

3.35 +/- ACRES FOR SALE | HICKORY, NC

241 15th street se & 16th street place se hickory, nc 28601



SPECIFICATIONS

Price: \$249,000 **REDUCED**

Acreage: 3.35 +/-

Zoning: IND

Topography: Level

Land available just off of Tate Blvd. adjacent to Tate Medical Commons with connected access. The property is behind the Catawba Women's Center complex. Tate Blvd. is one of the most sought after medical communities in North Carolina with Frye Regional Medical Center being less than 2 miles away and Catawba Valley Medical Center less than 3 miles away. The property is less than 1.5 miles from Interstate 40. This is an excellent location for medical, industrial, or office.

COMMERCIAL  FIRST

Commercial Real Estate

Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

3031 North Center Street

hickory, nc 28601

www.commercialfirst.net

SITE WITH 5 FT CONTOURS

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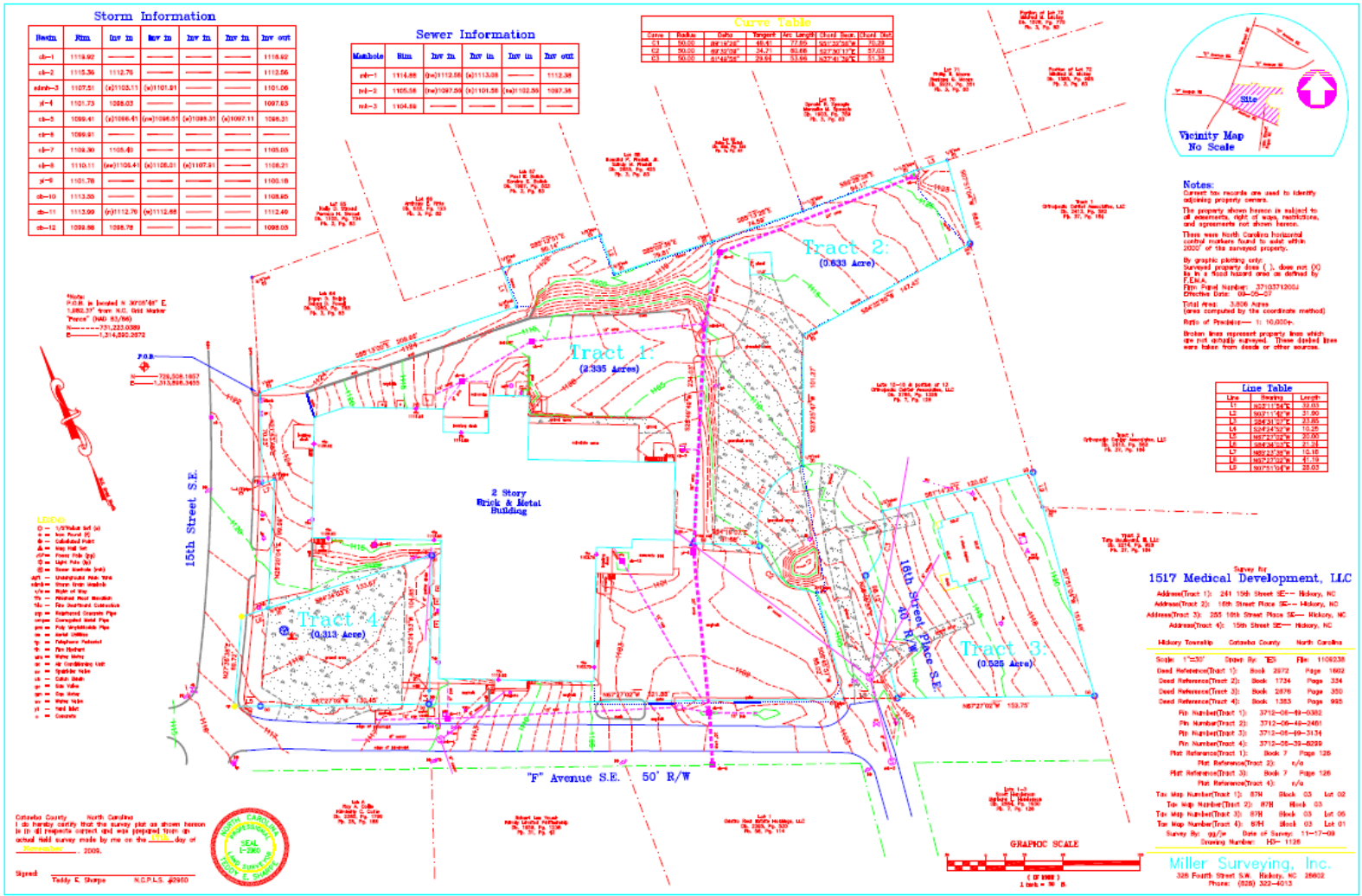
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SURVEY & PROJECTED DEVELOPMENT

