

LAND ON FAIRGROVE CHURCH ROAD

1651 FAIRGROVE CHURCH ROAD CONOVER, NC 28613



AERIAL



DETAILS

SPECIFICATIONS

Price: \$699,000 (REDUCED!)

Acres: 11.06 +/-

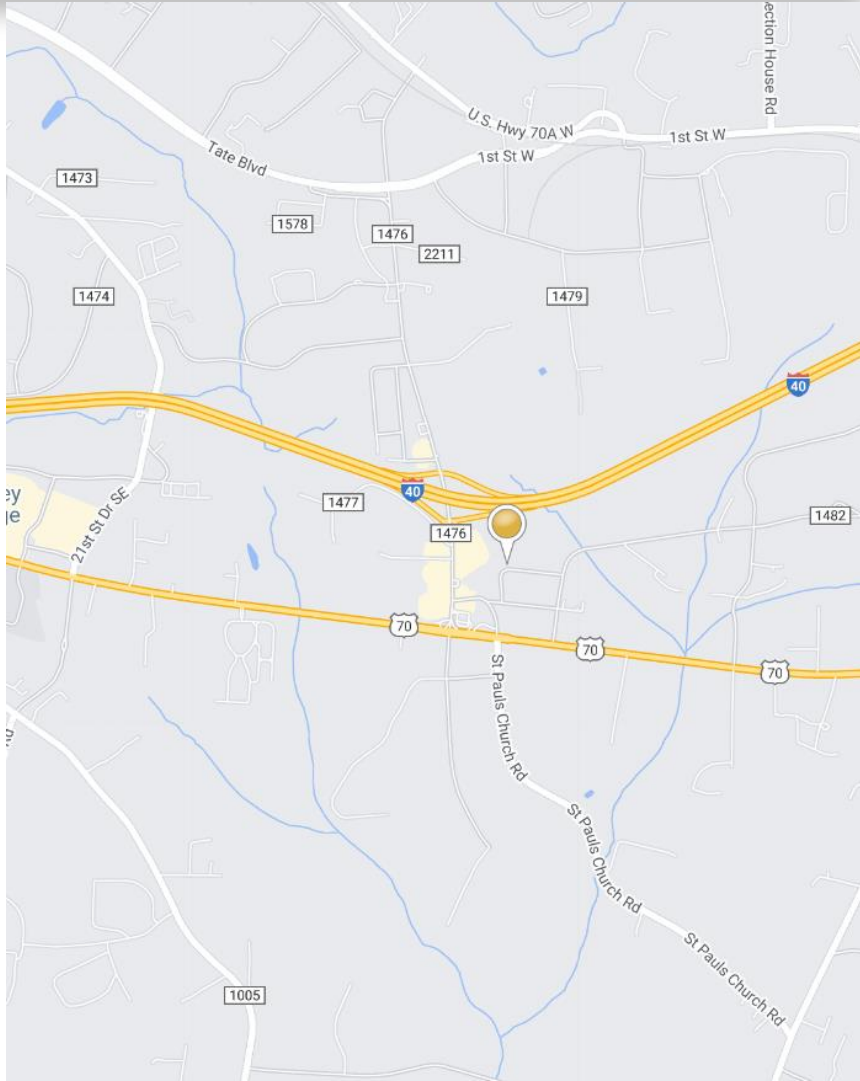
Zoning: B-4

Land available with I-40 visibility located just off Fairgrove Church Rd. Property neighbors an Industrial Park. Access available through right of way by the hotel.

