

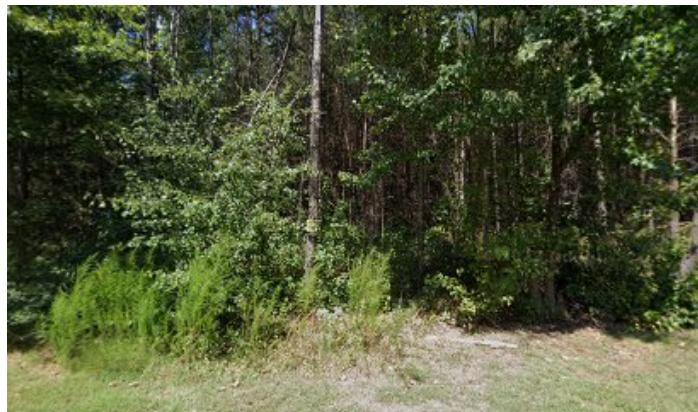
# Available Building Site

**941 11<sup>th</sup> 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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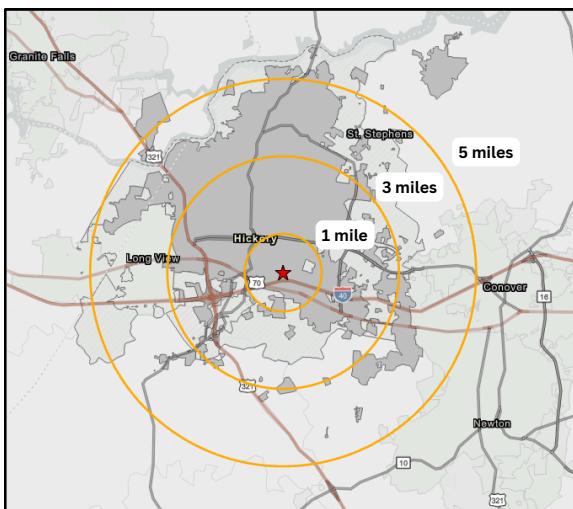
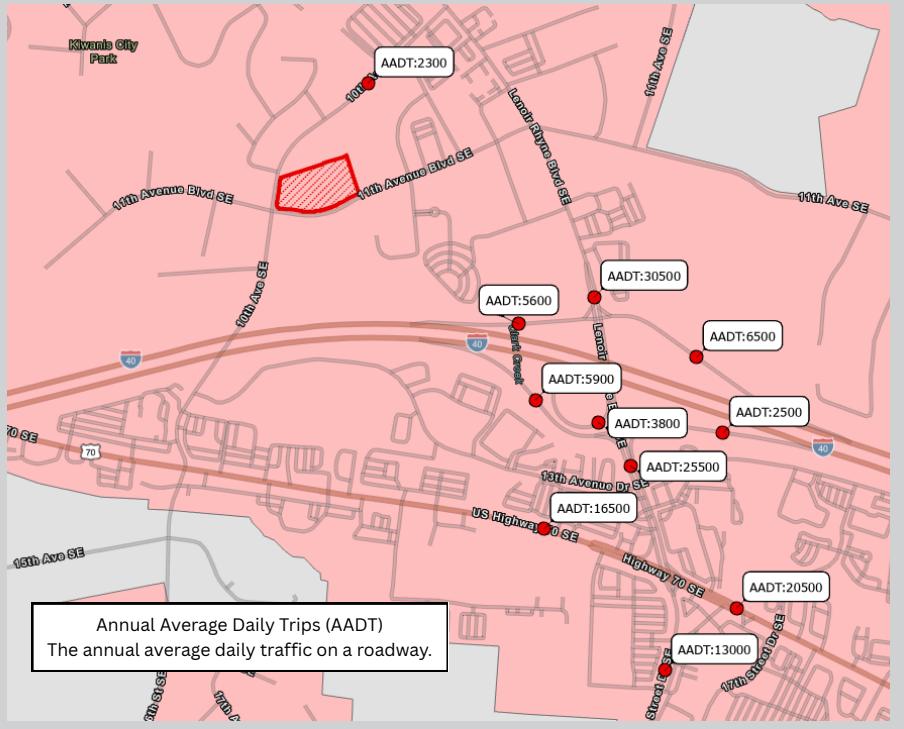
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## Distances from the Site to Nearby Airports:

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