

Caldwell County

NORTH CAROLINA
Economic Development



3351 Hickory Blvd. – Hudson, NC 28638

2.62 Acres



Availability

For Sale: Yes

For Lease: Yes

Zoning: Highway Business

Price: \$1,750,000

Utilities

Capacity: 3 Phase Power

Electricity Provider: Duke Energy

Natural Gas Provider: Piedmont Natural Gas

Water Provider: Town of Sawmills

Sewer Provider: Town of Sawmills

Rail Access: No

NC Pin #: 2776077811

Transportation:

Commercial Airport: Charlotte-Douglas International

Regional Airport: Foothills Regional Airport

Nearest Interstate: (I-40)

Distance: 59.4 Miles (One Way)

Distance: 14.9 Miles (One Way)

Distance: 11.5 Miles (One Way)

Description:

This prime $\pm 21,000$ SF commercial property sits prominently at a signalized intersection along Highway 321, offering exceptional visibility, access, and versatility across $2.62\pm$ acres. The site includes a $\pm 9,000$ SF warehouse with a dock-high door for efficient loading and storage, complemented by recent capital improvements such as a partial new roof and three new HVAC units. Zoned H-B (Highway Business), the property is ideal for a wide range of users, including retail, showroom, service, office, and warehouse operations.

Contact Information:

William Buchanan

wbuchanan@newsouthprop.com

Phone: (336) 469-8821

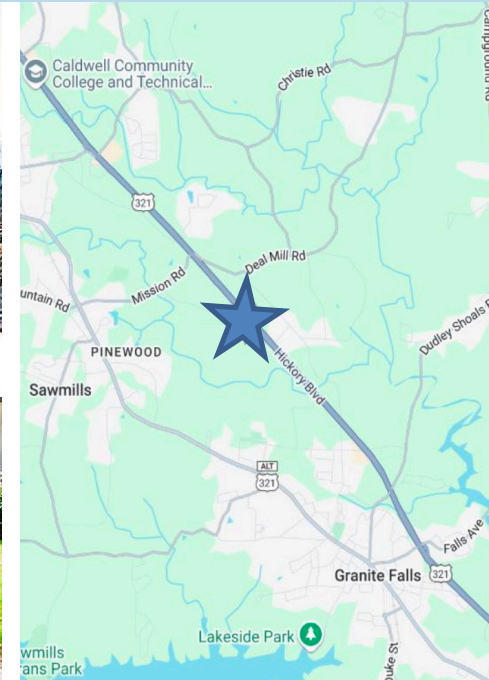
HICKORY BLVD.

3351 HICKORY BLVD. HUDSON, NC 28638

FOR SALE OR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 2.62 ACRES OF COMMERCIAL PROPERTY AVAILABLE



PROPERTY HIGHLIGHTS

- Prime commercial opportunity located at a signalized intersection along Highway 321 with excellent visibility and access.
- ± 21,000 SF property situated on 2.62± acres, offering flexibility for a variety of commercial uses.
- Features a ± 9,000 SF warehouse with a dock-high door, providing efficient loading and storage capabilities.
- Recent capital improvements include a new roof on a portion of the building and three new HVAC units.
- Zoned H-B (Highway Business), making it ideal for retail, showroom, service, office, or warehouse users.
- **Sales Price: \$1,750,000**

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 7,281
3 Miles: 36,777
5 Miles: 72,484



