



3311 Hickory Blvd – Hudson, NC
6.85 Acres

SALE PRICE: \$990,000 **LEASE PRICE:** Potential **ZONING:** Commercial

ELECTRICITY PROVIDER: Blue Ridge Electric **NATURAL GAS PROVIDER:** Piedmont Natural Gas

WATER PROVIDER: (available through) City of Lenoir

SEWER PROVIDER: (available through) City of Lenoir

COMMERCIAL AIRPORT: Charlotte-Douglas International **DISTANCE:** 60.0 Miles (One Way)

REGIONAL AIRPORT: Hickory Regional Airport **DISTANCE:** 9.6 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 10.7 Miles **NCPINs:** 2766989715, 276698988

ADDITIONAL INFORMATION

6+ Acres, Commercial Property. This property has 1197 ft of frontage on US Hwy 321/Hickory Blvd & 1213 ft of frontage on Cedar Valley Road on the back. Located between 2 busy thoroughfares, this is the perfect property for commercial development. 34,000+ traffic count and high visibility. City water, sewer & natural gas available. Corner location.

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