

ESTATE PROPERTY | HICKORY, NC

4731 & 4763 1ST STREET NW HICKORY, NC 28601



SPECIFICATIONS

Price: \$2,645,000

SF: 12,000 SF +/-

Year Built: 1999

Acres: 11 +/- Acres

Zoning: R-2

Unique development opportunity for one of the most prestigious properties in Western NC. With over 880 feet of shoreline, this 11 acre tract land has views down the main channel. Access to both city water and city sewer along 1st St NW.



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Ryan Lovern

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3031 North Center Street

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SITE

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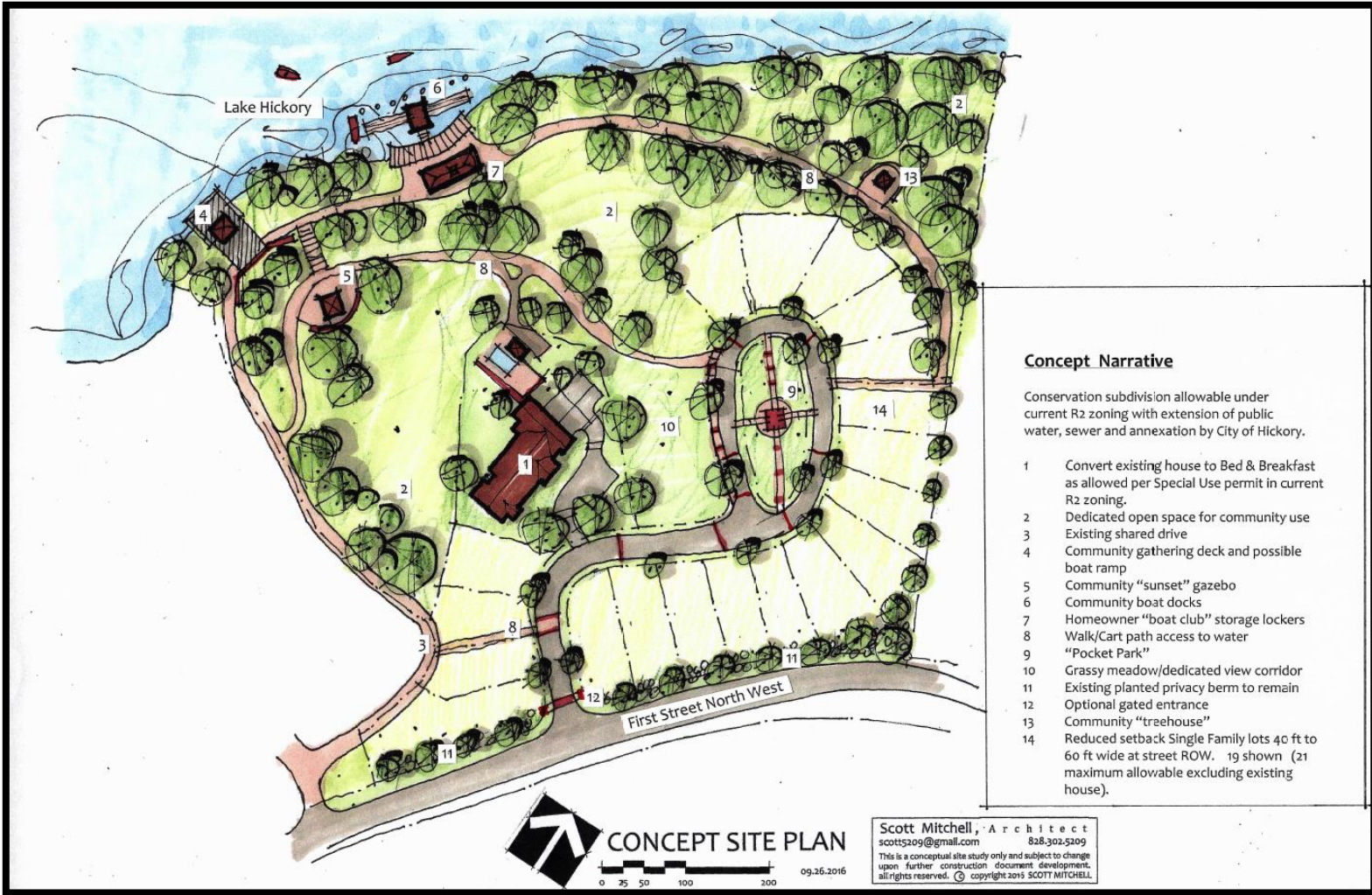
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CONCEPT SITE PLAN

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Concept Narrative

Conservation subdivision allowable under current R2 zoning with extension of public water, sewer and annexation by City of Hickory.