AVG. HH INCOME

1 Mile: \$47,164
3 Miles: \$57,096
5 Miles: \$65,226



DAYTIME EMPLOYEES

1 Mile: 11,305
3 Miles: 39,206
5 Miles: 52,803

BROKER CONTACT

WILLIAM BUCHANAN

336.469.8821

wbuchanan@newsouthprop.com



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DRONE AERIAL

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AERIAL

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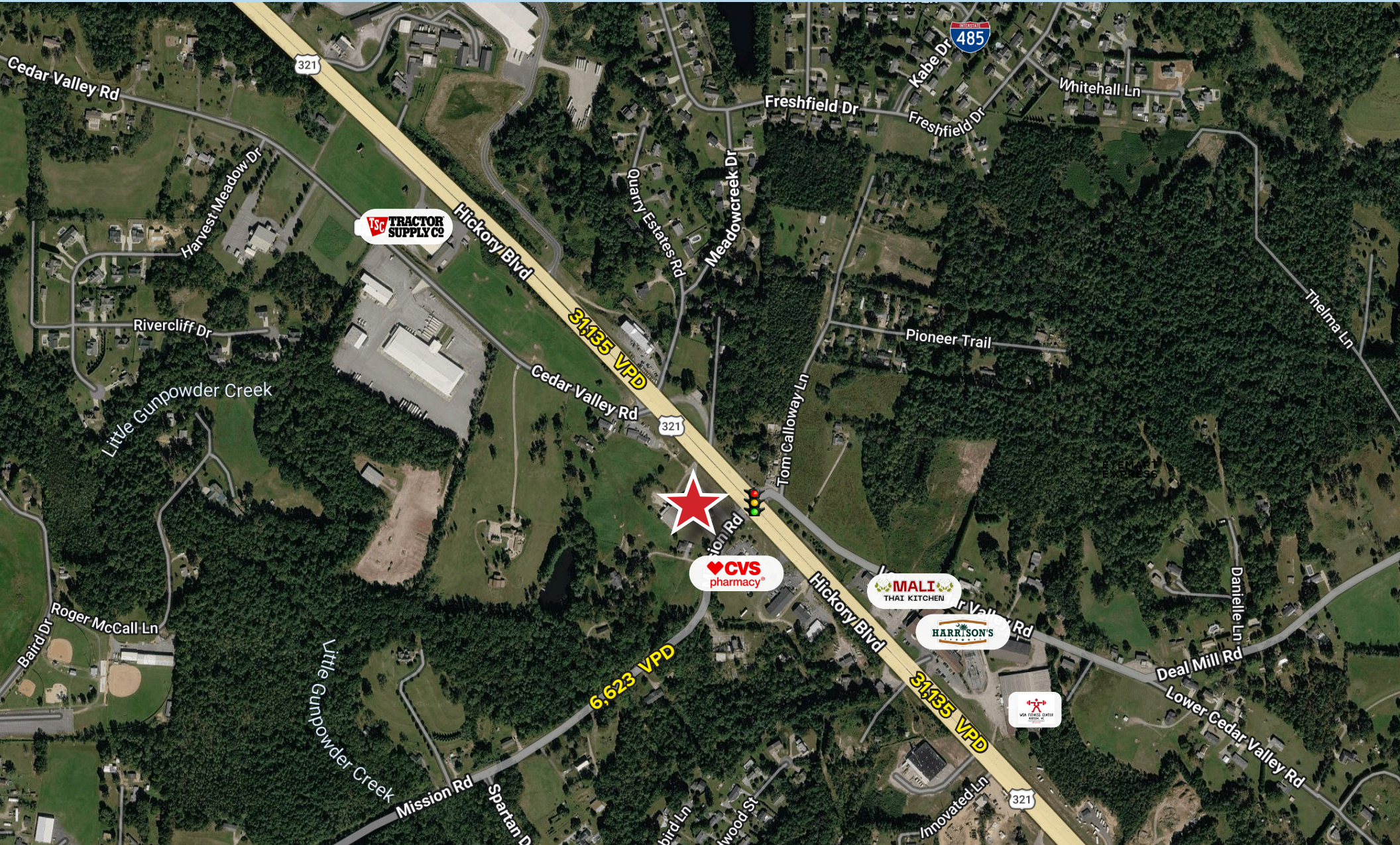
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HICKORY BLVD.

