

FAIRGROVE BUSINESS PARK | NEWTON, NC

FAIRGROVE CHURCH ROAD SE HICKORY, NC 28658



SPECIFICATIONS

Price: Varies (See next page)

Acres: 7 – 24 +/-

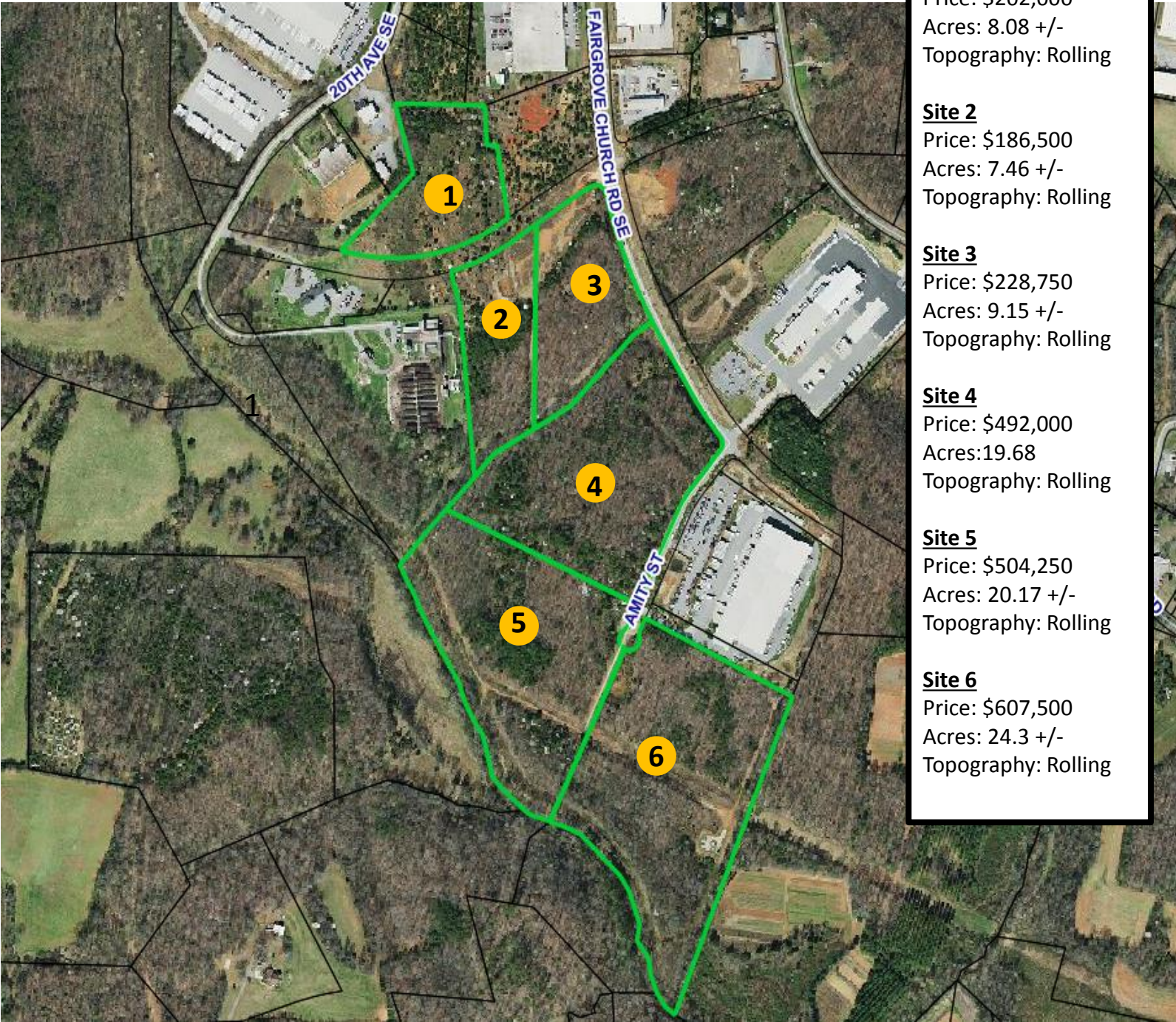
Zoning: Industrial

Topography: Rolling

Industrial land varying from 7 – 24 acres in size. Utilities are located to the site.
Distance to I-40: 1 mile



