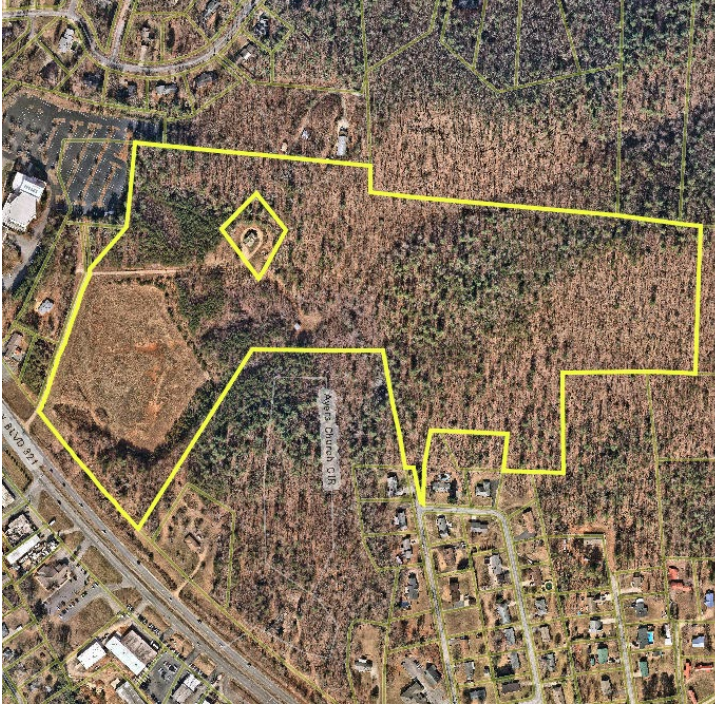




TBD Hickory Blvd – Lenoir NC 28645

Approximately 50 Acres



Availability

For Sale: Yes

For Lease: N/A

Zoning: Business/Commercial

Price: \$2,700,000

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 #: 2758646611, 2758658156

Transportation:

Commercial Airport: Charlotte-Douglas International

Distance: 64.3 Miles (One Way)

Regional Airport: Hickory Regional Airport

Distance: 14.2 Miles (One Way)

Nearest Interstate: (I-40)

Distance: 15.2 Miles (One Way)

Description:

50+ Acres exceptional highway frontage gateway position to the Blue Ridge Mountains and popular resorts. Premium commercial or multi-family residential site captures daily traffic flow of 25,000+ vehicles. LOCATION ADVANTAGES 640 +/- feet frontage on U S Highway 321 (4-lane divided hwy). Adjacent to J.E. Broyhill Civic Center and new multi-family development. DEVELOPMENT READY Zoned: B7 Highway Business/Commercial. Approximately 12 acres graded and ready for development facing US 321 (Hickory Blvd). Phase I study available upon request. Can be subdivided.

Contact Information:

Broker: Deborah Murray

dmurray.carpedm@gmail.com

Phone: (828) 729-3654

Deborah Murray
dmurray.carpedm@gmail.com
Phone: 828-729-3654



2055 Hickory Boulevard, Lenoir, North Carolina 28645

2055 Hickory Boulevard, Lenoir, North Carolina 28645

MLS#: **4398686**
Status: **ACT**
Complex Name:

Category: **Commercial Sale**
Parcel ID: **2758646611+ more**

County: **Caldwell**
Deed Ref: **1462-0958**

List \$: **\$2,700,000**

City Tax Pd To: **Lenoir**
Legal Desc: **2758646611 and 2758658156**
Acres: **50.36**

Tax Val: **\$1,184,400**
Zoning Spec: **Lenoir**
Zoning Code: **B7**
OSN: **Canopy MLS**



General Information

Type: **Unimproved Commercial**
Second Type: **Business, Free Standing Retail, Manufacturing, Medical/Dental, Office, Retail Center**
Sale/Lse Inc: **Land**
Documents: **Aerial Photo**
In City: **Yes**
Restrictions: **No Representation, Use**
Restrict Cmnts: **Subject to table of permitted uses.**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
Builder:
Year Built:
Const Status:
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** Road Front: **640** Lsd Condr: **No** Flood Pl: **No**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**
Addl Parcels: **2758658156**

Features

Lot Description: **Cleared, Sloped, Trees**
Waterbody Nm:
Fixtures Exclsn: **No**
Accessibility: **2 or More Access Exits, Other - See Remarks**
Exterior Cover:
Road Surface: **Paved**
Security Feat:
Suitable Use: **Commercial, Development, Multi-Family**
Utilities: **Other - See Remarks**
Lake/Wtr Amen: **None**
Basement Dtls: **No**
Construct Type:
Road Frontage: **4 Lane Highway, Unimproved, US Highway/640**
Patio/Porch:
Inclusions: **Land**
Fire Sprinkler:

Utilities

Sewer: **City Sewer, Tap Fee Required** Water: **City Water, Tap Fee Required**
Restrictions: **No Representation, Use - Subject to table of permitted uses.**

Association Information

Subject to HOA: **None** Subj to CCRs: **No** No

Public Remarks

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY. 50+ Acres EXCEPTIONAL HIGHWAY FRONTAGE Gateway position to the Blue Ridge Mountains and popular resorts. Premium commercial or multi-family residential site captures daily traffic flow of 25,000+ vehicles. LOCATION ADVANTAGES 640 +/- feet frontage on U S Highway 321 (4-lane divided hwy), Located in Lenoir - Caldwell County seat (population 18,000), 2.5 miles south of US 321 US 18 intersection. Adjacent to J.E. Broyhill Civic Center and new multi-family development. DEVELOPMENT READY Zoned: B7 Highway Business/Commercial, Utilities: Water, sewer, natural gas, and electric to site. Approx 12 acres graded and ready for development facing US 321 (Hickory Blvd). Phase I study available upon request. Can subdivide.

