

20 + INTERSTATE ACRES FOR SALE

1887 OLD SHELBY ROAD AND OGLESBY LANE HICKORY, NC 28601



Old Shelby Road

AERIAL



INTERSTATE
40 (52,680 +/- CPD)

MHC

SOUTHWEST
PRIMARY SCHOOL

SITE

HENRY FORK RIVER PARK

Oglesby Lane
Old Shelby Road (3,154 +/- CPD)

DETAILS

SPECIFICATIONS

Price: \$349,999

Acres: 20.2 +/-

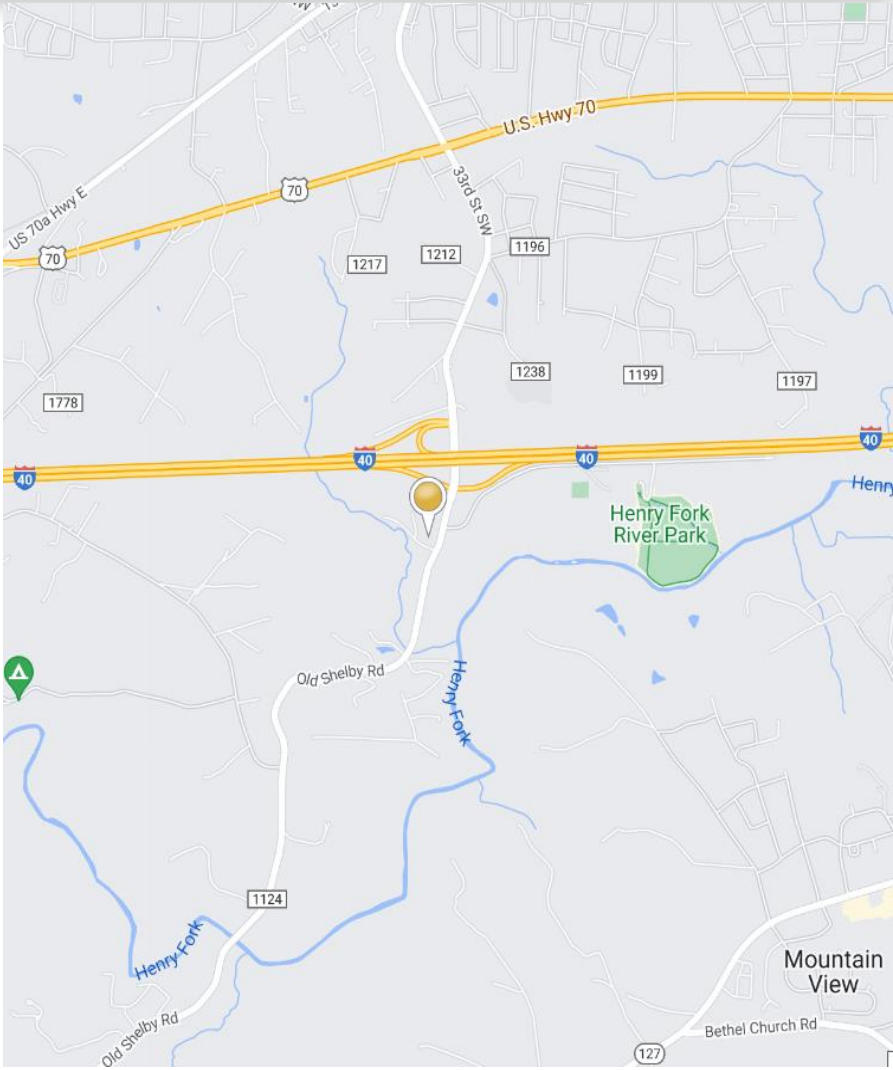
Zoning: R-1 & C-4

Interstate property on Old Shelby Road. Area has seen growth stemming from the recent addition of the Exit Ramp off I-40 and the well traveled Henry River Soccer Complex and Park. Property is ideally suited for Industrial or Multi-Family with proper re-zoning.