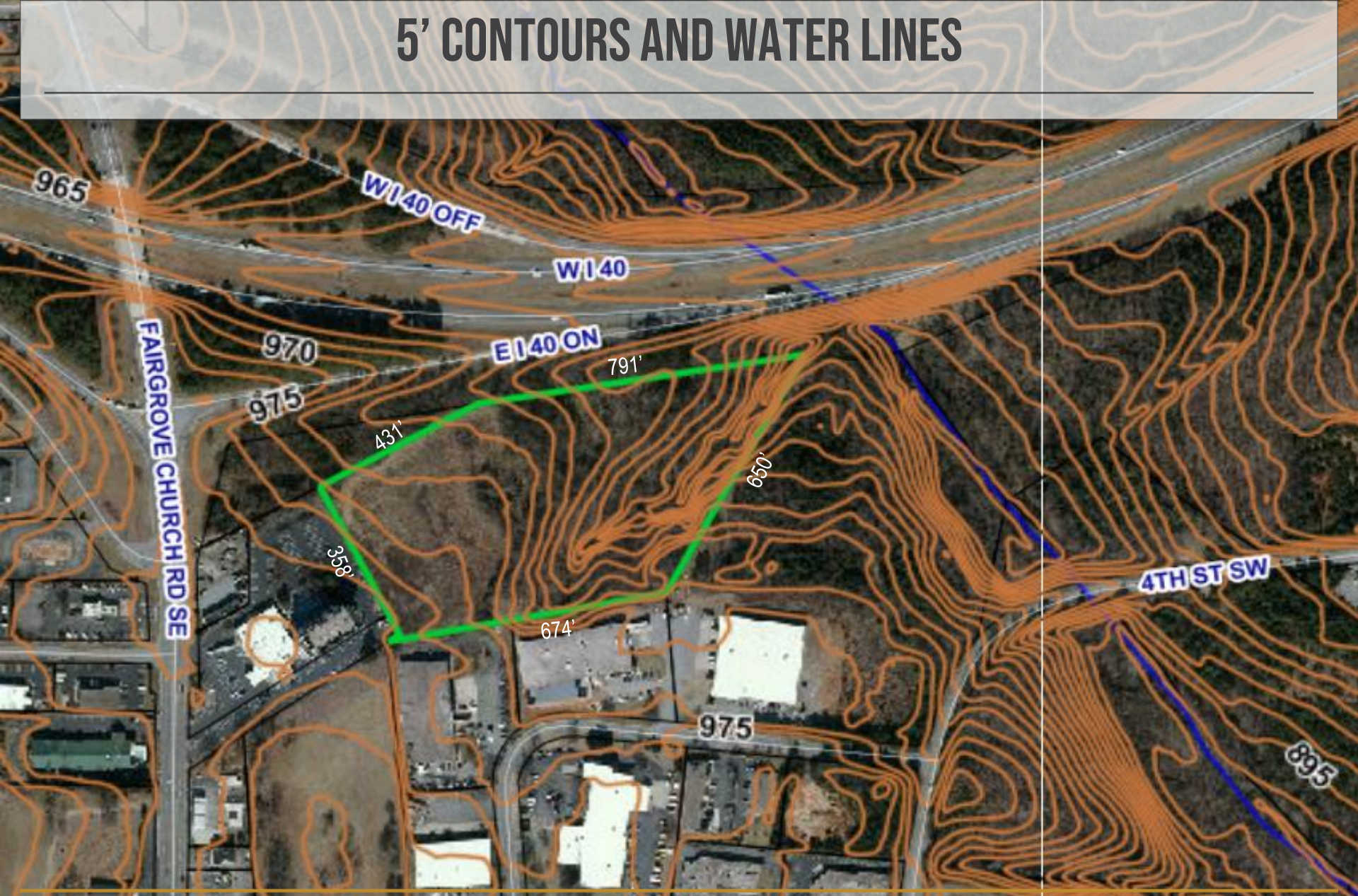
*Will need easement for water (City of Hickory is the provider) and no sewer available to the property.