Agent Remarks

Additional acreage available.

Showing Instructions, Considerations, and Directions

No Sign, Showing Service

Use GPS

List Agent/Office Information

DOM: **14** CDOM: **14** Expire Dt: **07/01/2027**
Mkt Dt: **07/01/2026**
Agent/Own: **No** DDP-End Dt:
For Appt Call: **800-746-9464** List Agreeemnt: **Exclusive Right To Sell**
List Agent: **Deborah Murray (R59858)** Agent Phone: **828-729-3654**
List Office: **Berkshire Hathaway HomeServices Blue Ridge REALTORS® (8273)** Office Phone: **828-438-3660**
Seller Name: **Mabe**

Deborah Murray
dmurray.carpedm@gmail.com
Phone: 828-729-3654



Owner Information

Owner:	Mabe Randle E	Co-Owner:	Bradshaw Luann
Tax Billing Address:	2055 Hickory Blvd SE	Tax Billing City & State:	Lenoir Nc
Tax Billing Zip:	28645	Tax Billing Zip+4:	6405
Owner Occupied:	0		

Location Information

School District:	Caldwell County Schools	Subdivision:	Virgil G Mabe
Township:	Lenoir	Census Tract:	030600
Carrier Route:	R026	Neighborhood Code:	00051

Estimated Value

RealAVM™:	\$208,600	RealAVM™ Range High:	\$238,600
RealAVM™ Range Low:	\$178,500	Value As Of:	06/29/2026
Confidence Score:	62	Forecast Standard Deviation:	14

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score ranges from 0 to 100.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range of values.

Tax Information

Parcel ID:	09189 1 3B	% Improved:	90
Lot #:	1	Tax Area:	09
Legal Description:	BK 1612 PG 2144 YR 06 ST 0.00		

Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$160,100	\$82,700	\$82,700
Assessed Value - Land	\$16,500	\$15,400	\$15,400
Assessed Value - Improved	\$143,600	\$67,300	\$67,300
YOY Assessed Change (\$)	\$77,400	\$	
YOY Assessed Change (%)	94%	0%	
Market Value - Total	\$160,100	\$82,700	\$82,700
Market Value - Land	\$16,500	\$15,400	\$15,400
Market Value - Improved	\$143,600	\$67,300	\$67,300
Tax Year	2025	2024	2023
Total Tax	\$1,026.38	\$538.76	\$538.76
Change (\$)	\$488	\$	
Change (%)	91%	0%	

Characteristics

Land Use - Universal:	Rural Homesite	Land Use - County:	Rural Homesite
Lot Acres:	1.00	Lot Sq Ft:	43,560
Year Built:	1957	Heat Type:	Heat Pump
Effective Year Built:	1985	# of Buildings:	1
Building Type:	Single Family	Stories:	1
Building Sq Ft:	1,240	Total Building Sq Ft:	2,480
Ground Floor Sq Ft:	1,240	Bedrooms:	3
Total Baths:	1	Full Baths:	1
Cooling Type:	Central	Heat Type:	Heat Pump
Heat Fuel Type:	ELECTRIC	Interior Wall:	DRYWALL
Flooring Material:	PLYWOOD	Basement Type:	Unfinished
Basement Sq Feet:	1,240	Foundation:	Cont. Footing
Exterior:	Aluminum/Vinyl	Roof Type:	GABLE
Roof Material:	Metal	Roof Shape:	GABLE
Porch:	Open Porch	Porch Sq Ft:	24
Patio Type:	Wood Deck	Patio/Deck 1 Sq Ft:	192
Quality:	AVERAGE		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
FORMULA PASTE ERROR	U	1			

Deborah Murray

dmurray.carpedm@gmail.com

Phone: 828-729-3654



Listing Agent:



Deborah Murray (R59858)

User Class: **Subscriber**
License #: **NC 359261**
Direct: **[828-729-3654](tel:828-729-3654)**
Cell: **[828-729-3654](tel:828-729-3654)**
Fax:
Email: **dmurray.carpedm@gmail.com**
Agent Web:
Designations:
Prim Assoc: **Catawba Valley Association of Realto**

Listing Office:

Berkshire Hathaway HomeServices Blue Ridge REALTORS® (8273)

301 N Sterling St
Morganton, North Carolina 28655
MP Name: **Keith Whitaker**
MP Email: **keith.blueridgerealtors@gmail.com**
Phone: **[828-438-3660](tel:828-438-3660)**
Fax: **[828-438-8118](tel:828-438-8118)**
Office Email: **keith.blueridgerealtors@gmail.com**
Web Site: **www.bhhsbrr.com**
Prim Assoc: **Burke County Board of Realtors**
Firm License: **NC C19951**