SITES



Site 1

Price: \$202,000
Acres: 8.08 +/-
Topography: Rolling

Site 2

Price: \$186,500
Acres: 7.46 +/-
Topography: Rolling

Site 3

Price: \$228,750
Acres: 9.15 +/-
Topography: Rolling

Site 4

Price: \$492,000
Acres: 19.68
Topography: Rolling

Site 5

Price: \$504,250
Acres: 20.17 +/-
Topography: Rolling

Site 6

Price: \$607,500
Acres: 24.3 +/-
Topography: Rolling

COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Ryan Lovern

828.446.8266

ryan@commercialfirst.net

3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

5 FT' CONTOURS & WATER FEATURES – SITE 1



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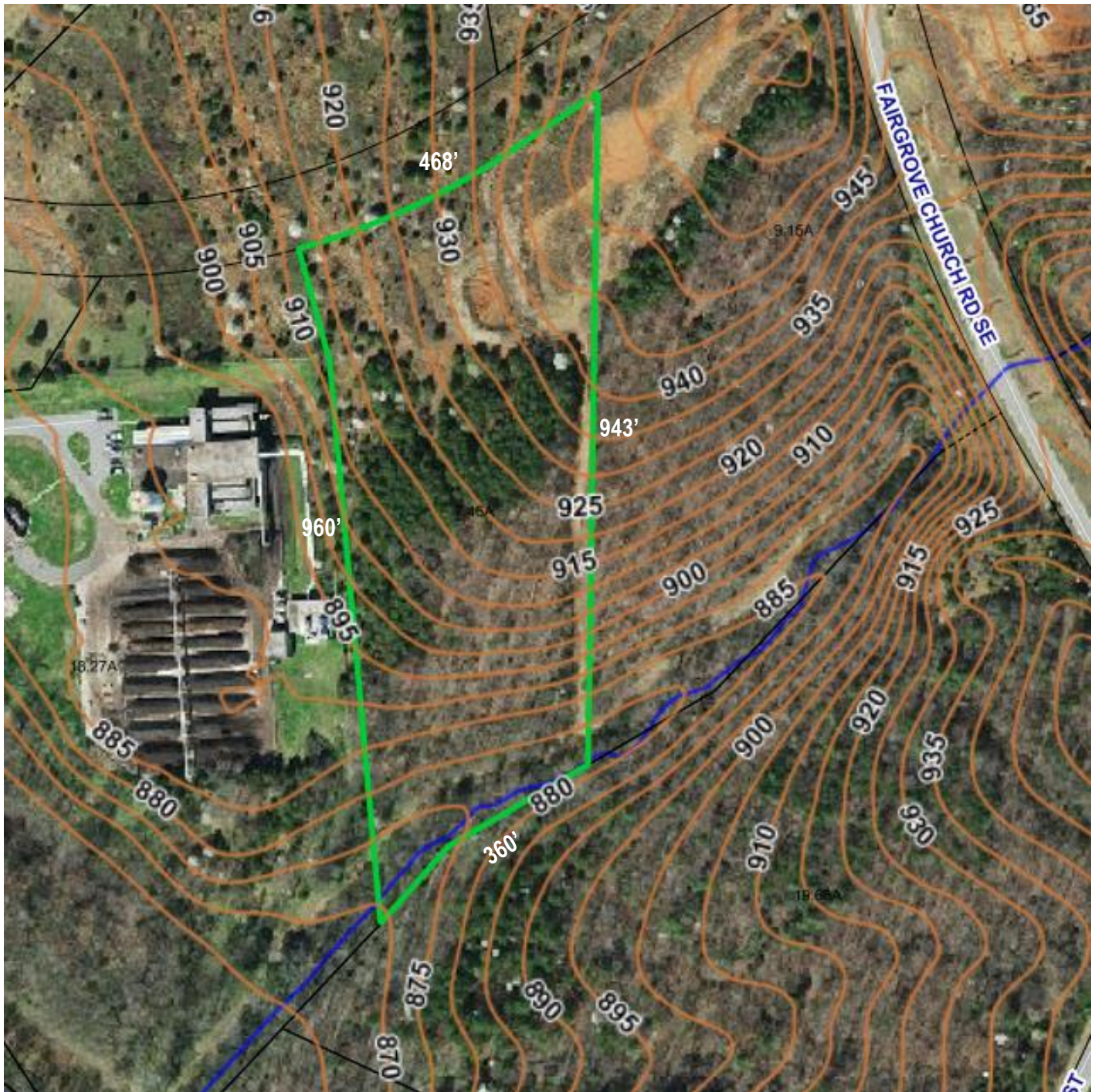
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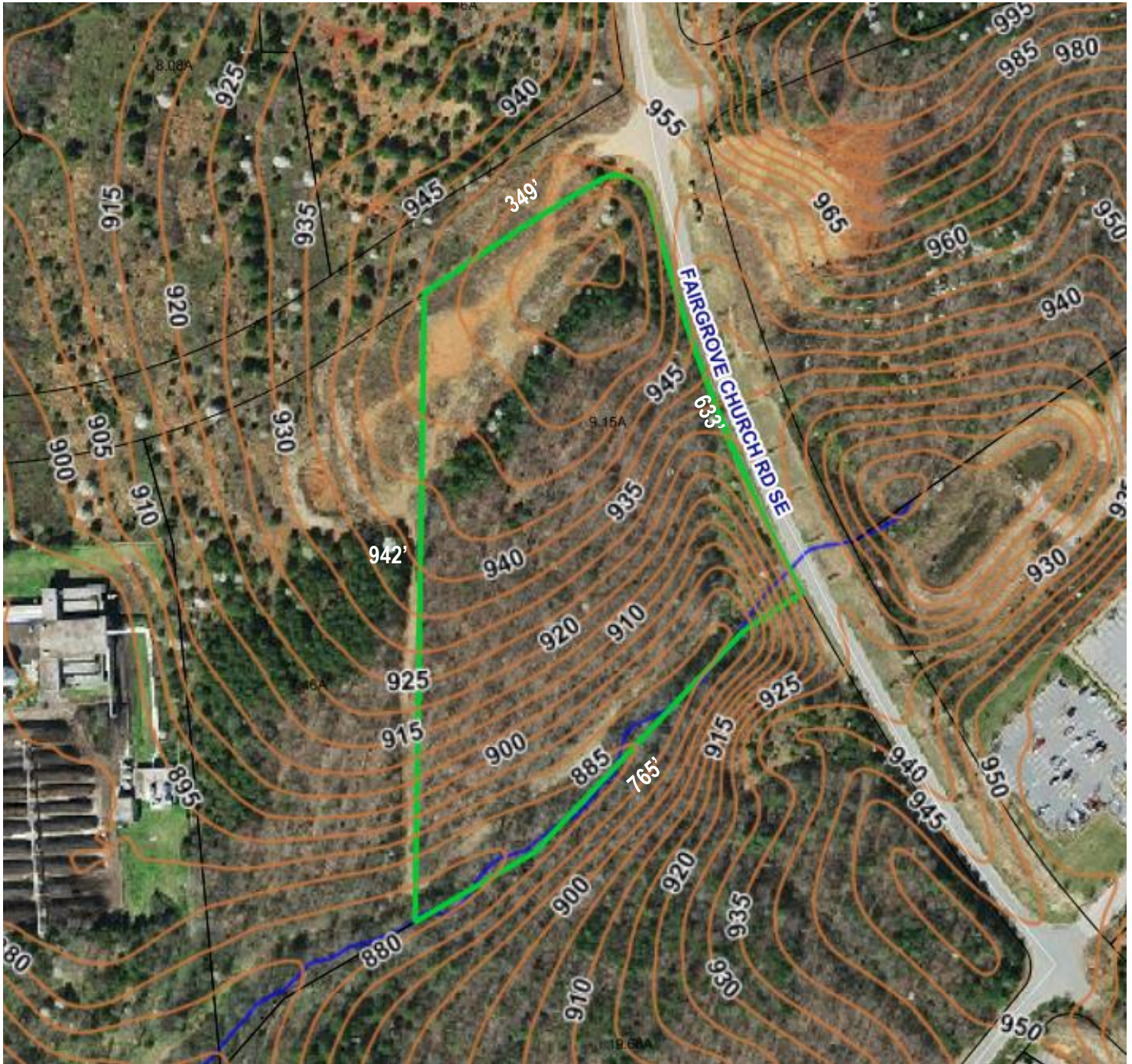
hickory, n c 28601

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5 FT' CONTOURS & WATER FEATURES – SITE 2



