

8.82 +/- ACRES FOR SALE IN CONOVER

401 10TH STREET NW CONOVER, NC 28613



AERIAL



HS
HICKORY SPRINGS

SHERILL
FURNITURE
COMPANIES

ARHAUS



camfil



verizon

RURAL KING
EST. 1960
AMERICA'S FARM & HOME STORE



Domino's
Pizza

THE FIELDS
Conover

1st Street NW

10th Street NW



INTERSTATE
NORTH CAROLINA
40

(44,000 CPD)



County Home Road



DETAILS



SPECIFICATIONS

Price: \$450,000

Acres: 8.82 +/-

Zoning: B-2

Topography: Rolling

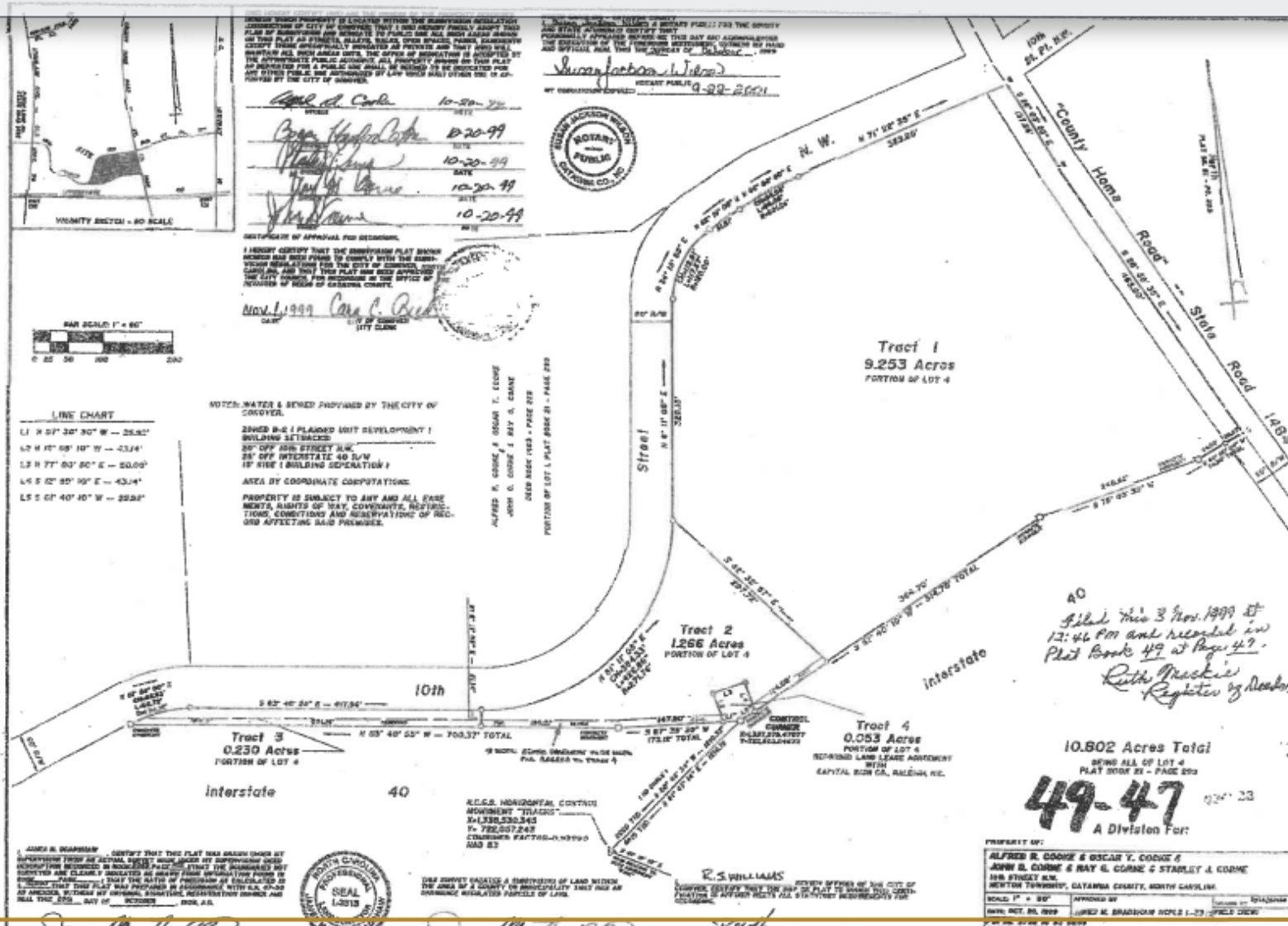
Hard corner at the stoplight of County Home Rd. and Conova Shopping Center. Owner willing to subdivide and sell off 2 Acres +/- on the corner for \$300,000. Site is surrounded by commercial development, but close in proximity to Downtown Conover and Newton Conover Middle School.