DEMOGRAPHICS

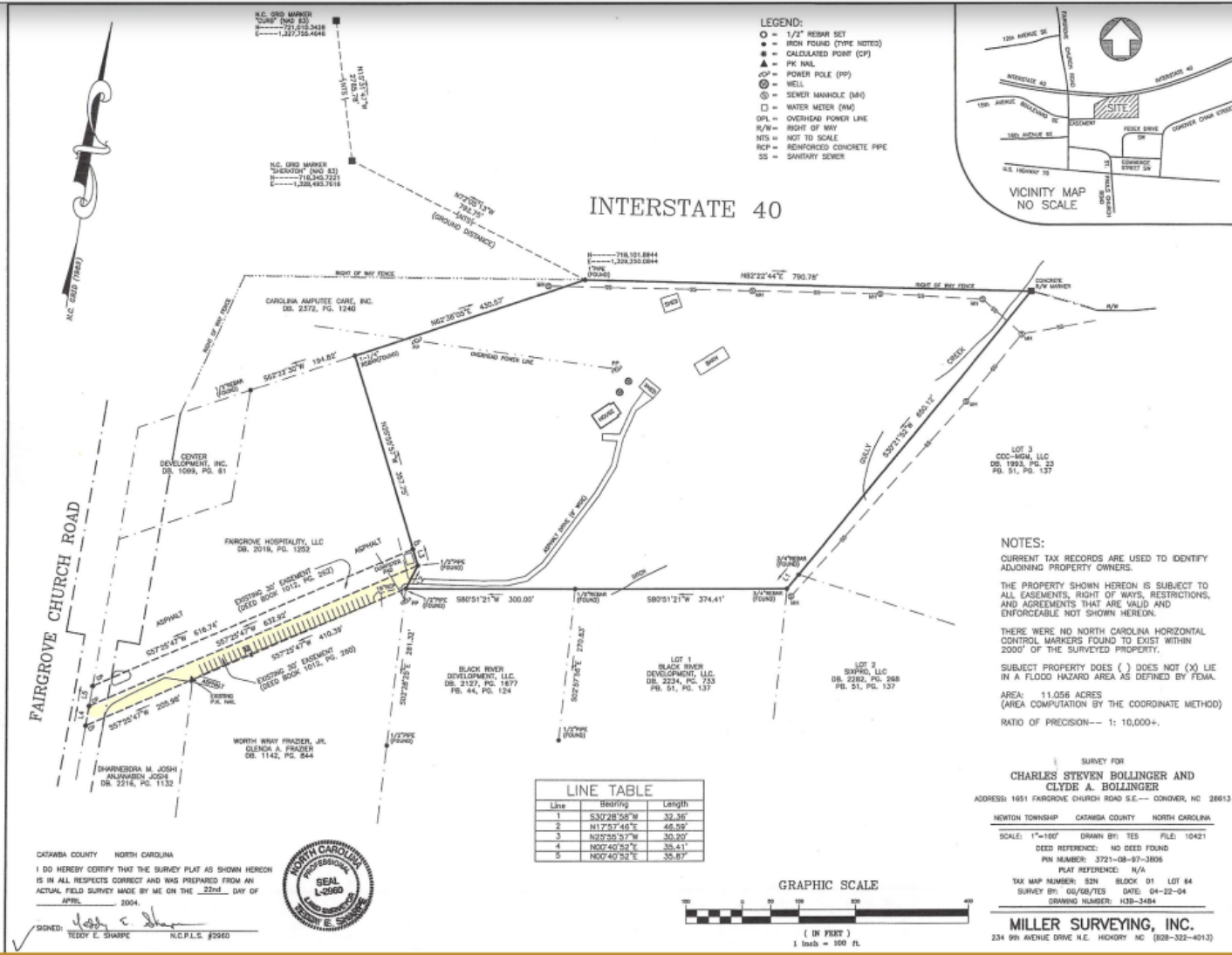
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,358	37,410	69,611
Total Household	2,404	15,886	28,835
Median Household Income	\$76,414	\$71,748	\$67,651
Total Employees	1,081	16,112	45,910



