

PRIME LAND OPPORTUNITY ON HWY 10

W NC 10 HWY NEWTON, NC 28658



COMMERCIAL



FIRST

AERIAL



DETAILS

SPECIFICATIONS

Price: \$2,200,000

Acres: 35 +/-

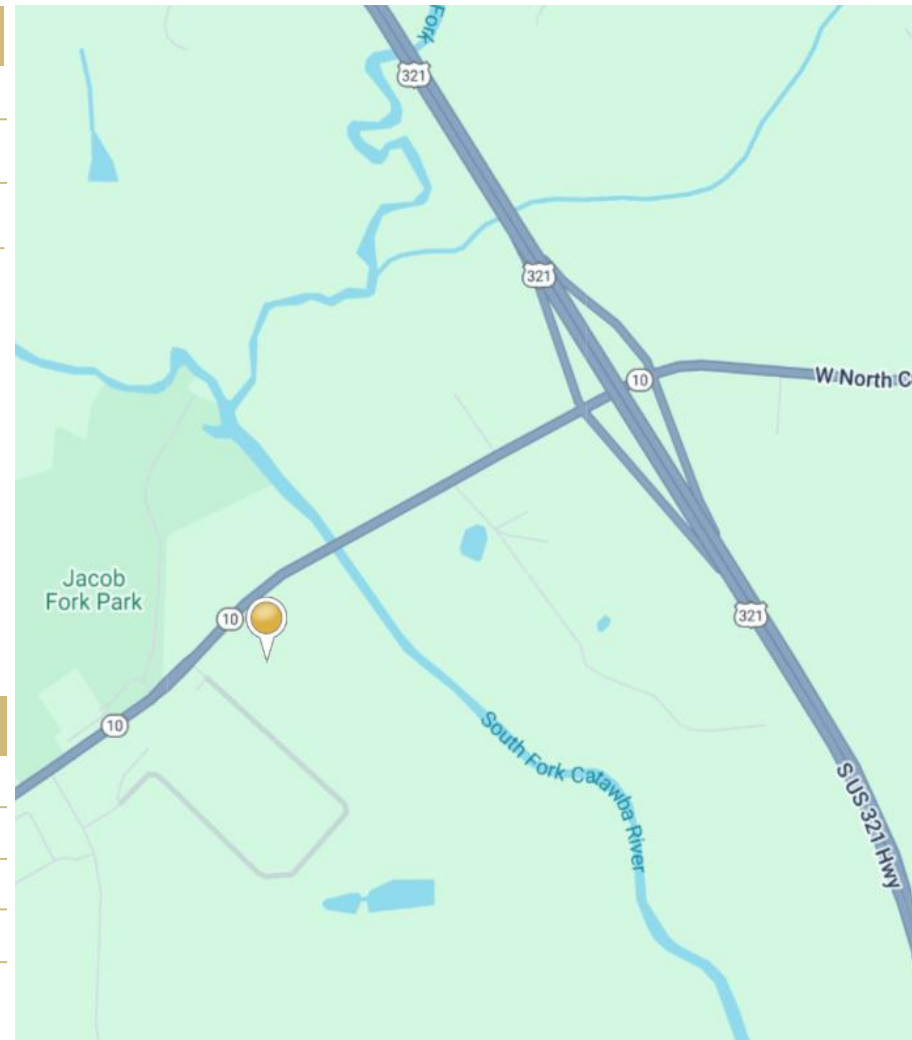
Zoning: 321-ED(I) & R-40

Excellent opportunity to acquire a 35-acre (approximately) parcel just off Highway 321, offering convenient access to Charlotte and surrounding markets. This site is ideal for industrial development, featuring favorable topography and strategic positioning for logistics or service-related operations.

