



619 Connelly Springs Rd. SW – Lenoir NC,  
21 Acres



Availability

**For Sale:** Yes  
**For Lease:** N/A  
**Zoning:** Hwy Industrial  
**Price:** \$575,000

Utilities

**Capacity:** 3 Phase Power  
**Electricity Provider:** Duke Energy  
**Natural Gas Provider:** Piedmont Natural Gas  
**Water Provider:** City of Lenoir  
**Sewer Provider:** City of Lenoir  
**Rail Access:** No  
**NC Pin #:** 2758065459

Transportation:

**Commercial Airport:** Charlotte-Douglas International  
**Regional Airport:** Foothills Regional Airport  
**Nearest Interstate:** (I-40)

**Distance:** 65.4 Miles (One Way)  
**Distance:** 11.2 Miles (One Way)  
**Distance:** 16.3 Miles (One Way)

Description:

MULTIPLE USES FOR THIS 21 ACRE SITE! Located on Hibriten Dr and less than 1 mile from US Hwy 321 AND 1 mile from Southwest Blvd, this property is zoned for heavy industrial. Available utilities include natural gas, city water & sewer and electricity. Demolition of old mill currently in progress to allow for a variety of uses.

Contact Information:

Denise Howard

DH One Properties, LLC

Email: dhoward1020@gmail.com

619 Connelly Springs Road SW, Lenoir, North Carolina 28645

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MLS#: 4102509  
Status: ACT  
Subdivision:  
Zoning Spec: I-2  
Parcel ID: 2758065459  
Legal Desc: BK 1849 PG 1197 YR 2014 ST 390.00  
Apprx Acres: 21.00  
Elevation: 1000-1500 ft.  
Comm Loc: Other

Category: Commercial Sale  
City Tax Pd To: Lenoir  
Zoning: 1849-1197  
Deed Ref: 1849-1197  
Apx Lot Dim: Irregular

County: Caldwell  
Tax Val: \$275,500  
Project:

List Price: \$575,000



General Information

Type: Industrial  
Second Type: Manufacturing, Warehouse/Office Building, Land  
Sale/Lse Inc: Aerial Photo, Other - See Remarks  
Documents: Yes  
In City: N/A  
Restrictions: N/A  
Rstrict Cmnts: N/A

Listing Information

Lse Consider: No

Bldg Information

New Const: No  
Builder:  
Year Built: 1907  
Const Status: Site Built  
Const Type:  
# of Bldgs:  
# of Rentals:  
# of Units:  
Baths Total:  
# of Stories:

Square Footage

Total:  
Min SF Avail: 0  
Max SF Avail: 0  
Min Lse#/SF: \$0.00  
Max Lse\$/SF: \$0.00  
Office SqFt:  
Warehse SF:  
Garage SF:

Additional Information

Rail Service: No  
Ownership: Seller owned for at least one year  
Spcl Cond: None  
Rd Respons: Publicly Maintained Road

Road Front: 1,212  
Lsd Consdr: No  
Flood Pl: No

Features

Fixtures Exclsn: No  
Fencing: Chain Link  
Accessibility:  
Exterior Cover: N/A  
Road Surface: Paved  
Security Feat:  
Suitable Use: Commercial, Industrial  
Utilities: Electricity Connected, Natural Gas

Basement Dtls: No  
2nd Living Qtr:  
Construct Type: Site Built  
Road Frontage: City Street, State Road/1,212  
Patio/Porch:  
Inclusions: Building, Land  
Fire Sprinkler:

Utilities

Sewer: City Sewer  
Heat: N/A  
Restrictions: N/A - N/A

Water: City Water  
Cool: N/A

Association Information

Subject to HOA: None

Subj to CCRs: Undiscovered

Remarks Information

Public Rmrks: MULTIPLE USES FOR THIS 21 ACRE SITE! Located between Hibriten Dr and Connelly Springs Rd and less than 1 mile from US Hwy 321 AND 1 mile from Southwest Blvd, this property is zoned for heavy industrial. Available utilities include natural gas, city water & sewer and electricity. Environmental Phase I through the City of Lenoir Brownfield Grant was clean

Directions: US Hwy 321 N to Hibriten Dr exit; left at top of ramp; continue through light; property on right. Can also be accessed from Connelly Springs Rd which run directly behind the property

Listing Information

DOM: 395  
UC Dt:

CDOM: 763  
DDP-End Dt:

Slr Contr:  
LTC:

Owner Information

Owner:	Mih Properties Llc	Tax Billing Address:	1313 Nixon Heights Ln
Tax Billing City & State:	Denver Nc	Tax Billing Zip:	28037
Tax Billing Zip+4:	9524	Owner Occupied:	A