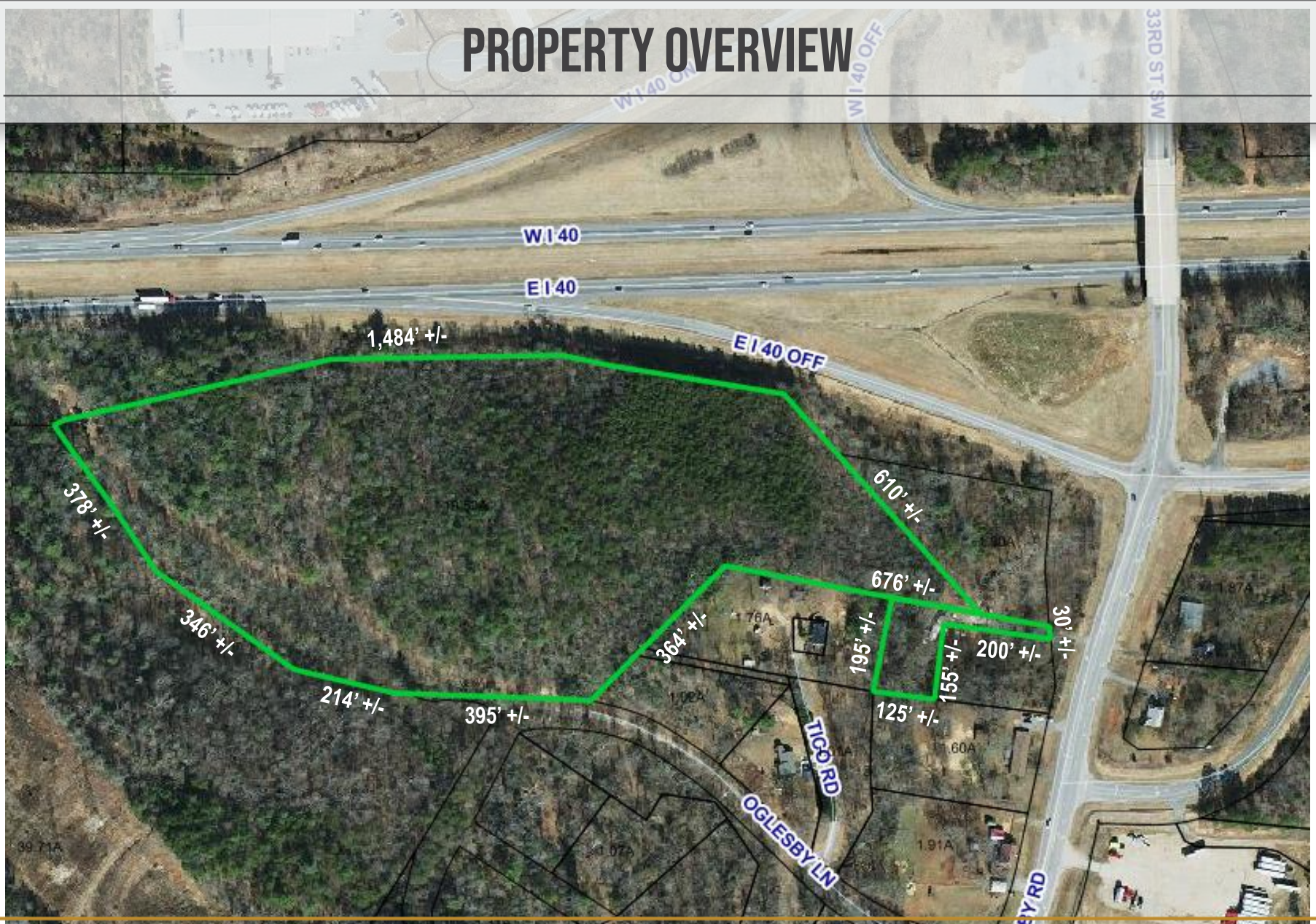
- Water and sewer lines are not currently to the site.
- Access is through Oglesby Lane. Additional property would have to be purchased to gain access off of Old Shelby Road.