5 FT' CONTOURS & WATER FEATURES – SITE 3



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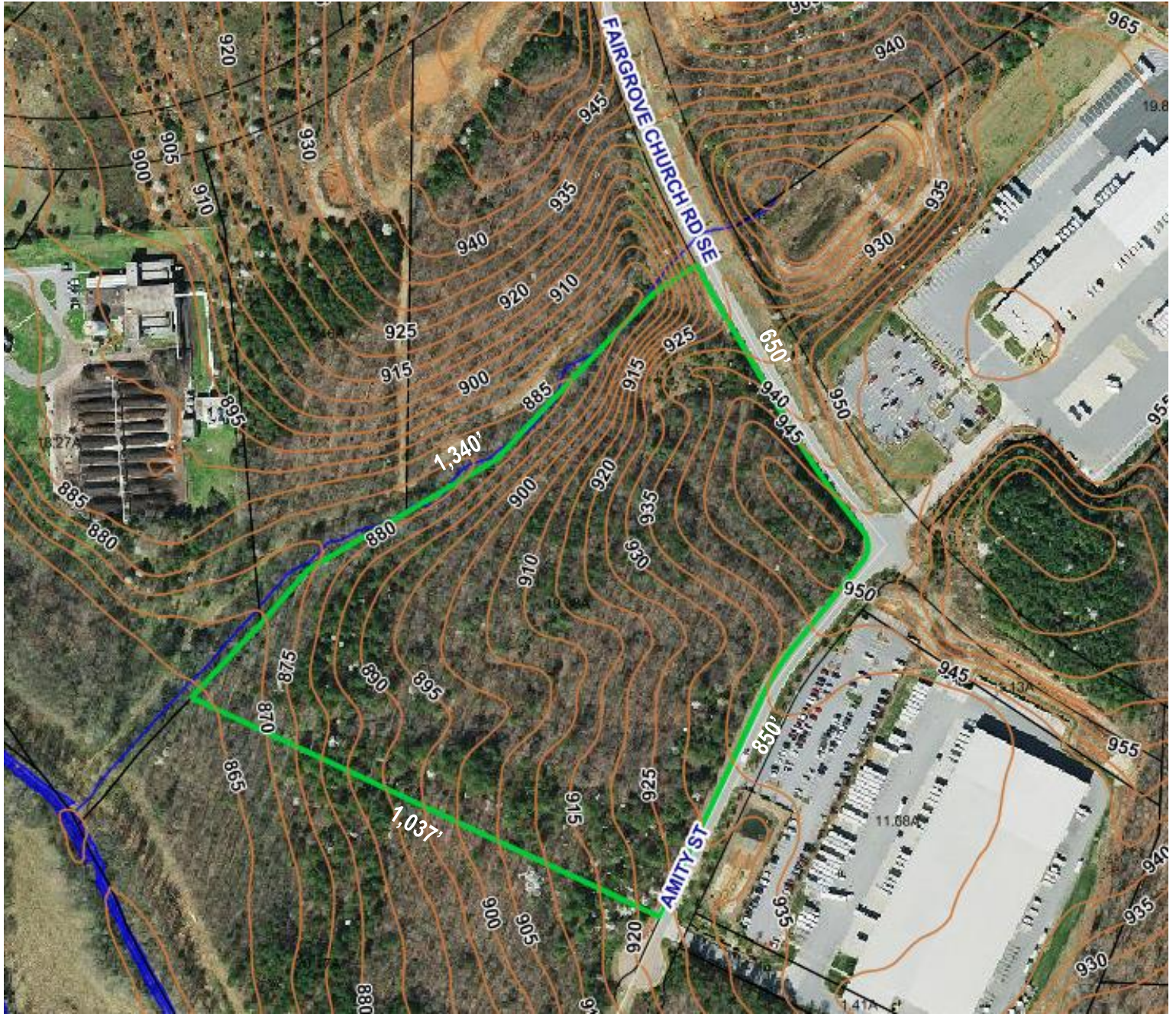
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