Location Information

School District:	Caldwell County Schools	Subdivision:	American & Efird Inc Prop
Township:	Lenoir	Census Tract:	030400
Carrier Route:	C008	Neighborhood Code:	00031

Tax Information

Parcel ID:	06150 1 1	% Improved:	7
Tax Area:	06		
Legal Description:	BK 1849 PG 1197 YR 2014 ST 390.00		

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$275,500	\$275,500	\$275,500
Assessed Value - Land	\$255,800	\$255,800	\$255,800
Assessed Value - Improved	\$19,700	\$19,700	\$19,700
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$275,500	\$275,500	\$275,500
Market Value - Land	\$255,800	\$255,800	\$255,800
Market Value - Improved	\$19,700	\$19,700	\$19,700
Tax Year	2024	2023	2022
Total Tax	\$1,735.65	\$1,735.65	\$1,735.65
Change (\$)	\$	\$	
Change (%)	0%	0%	

Characteristics

Land Use - Universal:	Industrial (Nec)	Land Use - County:	Industrial
Lot Acres:	21.04	Lot Sq Ft:	916,502
Year Built:	1907	Heat Type:	None
Effective Year Built:	1907	# of Buildings:	4
Building Type:	Industrial	Bldg Frame Material:	MASONRY
Stories:	1	Building Sq Ft:	46,657
Total Building Sq Ft:	46,657	Ground Floor Sq Ft:	18,437
Bath Fixtures:	25	Heat Type:	None
Interior Wall:	MASONRY	Basement Sq Feet:	3,200
Foundation:	Cont. Footing	Exterior:	Brick
Roof Type:	TRUSS-JOIST	Roof Material:	Rubber
Roof Frame:	WOOD TRUSS	Quality:	BELOW AVERAGE

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
FORMULA PASTE ERROR	S	3,200	40	80	1947
	S	52,500	24	24	1953
	S	576			1953
	S	2,250			1953
	S	2,160			
Building Description	Building Size				
BASE	18,437				
Building Description	Building Size				
BASE	8,100				
Building Description	Building Size				
CANOPY	991				
BASE	13,720				
Building Description	Building Size				
BASE	3,200				
LOADING PLATFORM COVER	464				





