

LAND FOR SALE ON SPRINGS ROAD

2633 SPRINGS ROAD NE HICKORY, NC 28601



AERIAL



McDonald Pkwy (36,368 +/- CPD)

Springs Road (30,500 +/- CPD)

DOLLAR GENERAL

Biscuitville

WORKOUT ANYTIME

Walmart

Arby's

SHEETZ

W

McDonald's

350'

200'

250'

224'

45'

361'

507'

720'



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.

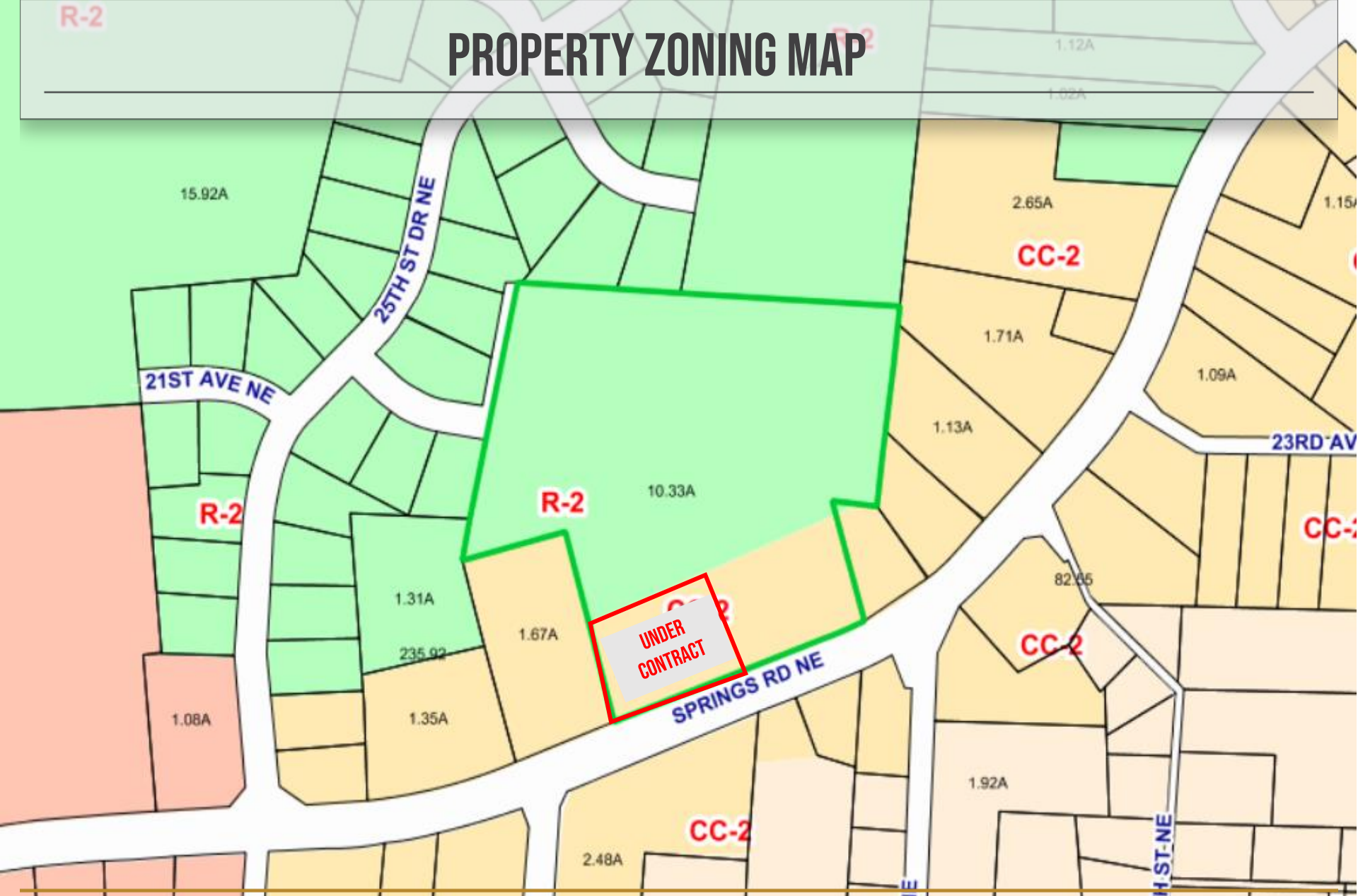
*Contact the City of Hickory Planning Department to learn more about CC-2 and R-2 zoning allowed uses.

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 ZONING MAP



FOR MORE INFORMATION:

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Commercial Real Estate | Site Selection

