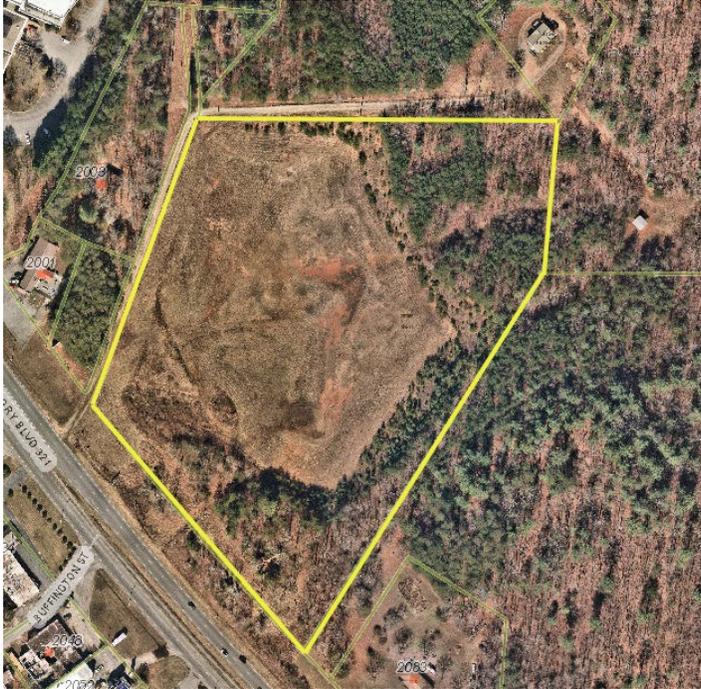




TBD Hickory Blvd – Lenior NC 28645

12+ Acres



Availability

For Sale: Yes

For Lease: N/A

Zoning: Business/Commercial

Price: \$1,500,000

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

Transportation:

Commercial Airport: Charlotte-Douglas International

Regional Airport: Hickory Regional Airport

Nearest Interstate: (I-40)

Distance: 64.3 Miles (One Way)

Distance: 14.2 Miles (One Way)

Distance: 15.2 Miles (One Way)

Description:

This property is positioned in the heart of the North Carolina Foothills. 610 feet of road frontage along US 321 North, this property is adjacent to the J.E Broyhill Civic Center. Hwy 321 captures a daily flow of 25,000 vehicles.

Contact Information:

Broker: Deborah Murray

dmurray.carpedm@gmail.com

Phone: (828) 729-3654

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COMMERCIAL DIVISIONSM

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

12 Acres on North Carolina's Gateway to the Mountains

US 321 Hickory Blvd., Lenoir NC – Caldwell County

PRICE: \$1,500,000

EXCEPTIONAL HIGHWAY FRONTAGE

MOUNTAIN DESTINATION TRAFFIC

12 ready-for-development acres strategically positioned on North Carolina's busiest thoroughfare - the main artery to the Blue Ridge Mountains. This premium commercial site captures the daily flow of **25,000+ vehicles** traveling to North Carolina's most celebrated mountain destinations including Blowing Rock, Banner Elk, Boone, Appalachian State University and the High Country.

LOCATION ADVANTAGES

- **610 feet of frontage** on Highway 321 (4-lane divided highway)
- Located in **Lenoir** - Caldwell County seat (population 18,000)
- **2.5 miles south of US 321 and US 18 intersection**, one of NC's busiest intersections
- **Adjacent to J.E. Broyhill Civic Center**
- Gateway position to the Blue Ridge Mountains and popular resort towns

DEVELOPMENT READY

- **Zoned:** B-7, Business/Commercial
- **Utilities:** Water, sewer, natural gas, and electricity
- **Topography:** Ready for development terrain
- **Size:** 12 acres providing maximum flexibility

IDEAL FOR:

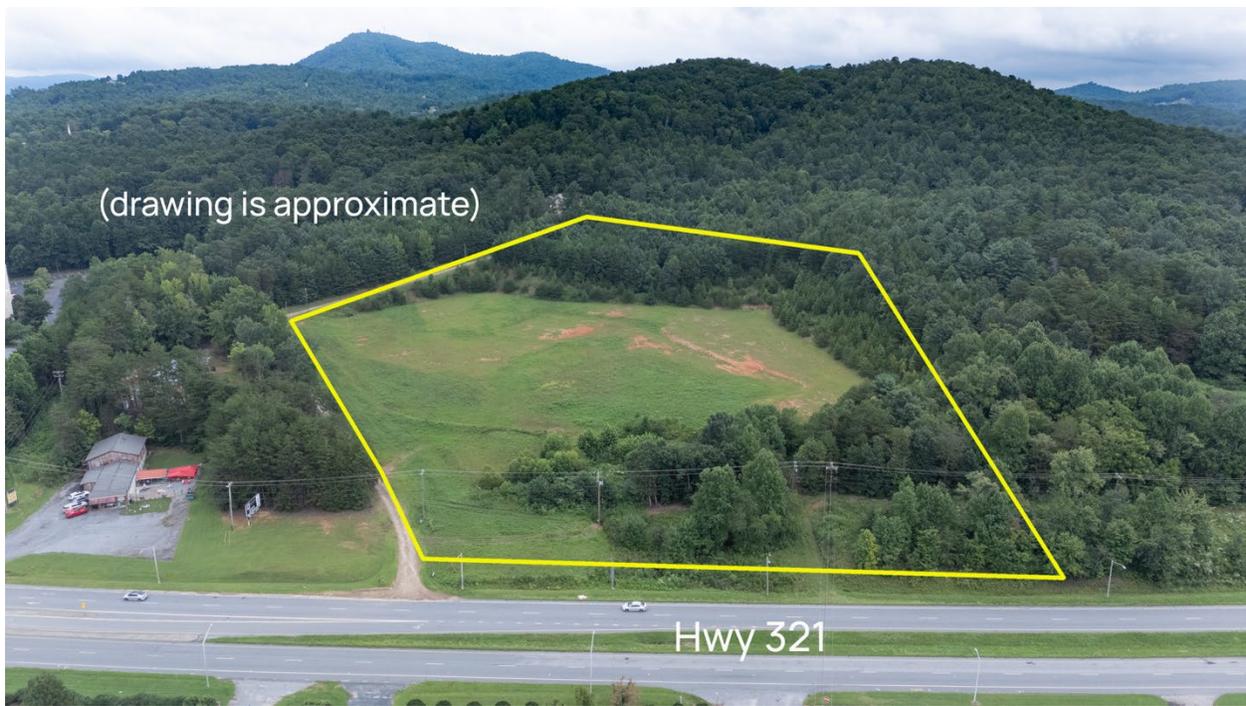
- **Multifamily Development** - Capitalize on mountain tourism and university traffic
- **Commercial Retail** - Serve 25,000+ daily travelers plus local population
- **Mixed-Use Development** - Combine residential and commercial opportunities
- **Hospitality/Tourism** - Perfect for travelers heading to mountain destinations

MARKET POSITION

Positioned in the heart of the North Carolina Foothills, this property benefits from:

- Consistent daily traffic flow to Blowing Rock, Banner Elk, Linville, Boone and Blue Ridge Mountain communities
- Proximity to Appalachian State University
- Growing Caldwell County economy
- Year-round tourism to mountain destinations





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Deborah Murray, Realtor. 828-729-3654
301 North Sterling Street
Morganton, NC 28655 828-438-3660