MLS#: **4102509**

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Price: **\$575,000**



**Aerial Map**



**Topography Map**



**Property From Across Hibriten Dr**



**Office**



**Office**



**Office**



**Warehouse**



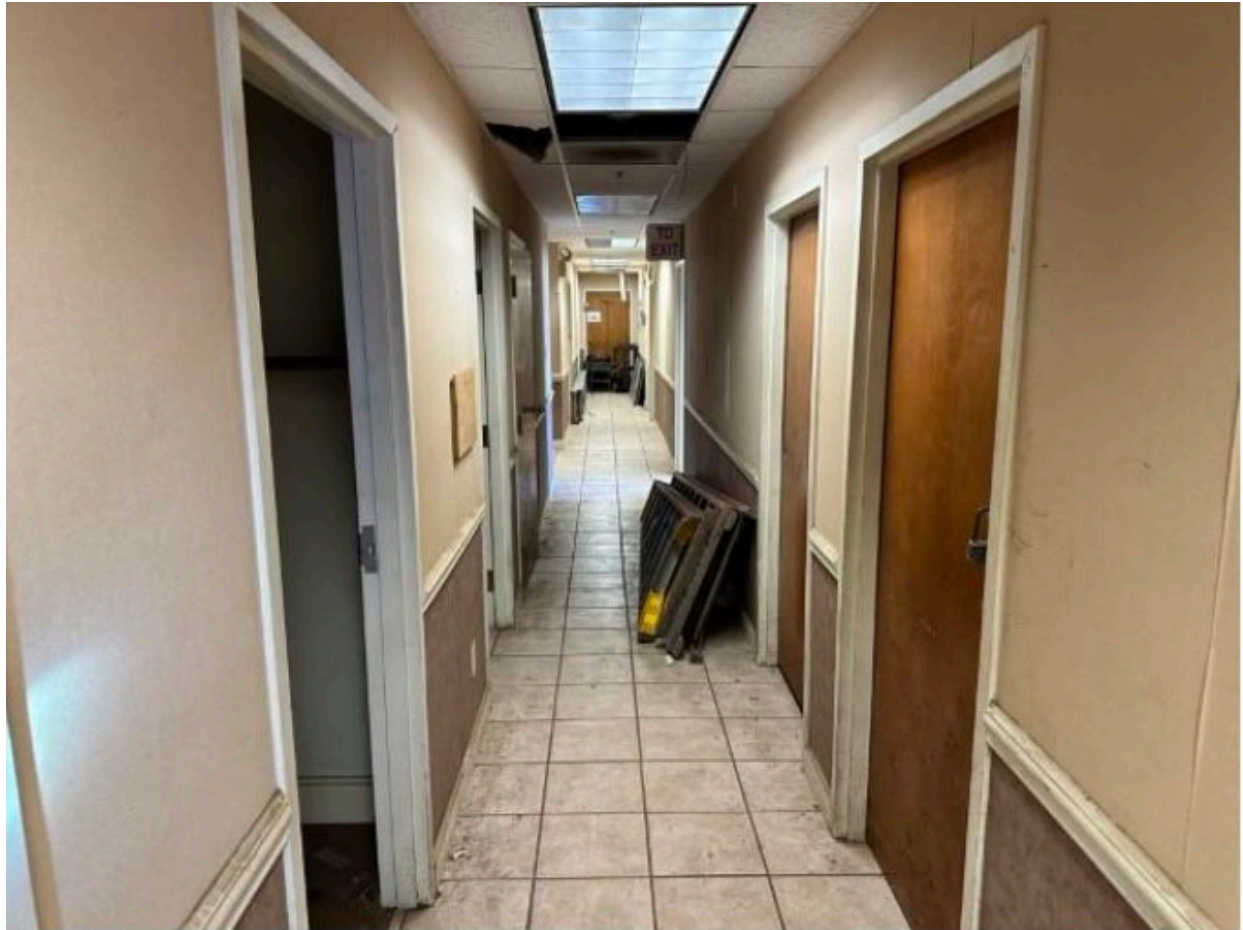
**Warehouse**



**Aerial w/Creek**



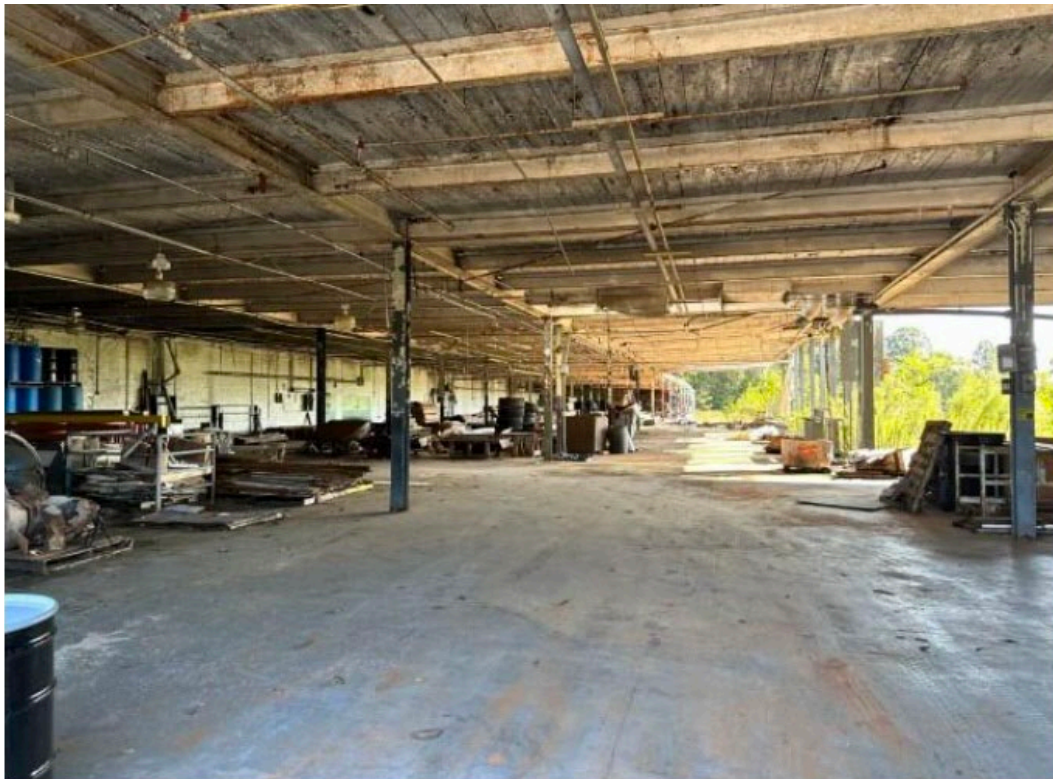






















Gunpowder Creek

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