DEMOGRAPHICS

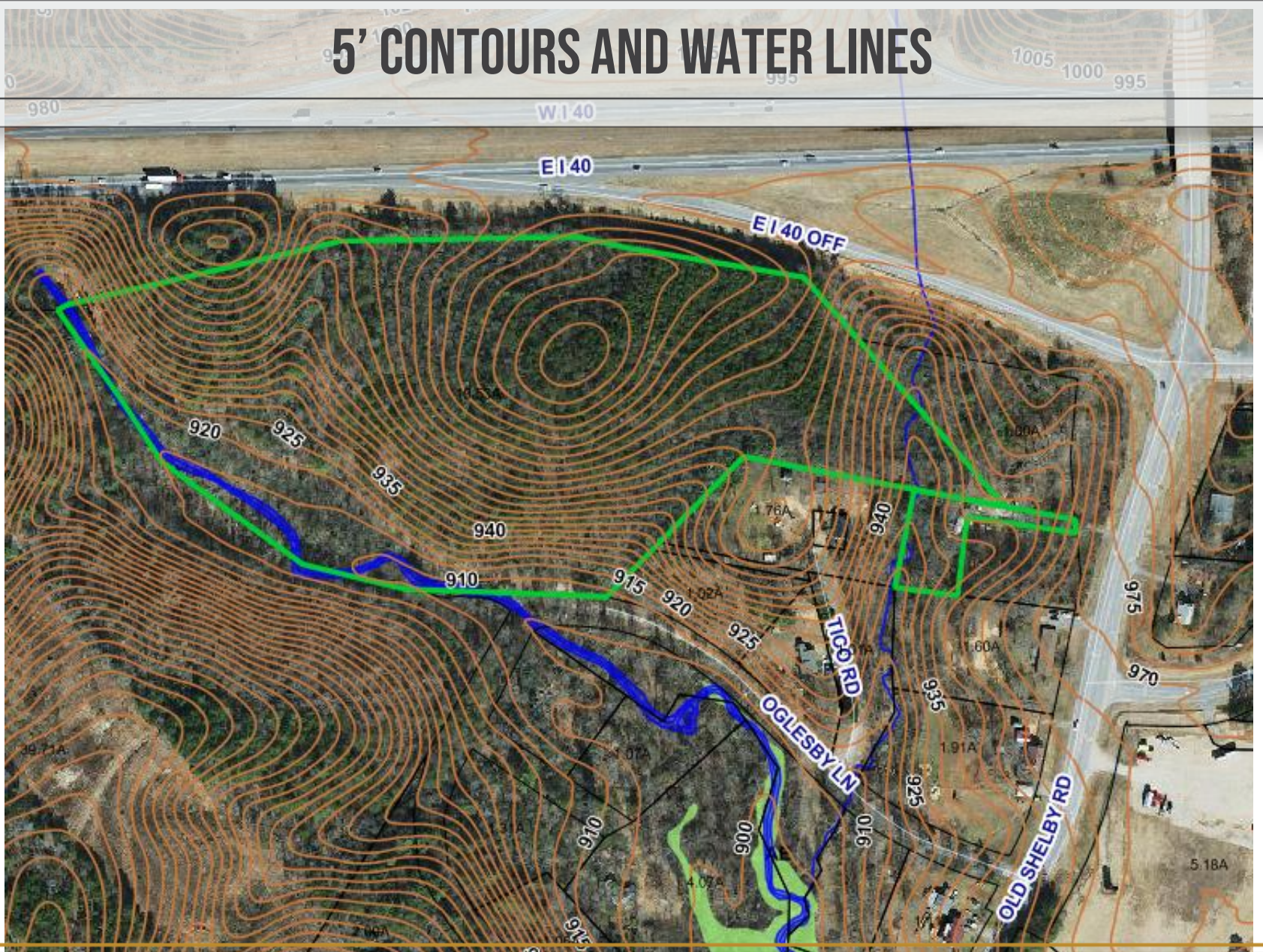
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,358	37,410	69,611
Total Household	2,404	15,886	28,835
Median Household Income	\$76,414	\$71,748	\$67,651
Total Employees	1,081	16,112	45,910



PROPERTY OVERVIEW



5' CONTOURS AND WATER LINES



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.





Site Entrance



Henry Fork
River Park
←

**FOR MORE
INFORMATION:**

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