- 1 Convert existing house to Bed & Breakfast as allowed per Special Use permit in current R2 zoning.
- 2 Dedicated open space for community use
- 3 Existing shared drive
- 4 Community gathering deck and possible boat ramp
- 5 Community "sunset" gazebo
- 6 Community boat docks
- 7 Homeowner "boat club" storage lockers
- 8 Walk/Car path access to water
- 9 "Pocket Park"
- 10 Grassy meadow/dedicated view corridor
- 11 Existing planted privacy berm to remain
- 12 Optional gated entrance
- 13 Community "treehouse"
- 14 Reduced setback Single Family lots 40 ft to 60 ft wide at street ROW. 19 shown (21 maximum allowable excluding existing house).

Scott Mitchell, Architect
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PICTURES

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REAR VIEW

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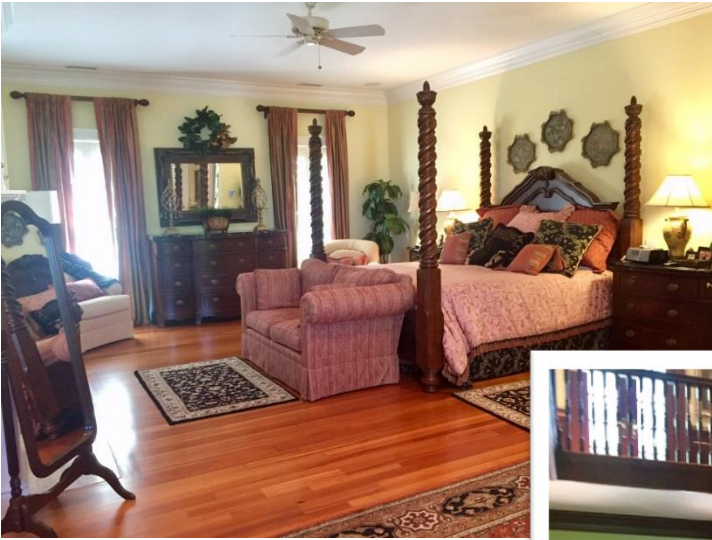
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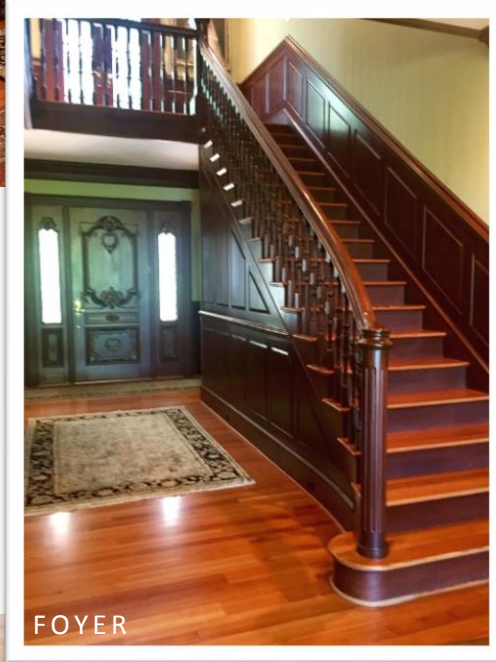
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MAIN LEVEL BEDROOM



STUDY



FOYER



LOWER LEVEL THEATRE ROOM



GYM

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DEMOGRAPHICS

4731 & 4763 1st STREET NW HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
POPULATION:			
Total Population	7,219	36,449	68,471
Median Age	36.8	38.7	39.4
Employees	11,082	45,941	59,925
Establishments	1,091	3,467	4,551
INCOME:			
Median HH Income	\$47,455	\$48,911	\$52,138
Average HH Income	\$66,467	\$61,239	\$65,067
Per Capita Income	\$28,344	\$26,917	\$27,356
HOUSEHOLDS:			
Total Households	3,020	15,911	28,665
HOUSING:			
Owner Occupied Housing Units	40.8%	48.3%	57.9%
Renter Occupied Housing Units	51.4%	44.4%	35.3%
Vacant Housing Units	7.8%	7.3%	6.8%
RACE:			
White	68.5%	71.5%	76.6%
Black	20.5%	16.1%	10.9%
Asian or Pacific Islander	2.2%	3.9%	4.4%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	8.6%	8.1%	7.7%
ETHNICITY:			
Hispanic	13.7%	12.3%	11.2%
Non-Hispanic	86.3%	87.7%	88.8%

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