

# 13 + ACRES FOR SALE OFF HWY 70

23RD STREET SW HICKORY, NC 28602



# AERIAL



# DETAILS

## SPECIFICATIONS

Price \$350,000

Acres: 13.7 +/-

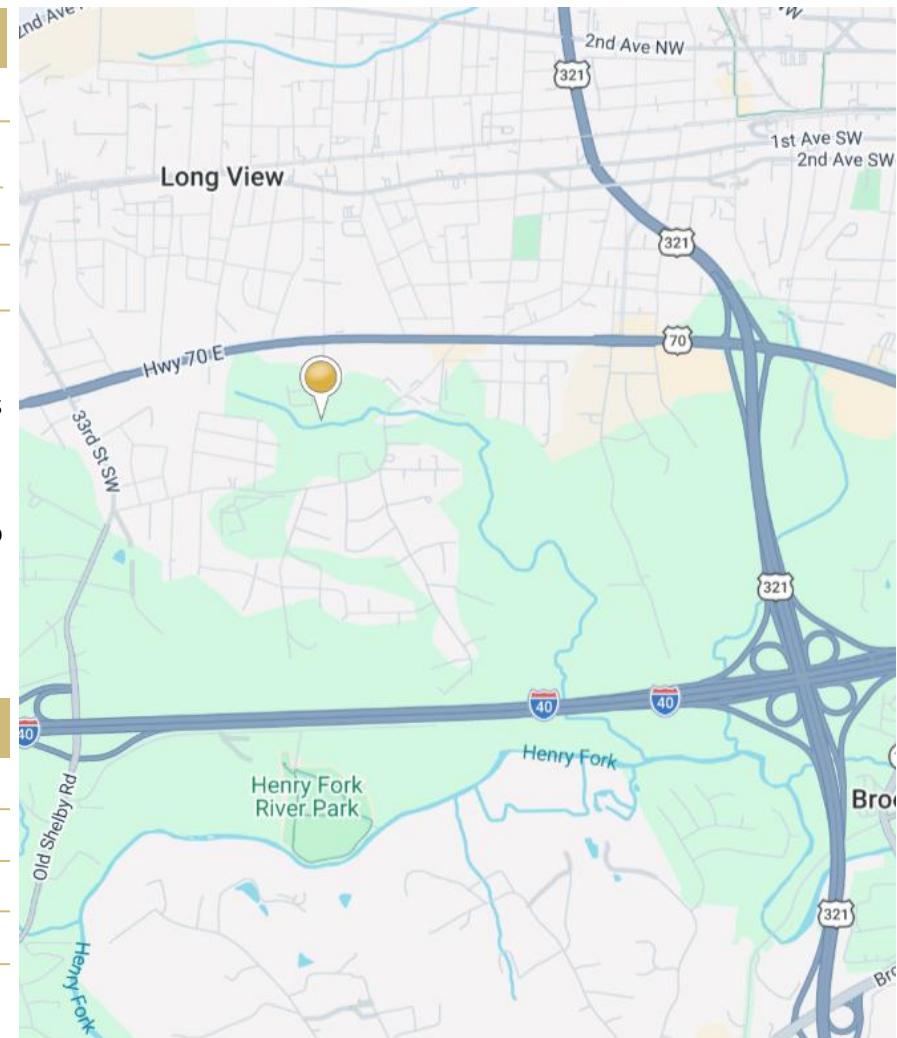
Zoning: ED

Topography: Rolling

Located just off Hwy 70 behind Jim Armstrong Subaru, this site offers strong proximity to an established commercial corridor. The site features gently rolling topography, with over half of the property being usable. Power lines and a stream run through the back portion of the Property. Town of Longview has the property zoned for Economic Development (ED). Uses allowed by right range from equipment rental to clothing, case good, furniture manufacturing to places of assembly.

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	1,921	14,654	69,347
Total Household	937	5,801	28,435
Median Household Income	\$71,464	\$62,257	\$65,371
Total Employees	1,914	22,322	55,647





## FOR MORE INFORMATION:

Ryan Lovorn  
828.446.8266  
[ryan@commercialfirst.net](mailto:ryan@commercialfirst.net)

3031 N Center St.  
Hickory, NC 28601

[www.commercialfirst.net](http://www.commercialfirst.net)