*Property lines not to scale.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	1,373	15,235	45,202
Total Households	598	6,322	18,142
Median Household Income	\$60,304	\$59,102	\$54,425
Total Employees	58	806	2,071

SURVEY



LINE CHART

L1	N 2° 27' 30" W	25.82'
L2	N 1° 08' 00" W	43.14'
L3	N 77° 00' 00" E	50.00'
L4	S 1° 00' 00" E	43.14'
L5	S 67° 40' 10" W	39.28'

I HEREBY CERTIFY THAT THE BOUNDARY PLAT SHOWS ACCURATE AND TRUE PLATS TO THE CITY OF MONTICELLO, NORTH CAROLINA, AND THAT THE PLAT HAS BEEN APPROVED BY THE CITY ENGINEER AND RECORDED IN THE OFFICE OF THE CITY ENGINEER.

[Signatures]

DATE: 10-20-99

BY: [Signature]



NOTICE OF APPROVAL FOR RECORD:

I HEREBY CERTIFY THAT THE BOUNDARY PLAT SHOWS ACCURATE AND TRUE PLATS TO THE CITY OF MONTICELLO, NORTH CAROLINA, AND THAT THE PLAT HAS BEEN APPROVED BY THE CITY ENGINEER AND RECORDED IN THE OFFICE OF THE CITY ENGINEER.

DATE: 10-20-99

BY: [Signature]

NOTICE: WATER & SEWER PROVIDED BY THE CITY OF MONTICELLO.

ZONED B-2 (PLANNED UNIT DEVELOPMENT) 1 BUILDING SETBACKS:

30' OFF 10th STREET R/W
25' OFF METACAST 40 S/W
15' OFF BUILDING SEPARATION (IF RISE)

AREA BY COORDINATE COMPUTATIONS:

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD AFFECTING SAID PREMISES.

RECORDING OFFICE:
MONTICELLO, N.C.

DATE: 10-20-99

BY: [Signature]



RECORDING OFFICE:
MONTICELLO, N.C.

DATE: 10-20-99

BY: [Signature]

40

*Filed Nov 3 Nov 1999 at
12:46 PM and recorded in
Plat Book 49 at Page 47.*

*Ruth Mackie
Register of Deeds.*

10.802 Acres Total
BEING ALL OF LOT 4
PLAT BOOK 49 - PAGE 23

49-47
A Division For:

PROPRIETOR:
ALFRED R. COOPER & OSCAR T. COOPER &
JENNIE G. COOPER & RAY G. COOPER & STABLET & COOPER
308 STREET N.W.
MONTICELLO TOWNSHIP, CATAWBA COUNTY, NORTH CAROLINA

