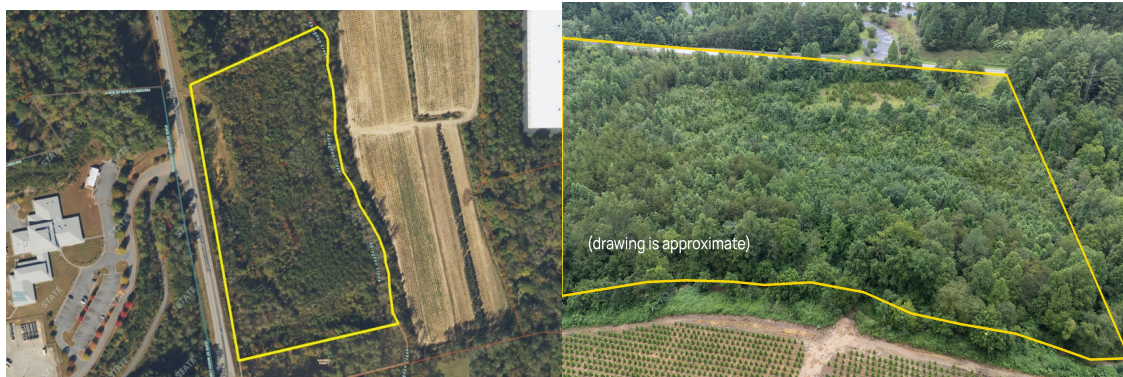
Broker: Deborah Murray

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**PRIME DEVELOPMENT OPPORTUNITY - 12.85 ACRES - \$150,000**

1566 Beecher Anderson Road, Lenoir, NC



**PROPERTY OVERVIEW**

Discover this exceptional 12.85-acre parcel of undeveloped land perfectly positioned in the scenic Western North Carolina Foothills. This unique property offers the rare combination of rural tranquility and commercial potential, an ideal investment for savvy developers and investors.

**STRATEGIC LOCATION & ACCESS**

Site is approximately ½ mile from US Highway 18 (Morganton Boulevard with 18,000-20,000 vehicles daily). Beecher Anderson Road traffic count is a manageable 2000 vehicles per day. Excellent accessibility to major transportation corridors. Beautiful rural setting with low-density surroundings.

**ZONING & DEVELOPMENT POTENTIAL**

Current Zoning: Commercial/Industrial  
Flexibility: Local planning department open to rezoning discussions  
Potential Development Options:  
- Multiple low-density residential home sites  
- Commercial/industrial buildings  
- Mixed-use development opportunities

**UTILITIES & INFRASTRUCTURE**

Water: Property is metered and served by Caldwell County Water with a 6-inch line on Beecher Anderson Road  
Sewer: Existing sewer line located within approximately 50-100 feet of property serving nearby Readiness Center  
Essential utilities ready for development. Will require tap fee.

**NATURAL FEATURES**

Topography: Sloping terrain ideal for tiered development  
Water Features: Two streams running along eastern and southern property borders

Setting: Surrounded by low-density rural home sites and active farmland  
Privacy: Peaceful, rural atmosphere with natural boundaries

#### INVESTMENT HIGHLIGHTS

Versatile Zoning: Commercial/industrial with rezoning potential  
High Traffic Exposure: Prime visibility from well-traveled roads  
Utility Ready: Water and sewer infrastructure in place  
Natural Beauty: Streams and rolling topography enhance development appeal  
Growth Market: Western NC Foothills experiencing steady development  
Flexible Use: Suitable for commercial or residential projects

#### PROPERTY DETAILS

Size: 12.85 acres of undeveloped land  
Location: Lenoir, Caldwell County, North Carolina  
Terrain: Rolling topography suitable for tiered development  
Utilities: Water, sewer and electric accessible  
Access: Paved road frontage with excellent secondary and primary corridor access  
This rare opportunity combines the best of both worlds - commercial development potential with the natural beauty of Western North Carolina. Whether you're planning for residential homesites, commercial ventures, or mixed-use development, this property offers the infrastructure, location, and flexibility to bring your vision to life.

Contact us today to schedule a private showing and explore the endless possibilities this exceptional property offers.

#### LISTING AGENT:

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