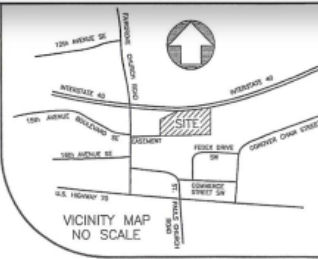
5' CONTOURS AND WATER LINES



SURVEY



- LEGEND:**
- = 1/2" REBAR SET
 - = IRON FOUND (TYPE NOTED)
 - ⊙ = CALCULATED POINT (CP)
 - ▲ = PIV WALK
 - ⊙ = POWER POLE (PP)
 - ⊙ = WELL
 - ⊙ = SEWER MANHOLE (SM)
 - ⊙ = WATER METER (WM)
 - ⊙ = OVERHEAD POWER LINE
 - R/W = RIGHT OF WAY
 - NTS = NOT TO SCALE
 - RCF = REINFORCED CONCRETE PIPE
 - SS = SANITARY SEWER

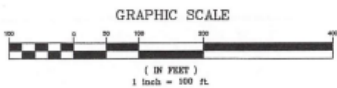


INTERSTATE 40

NOTES:
 CURRENT TAX RECORDS ARE USED TO IDENTIFY ADJOINING PROPERTY OWNERS.
 THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, RESTRICTIONS, AND AGREEMENTS THAT ARE VALID AND ENFORCEABLE NOT SHOWN HEREON.
 THERE WERE NO NORTH CAROLINA HORIZONTAL CONTROL MARKERS FOUND TO EXIST WITHIN 2000' OF THE SURVEYED PROPERTY.
 SUBJECT PROPERTY DOES () DOES NOT (X) LIE IN A FLOOD HAZARD AREA AS DEFINED BY FEMA.
 AREA: 11.056 ACRES
 (AREA COMPUTATION BY THE COORDINATE METHOD)
 RATIO OF PRECISION--- 1: 10,000+.

LINE TABLE

Line	Bearing	Length
1	S37°28'58"W	32.36'
2	N17°57'46"E	46.99'
3	N29°58'57"W	30.20'
4	N00°40'29"E	35.41'
5	N00°40'52"E	35.97'



CATAWBA COUNTY NORTH CAROLINA
 I DO HEREBY CERTIFY THAT THE SURVEY PLAT AS SHOWN HEREON IS IN ALL RESPECTS CORRECT AND WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY ME ON THE 22nd DAY OF APRIL, 2004.
 SIGNED: *Teddy L. Sharpe*
 TEDDY L. SHARPE N.C.P.L.S. #2960



SURVEY FOR
**CHARLES STEVEN BOLLINGER AND
 CLYDE A. BOLLINGER**
 ADDRESS: 1651 FAIRGROVE CHURCH ROAD S.E.— CONOVER, NC 28613
 NEWTON TOWNSHIP CATAWBA COUNTY NORTH CAROLINA
 SCALE: 1"=100' DRAWN BY: TES FILE: 10421
 DEED REFERENCE: NO DEED FOUND
 PIN NUMBER: 3721-08-87-3806
 PLAT REFERENCE: N/A
 TAX MAP NUMBER: 52N BLOCK 01 LOT 84
 SURVEY BY: GG/GB/TES DATE: 04-22-04
 DRAWING NUMBER: 438-3484
MILLER SURVEYING, INC.
 234 9th AVENUE DRIVE N.E. HICKORY NC (808-322-4013)

MARKET OVERVIEW

HICKORY, NC

Hickory is for doers and makers seeking a well-rounded community. Our city is a three-time All-American City and the regional hub of a metropolitan area of 365,376 people. Hickory and the metro area have strong transportation, utility, higher education, cultural, and workforce development networks that have produced a robust manufacturing base and extensive medical, retail, service, and residential development.





FOR MORE INFORMATION:

Jenny Eckard
828.320.8989
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net