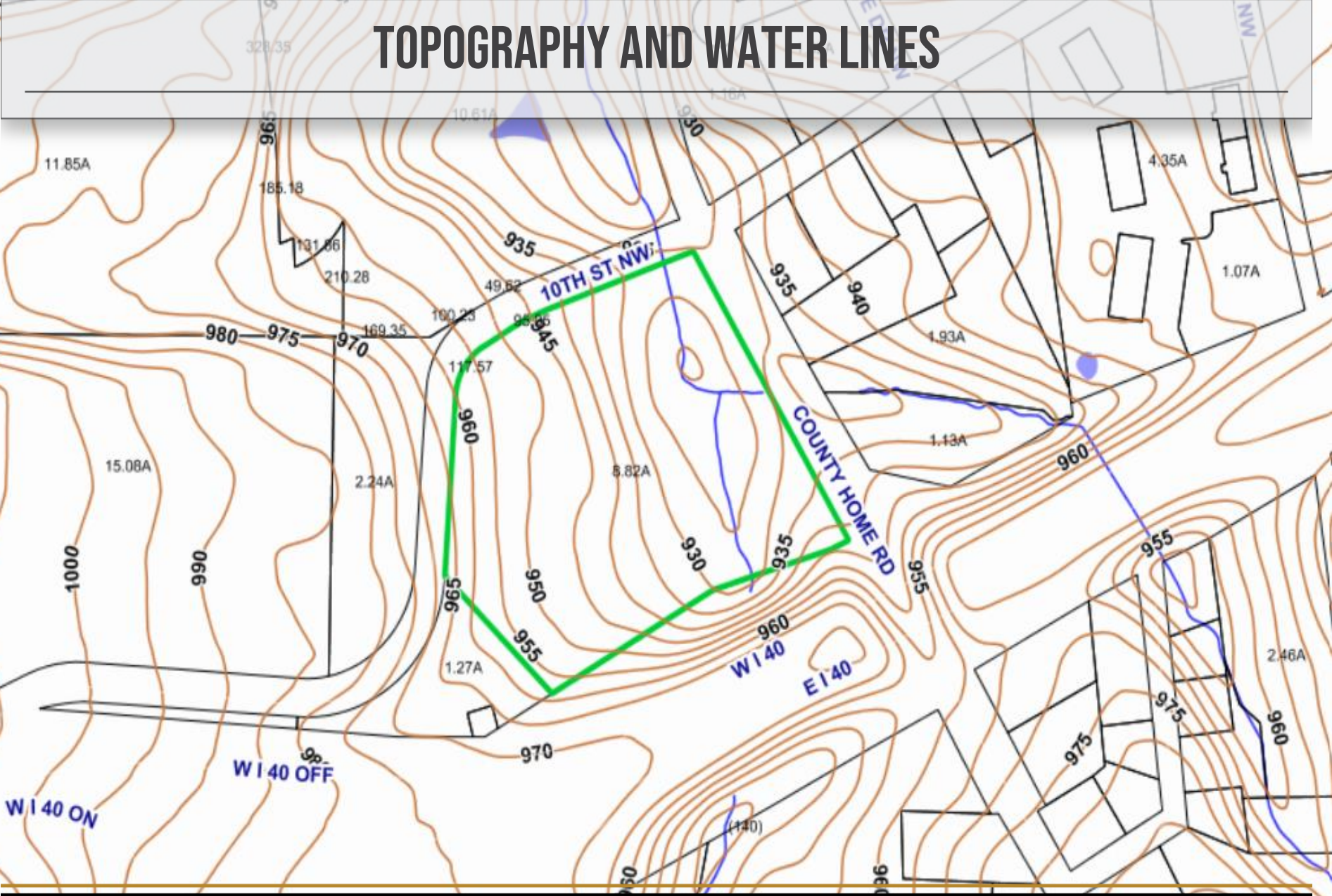
APPROVED BY:
[Signature]
[Signature]
[Signature]

DATE: 10-20-99

BY: R.S. WILLIAMS



TOPOGRAPHY AND WATER LINES



FOR MORE INFORMATION:

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Hickory, NC 28601

COMMERCIAL FIRST



Commercial Real Estate | Site Selection