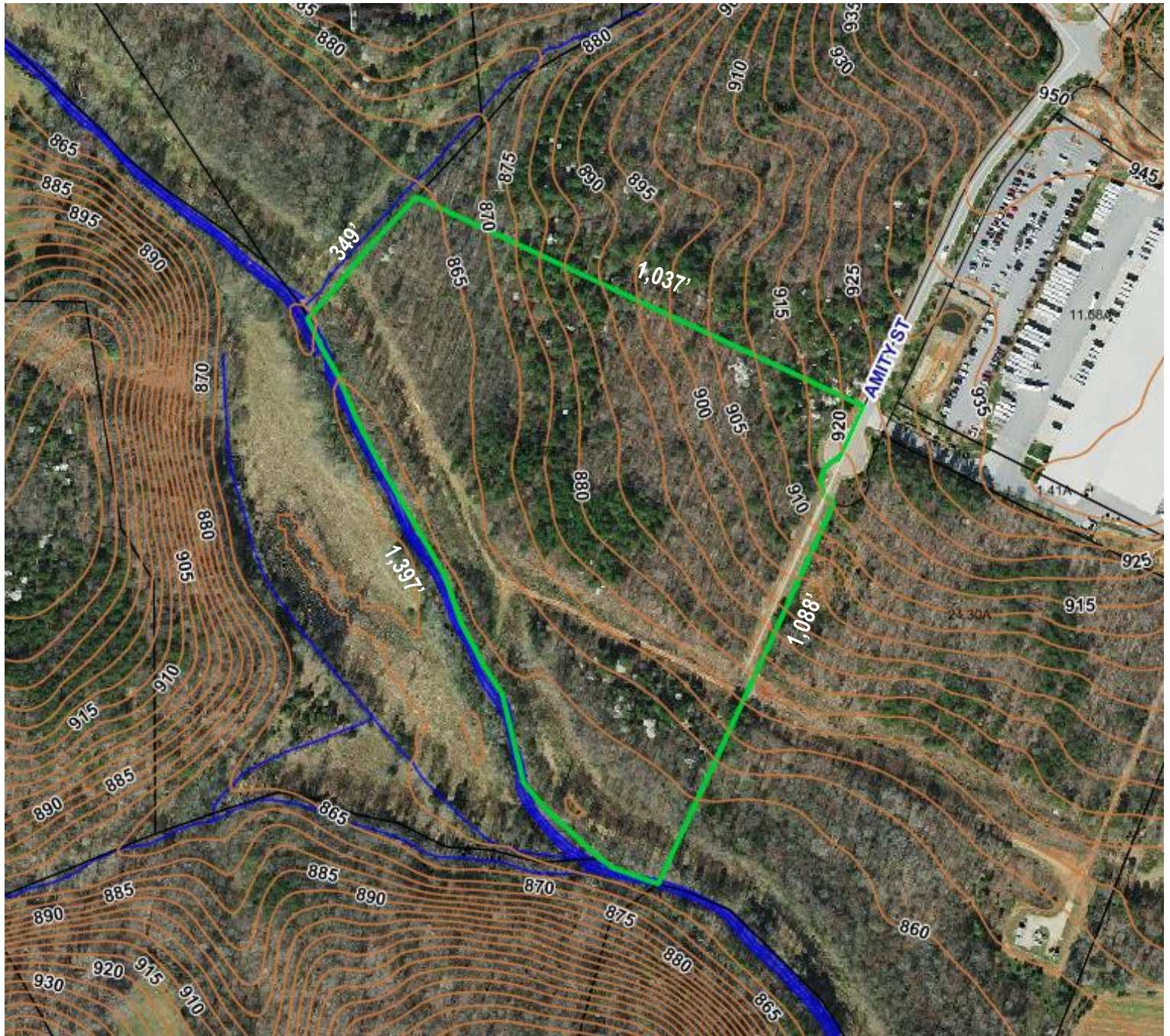
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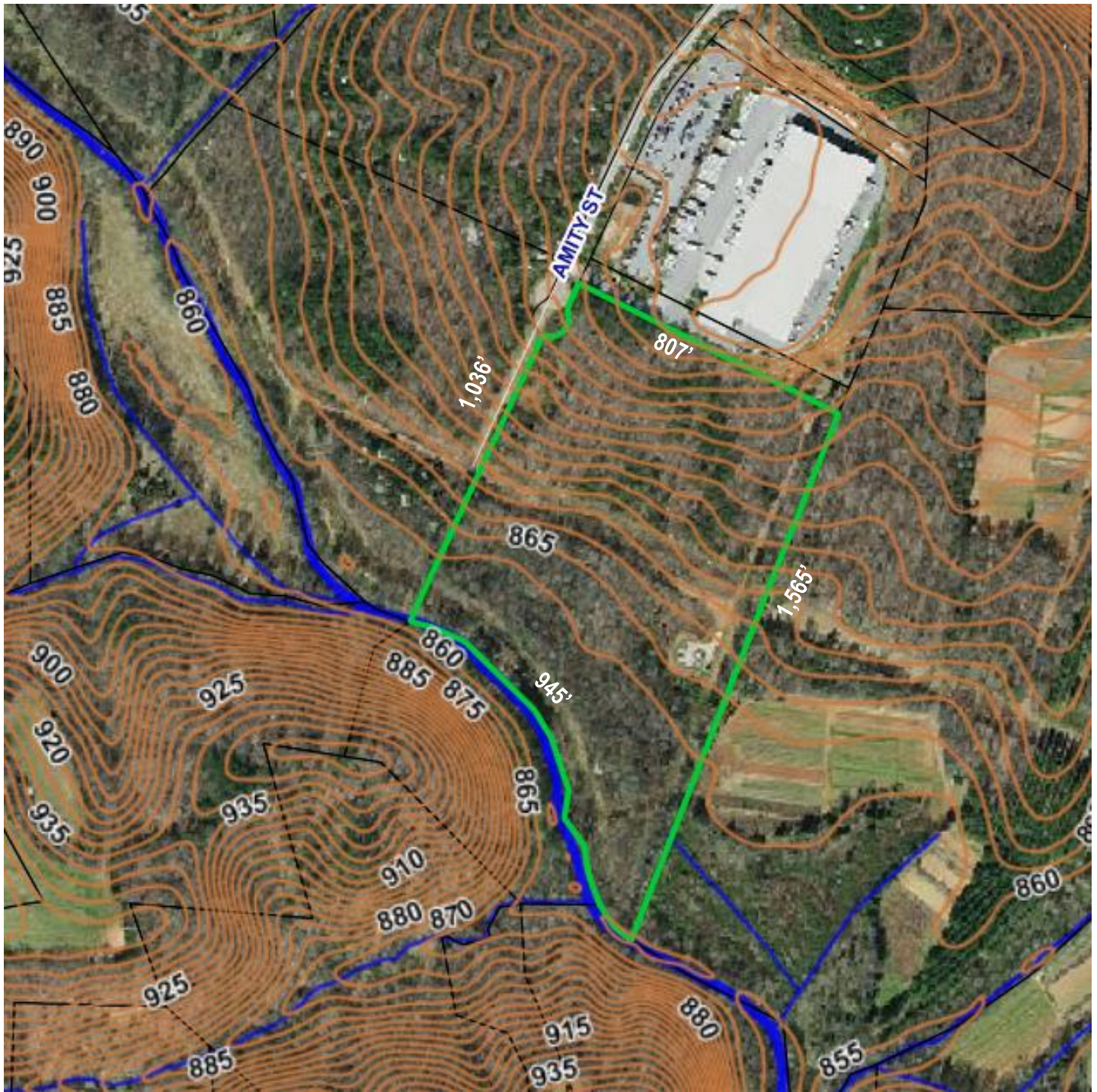
5 FT' CONTOURS & WATER FEATURES – SITE 4



