

LAND FOR SALE ON SPRINGS ROAD

2633 SPRINGS ROAD NE HICKORY, NC 28601



AERIAL



DETAILS

SPECIFICATIONS

Exceptional Development Opportunity on Springs Rd!

This property offers both a **1.13-acre commercial outparcel** and **8.16 acres of residential land**, allowing the opportunity to create a development that supports and thrives within the hardworking character of the Springs Road community.

Commercial Outparcel – 1.13 Acres (\$499,000)

- Over 250' of road frontage with consistent local traffic, ideal for convenience stores, service businesses, small-scale retail, or medical use.
- Located near established neighborhoods, ensuring a built-in customer base.
- Biscuitville and Dollar General are located in close proximity to the site.

Residential Land – 8.16 Acres (\$350,000)

- Zoned for residential development, ideal for affordable housing.
- Property is surrounded by other residential housing.
- Close to Hickory Day School, Arndt Middle School, St Stephens High school making it a practical choice for working families.

*Contact the City of Hickory Planning Department to learn more about CC-2 and R-2 zoning allowed uses.

DEMOGRAPHICS

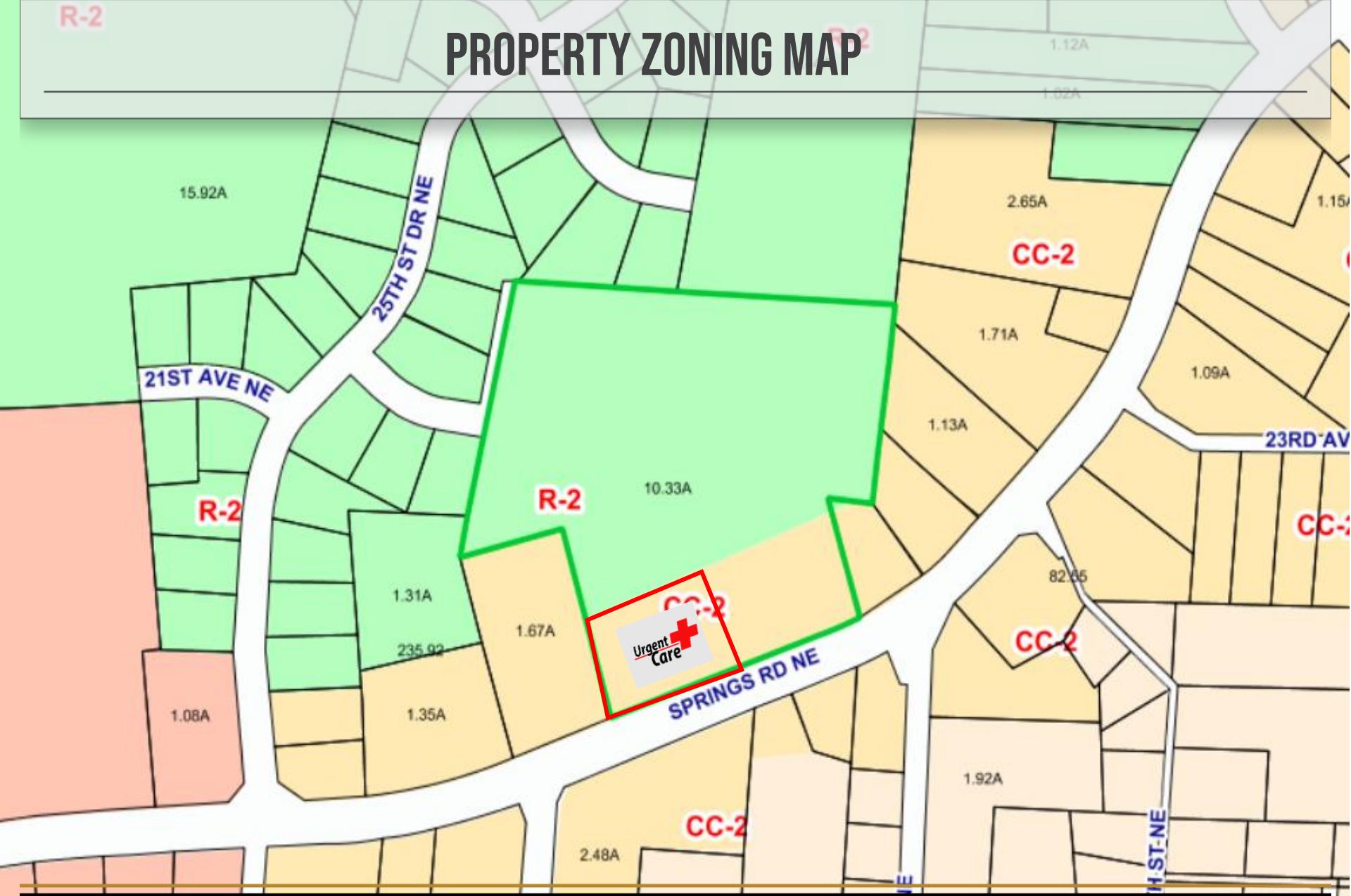
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



PROPERTY CONCEPTUAL



PROPERTY ZONING MAP



FOR MORE INFORMATION:

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COMMERCIAL FIRST

Commercial Real Estate

Site Selection

