

# LAND ON FAIRGROVE CHURCH ROAD

1651 FAIRGROVE CHURCH ROAD CONOVER, NC 28613



# AERIAL



# DETAILS

## SPECIFICATIONS

Price: \$699,000 (REDUCED!)

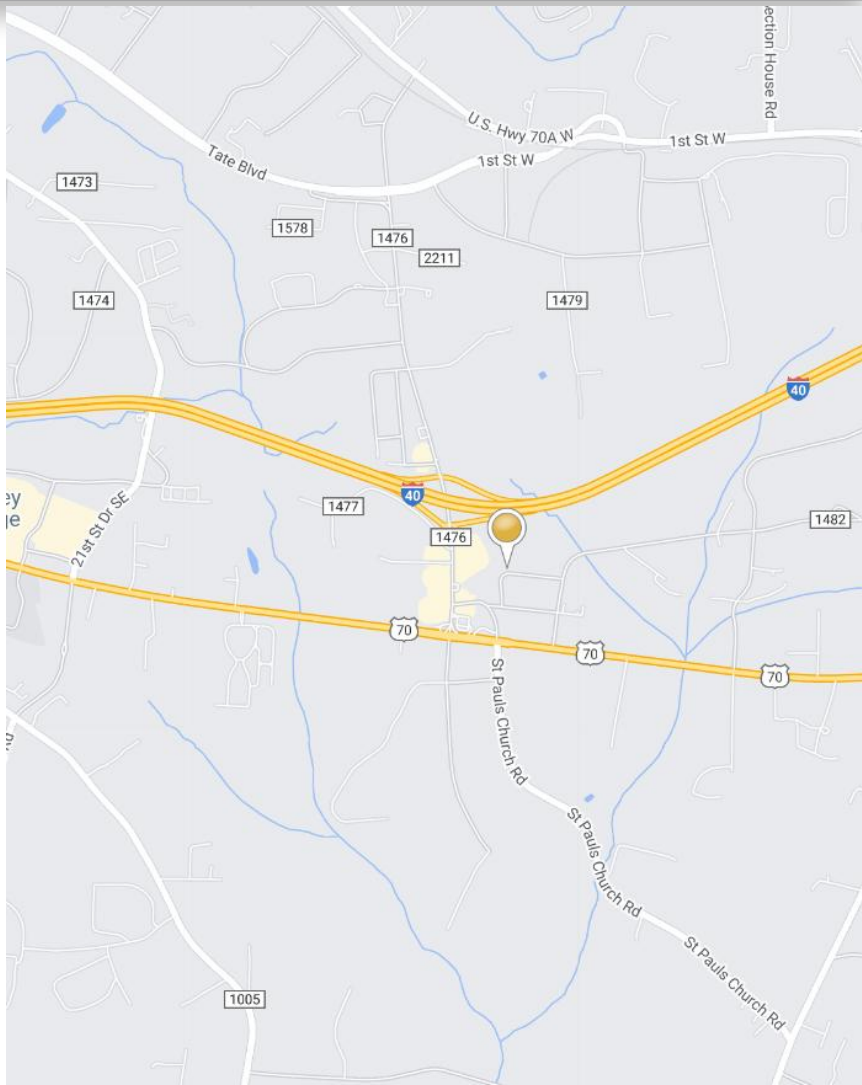
Acres: 11.06 +/-

Zoning: B-4

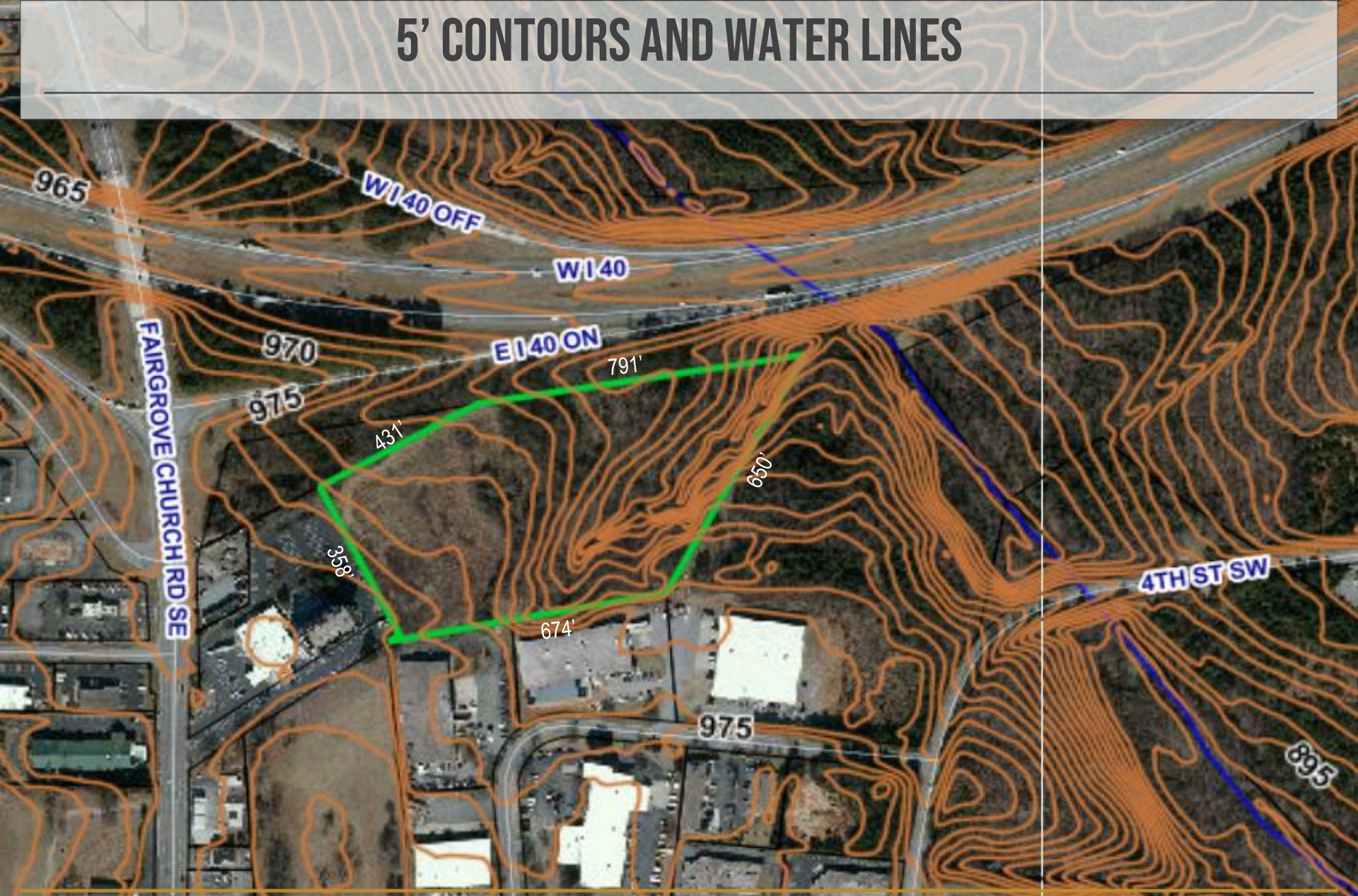
Prime commercial/industrial opportunity in Conover with excellent visibility from Interstate 40 and convenient access just off Fairgrove Church Road. Ideally positioned adjacent to an established industrial park, this site offers strong logistical advantages for distribution, manufacturing, or service-based operations. Zoned B4, the property allows for a wide range of commercial and industrial uses, including manufacturing and warehousing. Contact the City of Hickory and City of Conover for utility access details.