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MARKET AERIAL

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WAREHOUSE

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WAREHOUSE INTERIOR

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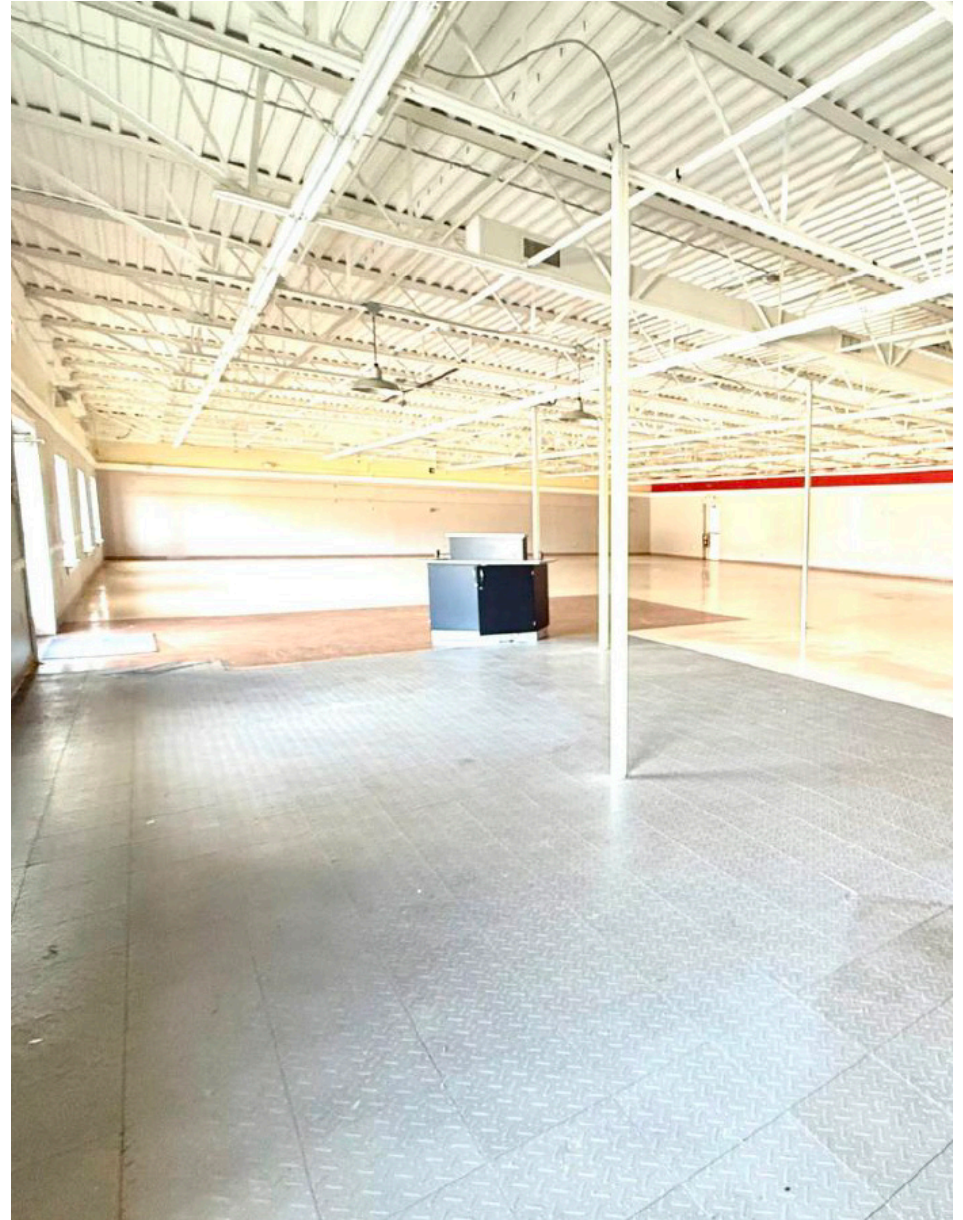
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MAIN BUILDING INTERIOR