5 FT' CONTOURS & WATER FEATURES – SITE 5



5 FT' CONTOURS & WATER FEATURES – SITE 6



DEMOGRAPHICS

	1 Mile:	3 Miles:	5 Miles:
POPULATION:			
Total Population	196	16,511	52,240
Median Age	41.6	39.0	38.4
Employees	2,262	23,032	46,371
Establishments	130	1,460	3,185
INCOME:			
Median HH Income	\$67,435	\$53,786	\$52,118
Average HH Income	\$85,146	\$63,267	\$60,627
Per Capita Income	\$36,504	\$26,432	\$25,116
HOUSEHOLDS:			
Total Households	84	6,799	21,467
HOUSING:			
Owner Occupied Housing Units	47.9%	56.6%	60.2%
Renter Occupied Housing Units	49.8%	38.5%	35.3%
Vacant Housing Units	2.3%	4.8%	4.5%
RACE:			
White	75.8%	72.4%	71.4%
Black	8.6%	11.4%	13.1%
Asian or Pacific Islander	5.9%	5.6%	5.4%
American Indian or Alaska Native	0.2%	0.3%	0.4%
Other Races	9.5%	10.3%	9.7%
ETHNICITY:			
Hispanic	15.1%	15.8%	14.5%
Non-Hispanic	84.9%	84.2%	85.5%