## DEMOGRAPHICS

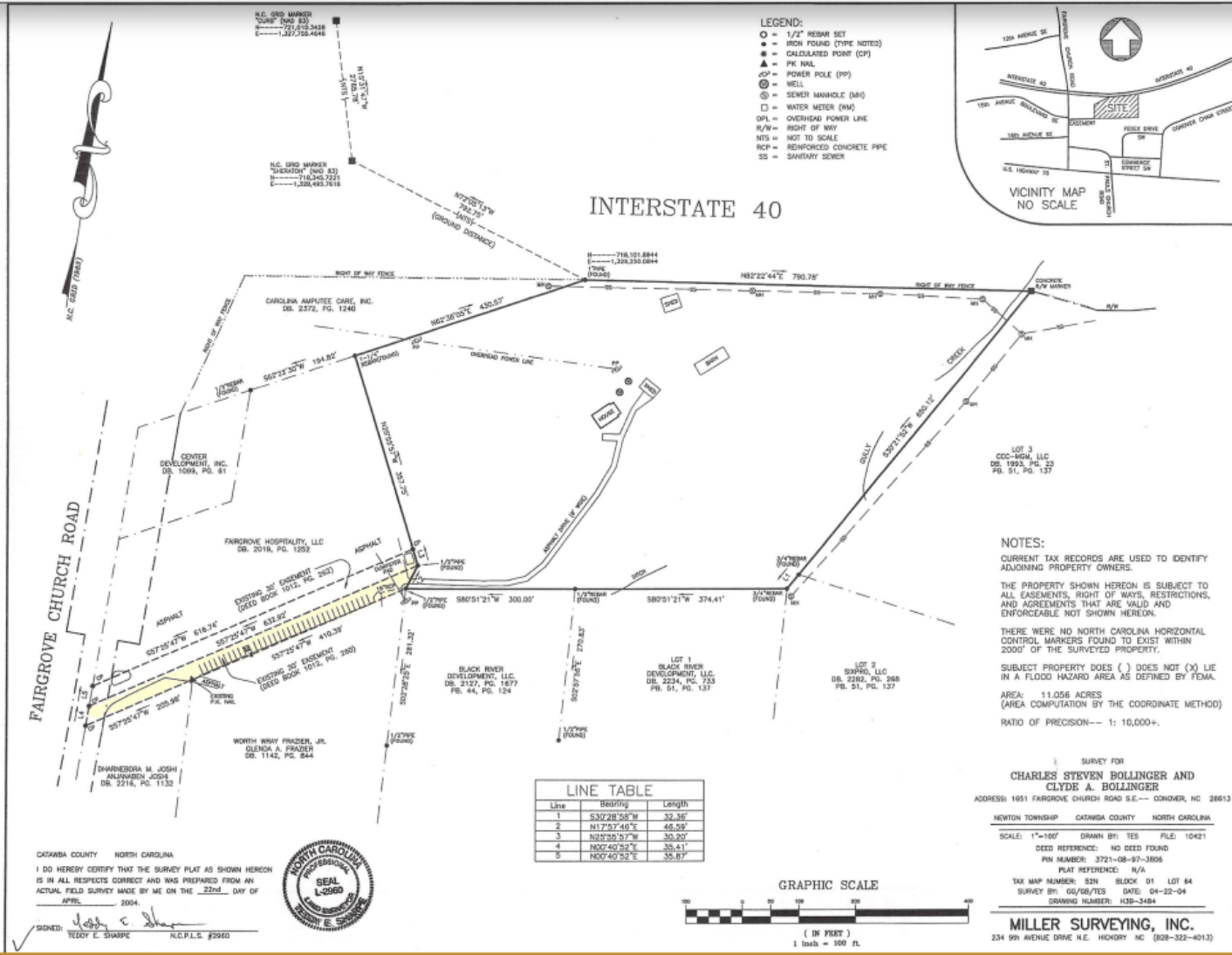
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,358	37,410	69,611
Total Household	2,404	15,886	28,835
Median Household Income	\$76,414	\$71,748	\$67,651
Total Employees	1,081	16,112	45,910



# 5' CONTOURS AND WATER LINES



# SURVEY



CATAWBA COUNTY NORTH CAROLINA

I DO HEREBY CERTIFY THAT THE SURVEY PLAT AS SHOWN HEREON IS IN ALL RESPECTS CORRECT AND WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY ME ON THE 22nd DAY OF APRIL, 2004.

SIGNED: *Teddy L. Sharpe*  
TEDDY L. SHARPE N.C.P.L.S. #2960



SURVEY FOR  
**CHARLES STEVEN BOLLINGER AND  
CLYDE A. BOLLINGER**

ADDRESS: 1651 FAIRGROVE CHURCH ROAD S.E.— CONOVER, NC 28613

NEWTON TOWNSHIP CATAWBA COUNTY NORTH CAROLINA

SCALE: 1"=100' DRAWN BY: TES FILE: 10421  
DEED REFERENCE: NO DEED FOUND  
PIN NUMBER: 3721-08-87-3806  
PLAT REFERENCE: N/A  
TAX MAP NUMBER: 52N BLOCK 01 LOT 84  
SURVEY BY: GG/GB/TES DATE: 04-22-04  
DRAWING NUMBER: 438-3484

**MILLER SURVEYING, INC.**  
234 9th AVENUE DRIVE N.E. HICKORY NC (808-322-4013)

# MARKET OVERVIEW

## HICKORY, NC

Hickory is for doers and makers seeking a well-rounded community. Our city is a three-time All-American City and the regional hub of a metropolitan area of 365,376 people. Hickory and the metro area have strong transportation, utility, higher education, cultural, and workforce development networks that have produced a robust manufacturing base and extensive medical, retail, service, and residential development.





## FOR MORE INFORMATION:

Jenny Eckard  
828.320.8989  
[jenny@commercialfirst.net](mailto:jenny@commercialfirst.net)

3031 N Center St.  
Hickory, NC 28601

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