



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:

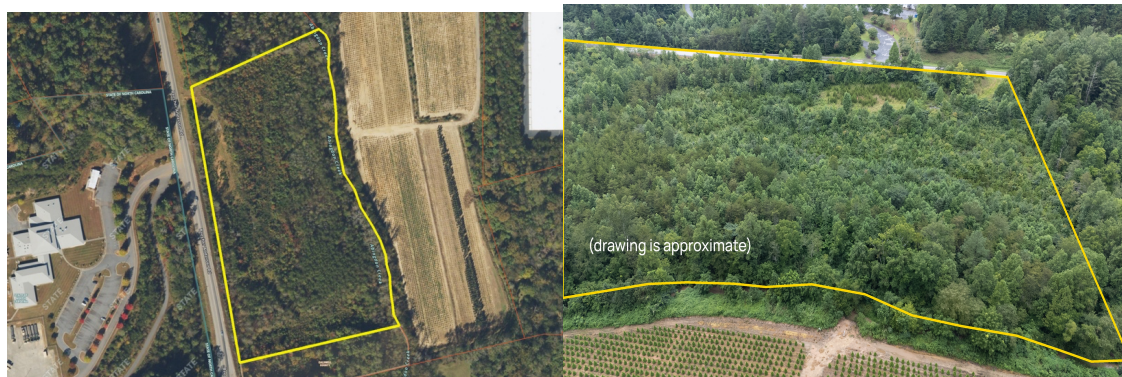
Broker: Deborah Murray

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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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