

LAND WITH I-40 FRONTAGE | CONOVER, NC

1651 Fairgrove Church Road SE Conover, NC 28613



SPECIFICATIONS

Price: \$350,000 (**REDUCED!**)

Acreage: 11.06 +/-

Zoning: B-4

Topography: Level to slightly sloping

Land with I-40 frontage in Conover, NC off of the same exit as Catawba Valley Medical Center, FedEx, LaQuinta Hotel, and Steve White Motors. Excellent location for a medical or industrial development. Easy access and visibility from I-40. Adjacent parcels can be assembled. Property has power, water, and sewer.

COMMERCIAL  FIRST

Commercial Real Estate

Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

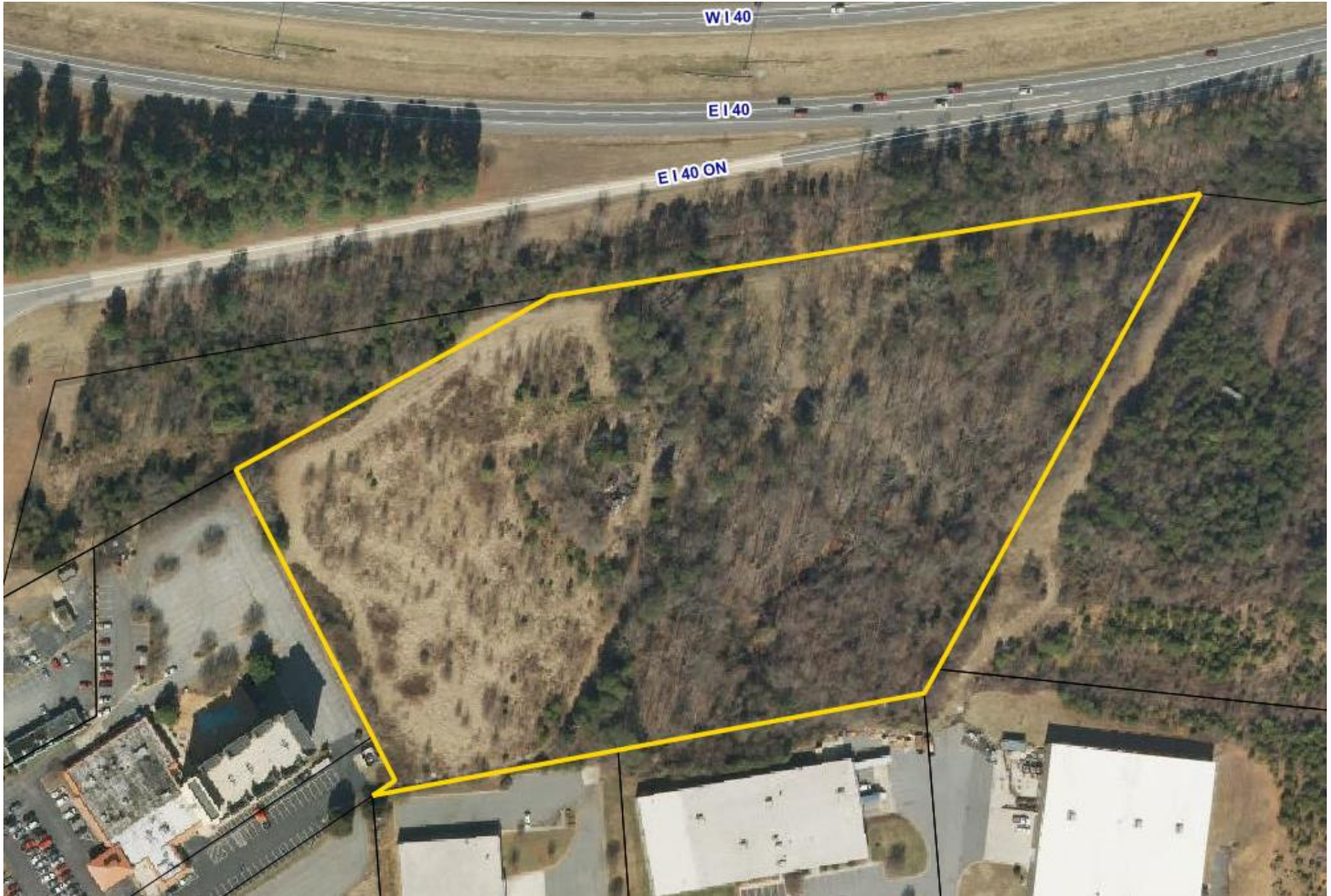
3031 North Center Street

hickory, nc 28601

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SITE

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5' CONTOURS

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DEMOGRAPHICS

1651 Fairgrove Church Road SE Conover, NC 28613

	1 Mile:	3 Miles:	5 Miles:
POPULATION: 2017			
Total Population	451	17,231	57,090
Median Age	36.1	38.2	38.7
Employees	5,437	28,351	61,453
Establishments	215	1,504	3,606
INCOME: 2017			
Median HH Income	\$26,206	\$36,297	\$37,519
Average HH Income	\$36,494	\$50,544	\$51,828
Per Capita Income	\$13,947	\$20,304	\$21,004
HOUSEHOLDS: 2017			
Total Households	176	6,913	22,308
Average Household Size	2.36	2.48	2.50
HOUSING: 2017			
Owner Occupied Housing Units	41.8%	51.0%	52.7%
Renter Occupied Housing Units	49.0%	39.1%	37.7%
Vacant Housing Units	9.3%	9.9%	9.6%
RACE: 2017			
White	61.3%	71.7%	72.1%
Black	16.6%	10.5%	12.7%
American Indian, Eskimo, Aleut	0.4%	0.3%	0.4%
Asian	4.9%	5.6%	5.15
Hawaiian or Pacific Islander	0.0%	0.0%	0.1%
Other	14.2%	9.3%	6.9%
Multirace	2.7%	2.6%	2.7%
ETHNICITY: 2017			
Hispanic	27.5%	17.6%	14.0%
Non-Hispanic	72.5%	82.4%	86.0%

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