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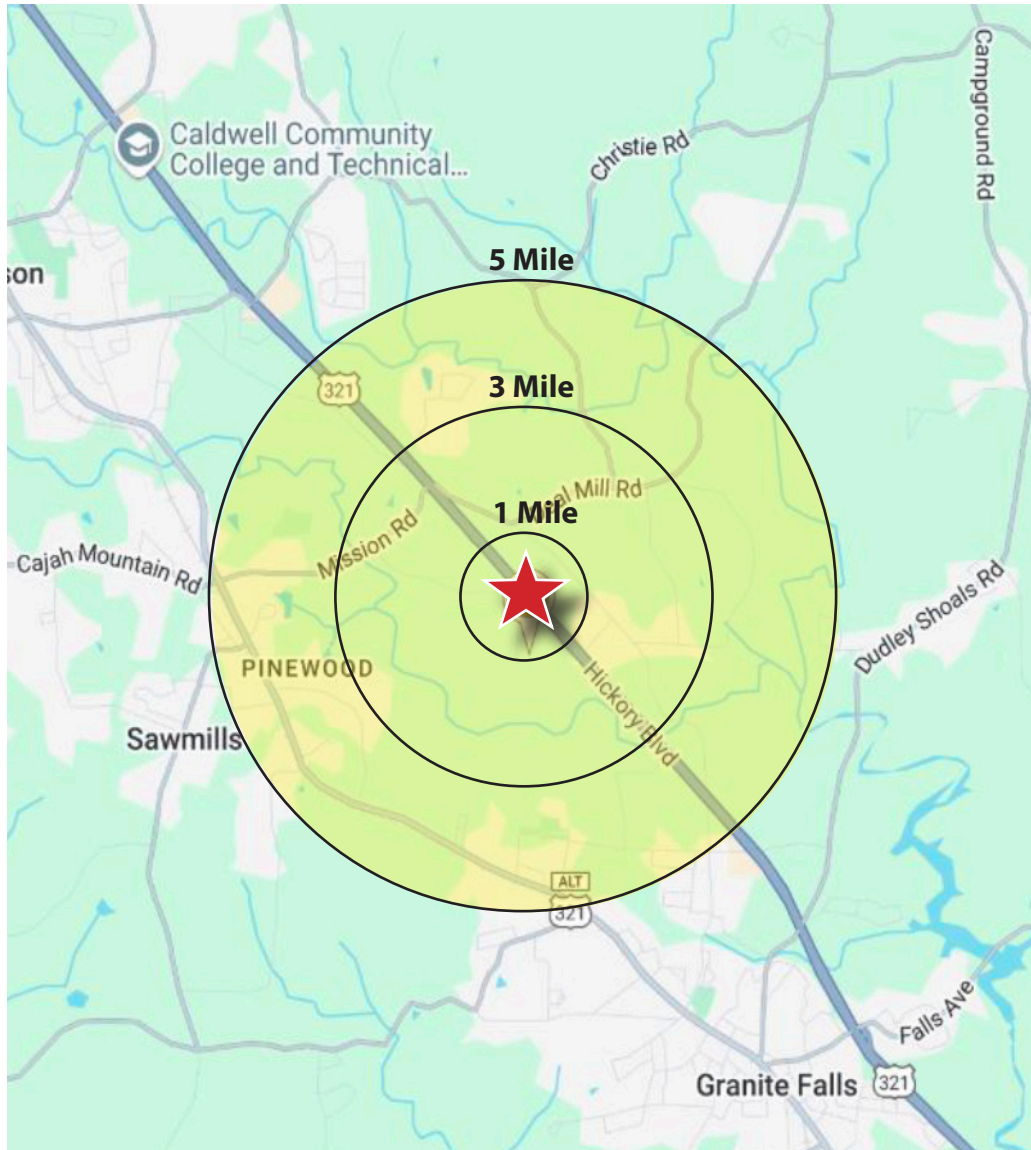
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	1,999	16,403	34,401
2030 Projected Population	1,956	16,157	33,997
Projected Annual Growth (2025-2030)	-43 (-0.4%)	-246 (-0.1%)	-404 (-0.2%)

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Estimated Households	835	6,784	14,227
2030 Projected Households	818	6,702	14,093

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$69,895	\$79,993	\$80,300

BUSINESSES	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	60	502	895
2025 Estimated Total Employees	565	5,231	8,759

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