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Notes:

Current tax records are used to identify adjacent property owners.

The property shown herein is subject to all easements, rights of way, restrictions, and agreements not shown herein.

There were North Carolina historical control markers found to exist within 200' of the surveyed property.

By graphic platting only surveyed property lines (L) show not (X) by a dashed line as they are shown by F.E.A.

Trk: Field Number: 271071004
 Check: Data: 08-05-07

Total Area: 3.903 Acres
 (Area computed by the coordinate method)

Ratio of Precision: 1:10,000

Dashed lines represent property lines which are not on record. These dashed lines were taken from deed or other sources.

Survey by
1517 Medical Development, LLC

Address(Tract 1): 241 15th Street SE— Hickory, NC
 Address(Tract 2): 16th Street Place SE— Hickory, NC
 Address(Tract 3): 255 16th Street Place SE— Hickory, NC
 Address(Tract 4): 15th Street SE— Hickory, NC

Hickory Township Catawba County North Carolina

Scale: 1"=50'
 Drawn By: [Signature]
 File: 1106033

Deed Reference(Tract 1): Book 2872 Page 1862
 Deed Reference(Tract 2): Book 1724 Page 234
 Deed Reference(Tract 3): Book 2876 Page 250
 Deed Reference(Tract 4): Book 1363 Page 692

Plat Number(Tract 1): 3712-06-01-0302
 Plat Number(Tract 2): 3712-06-04-2481
 Plat Number(Tract 3): 3712-06-04-3124
 Plat Number(Tract 4): 3712-06-03-0228

Plat Reference(Tract 1): Book 7 Page 126
 Plat Reference(Tract 2): n/a
 Plat Reference(Tract 3): Book 7 Page 126
 Plat Reference(Tract 4): n/a

Tax Map Number(Tract 1): 874 Book 03 Lot 02
 Tax Map Number(Tract 2): 878 Book 03
 Tax Map Number(Tract 3): 878 Book 03 Lot 01
 Tax Map Number(Tract 4): 874 Book 03 Lot 01

Survey By: [Signature] Date of Survey: 11-17-09
 Drawing Number: 150-1158

Miller Surveying, Inc.
 326 Fourth Street S.W. Hickory, NC 28602
 Phone: (252) 322-4012

DEMOGRAPHICS

241 15th street se & 16th street place se hickory, nc 28601

	1 Miles:	3 Miles:	5 Miles:
POPULATION: 2017			
Total Population	4,304	36,212	66,133
Median Age	44.2	40.6	40.0
Employees	1,545	21,026	53,083
Establishments	205	1,994	4,237
INCOME: 2017			
Median HH Income	\$63,728	\$57,340	\$52,054
Average HH Income	\$84,709	\$74,542	\$65,763
Per Capita Income	\$37,960	\$32,047	\$27,557
HOUSEHOLDS: 2017			
Total Households	1,927	15,501	27,596
Average Household Size	2.2	2.3	2.3
HOUSING: 2017			
Owner Occupied Housing Units	1,267	9,691	17,617
Renter Occupied Housing Units	660	5,810	9,980
Vacant Housing Units	129	1,002	1,820
RACE: 2017			
White	3,694	29,874	51,576
Black	232	2,743	6,881
American Indian, Eskimo, Aleut	8	117	203
Asian	172	1,234	2,445
Hawaiian or Pacific Islander	1	11	27
Other	121	1,447	3,532
Multirace	77	787	1,468
ETHNICITY: 2017			
Hispanic	6.9%	9.4%	11.0%
Non-Hispanic	93.1%	90.6%	89.0%

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