



Caldwell County

NORTH CAROLINA

Economic Development Commission



4016 Lower Cedar Valley Rd – Hudson, NC 15.9 Acres

SALE PRICE: \$2,000,000

ZONING: Commercial

ELECTRICITY PROVIDER: Blue Ridge Energy

NATURAL GAS PROVIDER: Piedmont Natural Gas

WATER PROVIDER: Caldwell County Water 8" AC line.

SEWER PROVIDER: Town of Sawmills 8" PVC located at SW corner HWT 321 and Mission Rd.

COMMERCIAL AIRPORT: Charlotte-Douglas International

DISTANCE: 59.6 Miles (One Way)

REGIONAL AIRPORT: Hickory Regional Airport

DISTANCE: 9 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 10.4 Miles

NCPINs: 2776185163

ADDITIONAL INFORMATION –Approx. 10 acres cleared, remainder wooded. Excellent visibility from Hwy 321. Sewer line fronts property but would require annexation by Hudson or Sawmills for access. Property is currently only in county taxing district but is in Town of Hudson ETJ. There is a 3 BR, 2 BA house on the property that is currently rented month to month, being sold “as is” with land. Adjacent to additional 7.10 acres for sale.

CONTACT: Gary Bolick email: mcbolick2@hotmail.com

CONTACT: (828) 381-2633

Caldwell EDC – 828 728 0768 – www.caldwelledc.org