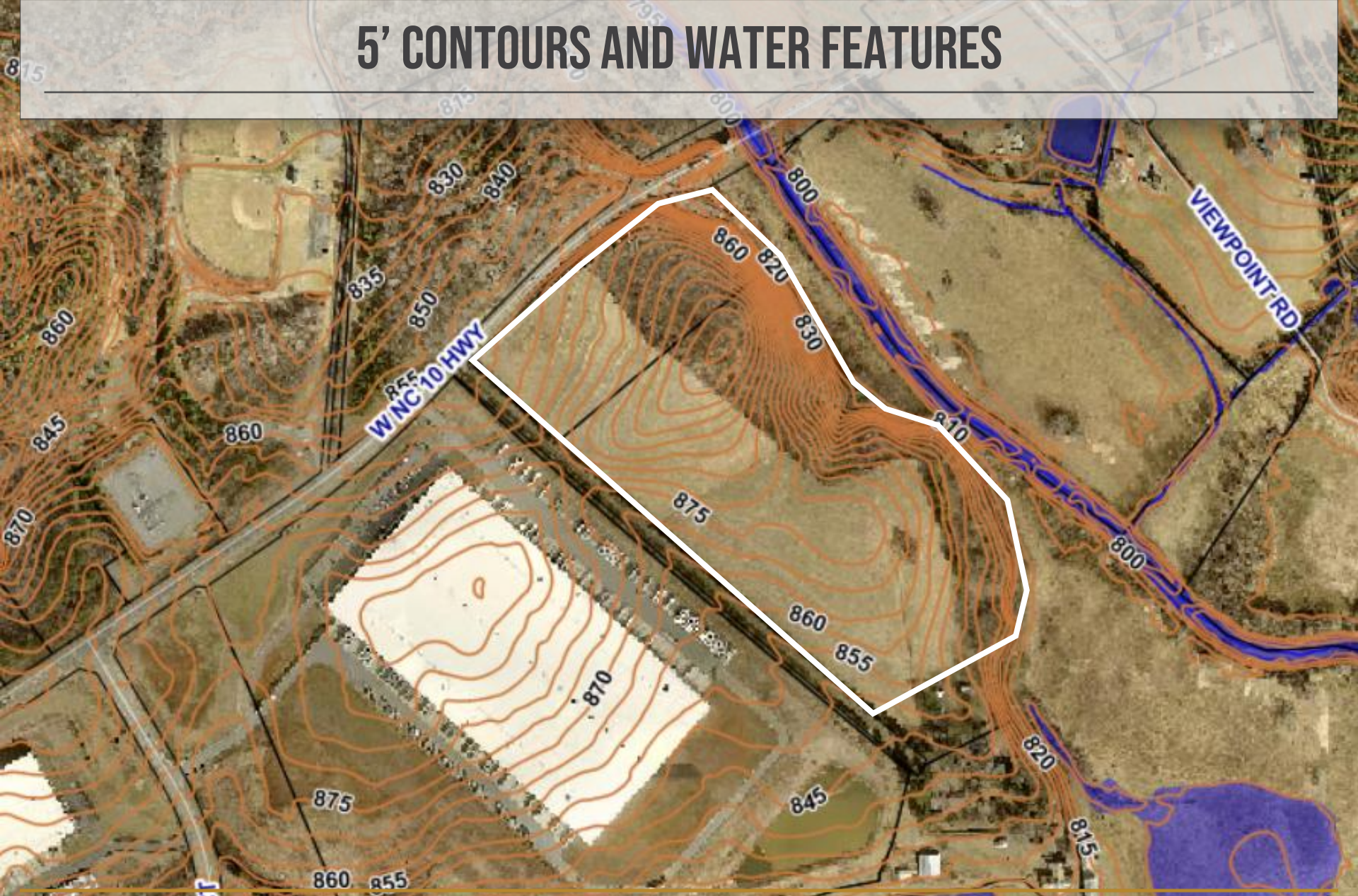
Please note: the existing driveway is not part of the property, and current GIS light lines do not apply to the parcel being sold. A formal survey and updated plat will be required for accurate boundary verification. Don't miss this chance to secure a well-located, build-ready site with strong growth potential.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,141	32,440	68,404
Total Household	2,182	13,822	28,682
Median Household Income	\$45,149	\$58,938	\$65,240
Total Employees	9,284	36,467	51,107



5' CONTOURS AND WATER FEATURES



Approx

FOR MORE INFORMATION:

Jenny Eckard
828.320.8989
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net