

Available Building Site

941 11th Ave Blvd SE, Hickory, NC, 28601



Site Information

Parcel ID: 371213142068

Zoning: C-3 (City of Hickory)

Total Acreage: 4.36

Utilities: All Public

Street or Road: Paved

Drive Distance to I-40: 1.6 miles

Drive Distance to US 321: 0.8 miles

Drive Distance to NC-127: 0.3 miles



Contact:

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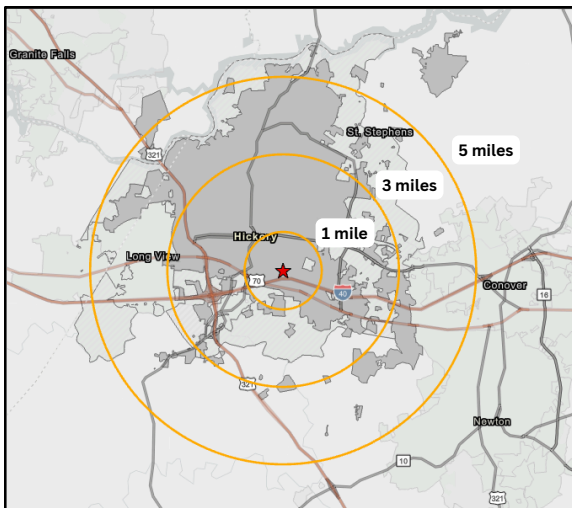
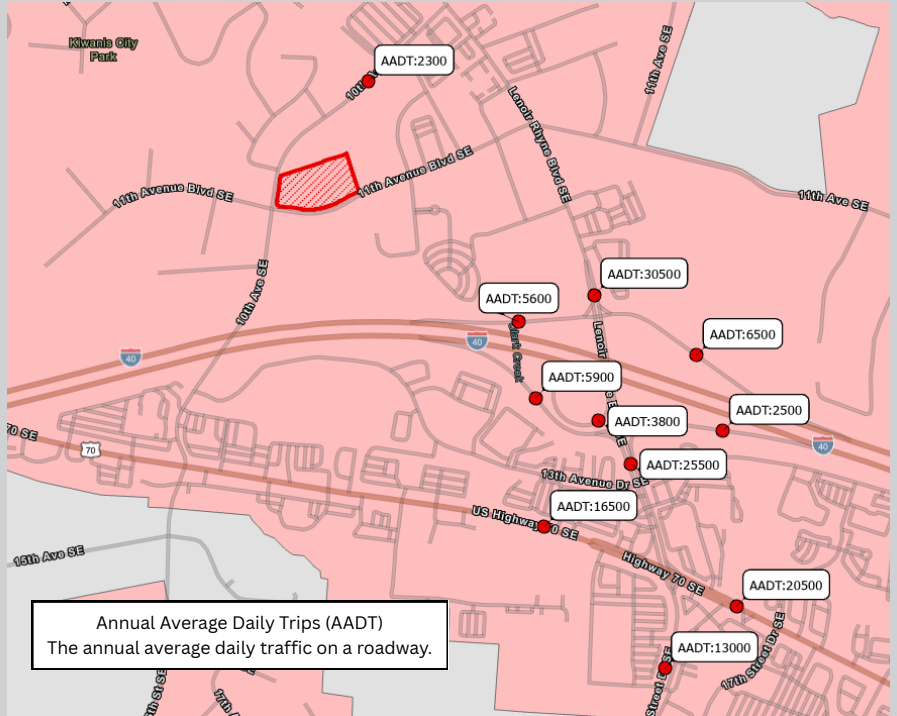
Creative Regional Solutions Since 1968

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Distances from the Site to Nearby Airports:

Hickory Regional Airport (HKY)	4.3 mi
Charlotte Douglas Intl (CLT)	56 mi
Asheville Regional Airport (AVL)	86 mi
Piedmont Triad Intl (GSO)	92 mi
Concord-Padgett Regional Airport (USA)	55 mi
Statesville Regional Airport (SVH)	32 mi



Regional Overview:

The parcel lies within Hickory's southeastern corridor, easily accessible via NC-127, Brookford Blvd SW, and 11th Ave Blvd SE. The area is zoned for mixed commercial development, with nearby residential neighborhoods and light industrial uses. The WPCOG will use the upset bidding process per NCGS 160A-269.

Population & Workforce (Census 2020):

- City of Hickory Population: ~43,500
- Catawba County Labor Force: ~82,000
- Regional Access: I-40, US-321, NC-127

Advantages:

- Central location in Western North Carolina's manufacturing corridor
- Immediate access to major highways and regional airports
- Public utilities and paved access road
- Ideal for light commercial, flex-space, or community facility use
- Multi-Family Residential

Population Radius:

1 mile Radius of building site -
Population: 2,350 Housing Units: 1,070

3 mile radius of building site -
Population: 31,181 Housing Units: 14,926

5 mile radius of building site -
Population: 72,183 Housing Units: 33,559