

Startown Road Land

STARTOWN RD & ROBINWOOD RD, HICKORY, NC 28658



Land

FOR
| Sale

SIZE
| ±31.38 AC

PRICE
| Call for pricing



Overview

Located at the signalized intersection of Startown Rd at Robinwood Rd

Opportunity for future multi-family, mixed-use development.

Current zoning is PD (Planned Development District). Seller will consider sale subject to rezoning

Catawba County PID #372113043211

Close proximity to Trivium Corporate Center (Corning 200+ new jobs) a major employment center

Utilities available (see map pg 8)

±31.38 Acres For Sale



Nolan Mills
Senior Vice President
(704) 248 2133
nmills@mpvre.com

Chad Pyke
Broker
(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Startown Road Land

STARTOWN RD & ROBINWOOD RD, HICKORY, NC 28658

Property Overview

Demographics

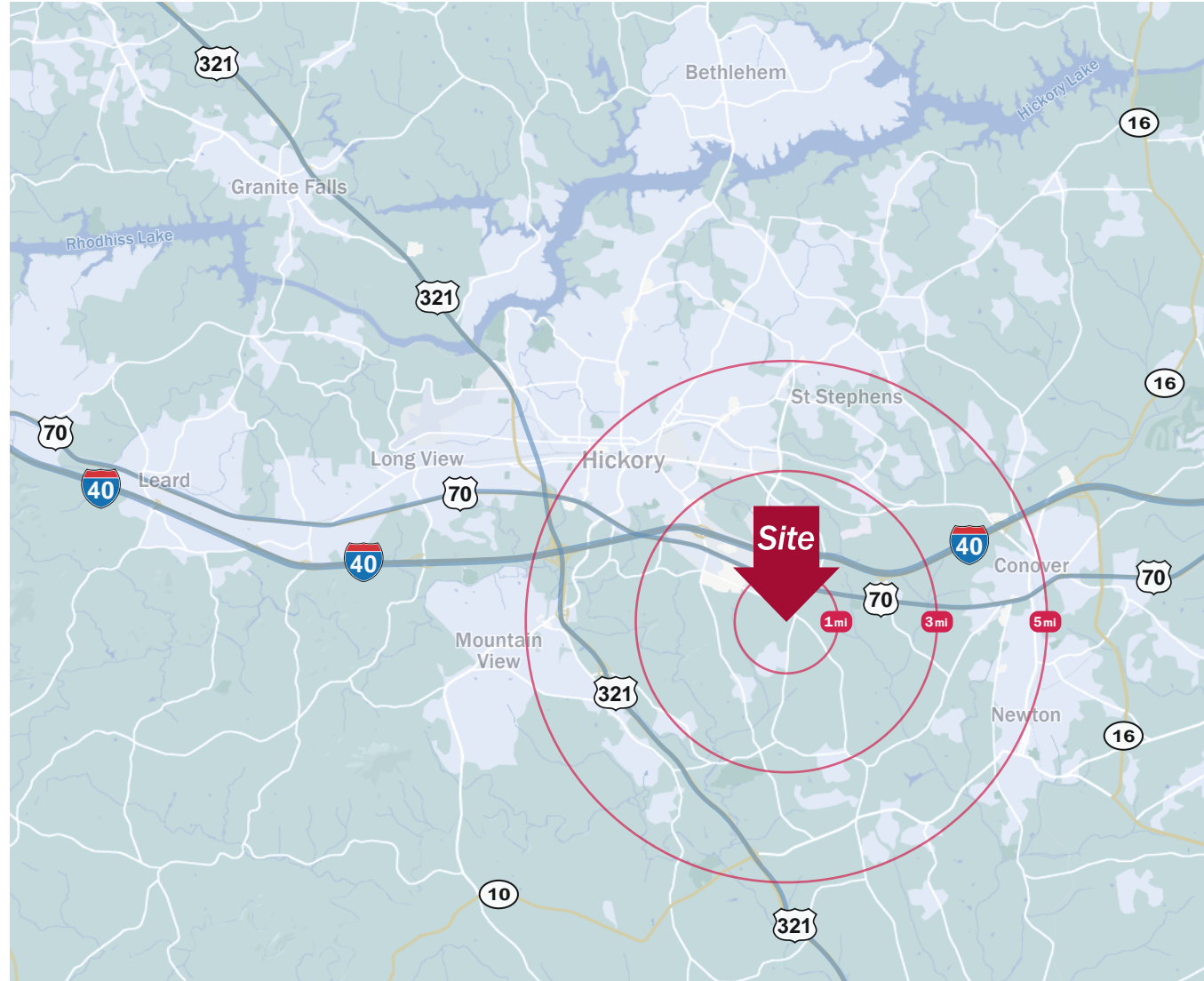
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	1,895	11,605	64,080
Growth Rate	3.82%	0.71%	0.60%
Avg. HH Income	\$76,749	\$85,506	\$79,577

Traffic Count

Source: NCDOT

	AADT
Startown Rd	12,571 (2024)
Robinwood Rd	4,452 (2024)



Nolan Mills
Senior Vice President
(704) 248 2133
nmills@mpvre.com

Chad Pyke
Broker
(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Startown Road Land

STARTOWN RD & ROBINWOOD RD, HICKORY, NC 28658

Master Plan



- Property Annexed into City of Hickory and Rezoned to Planned Development District per Rezoning Petition 24-05
- Master Plan shown depicts an illustrative layout based on 12 DUA per rezoning.

SITE AREA	±31 ACRES
BUILDABLE AREA	±27.74 ACRES
TOTAL UNITS	375
TOWNHOME UNITS	75 (YELLOW)
APARTMENTS UNITS	300
PARKING SPACES	373



Nolan Mills
Senior Vice President
(704) 248 2133
nmills@mpvre.com

Chad Pyke
Broker
(704) 561 5238
cpyke@mpvre.com

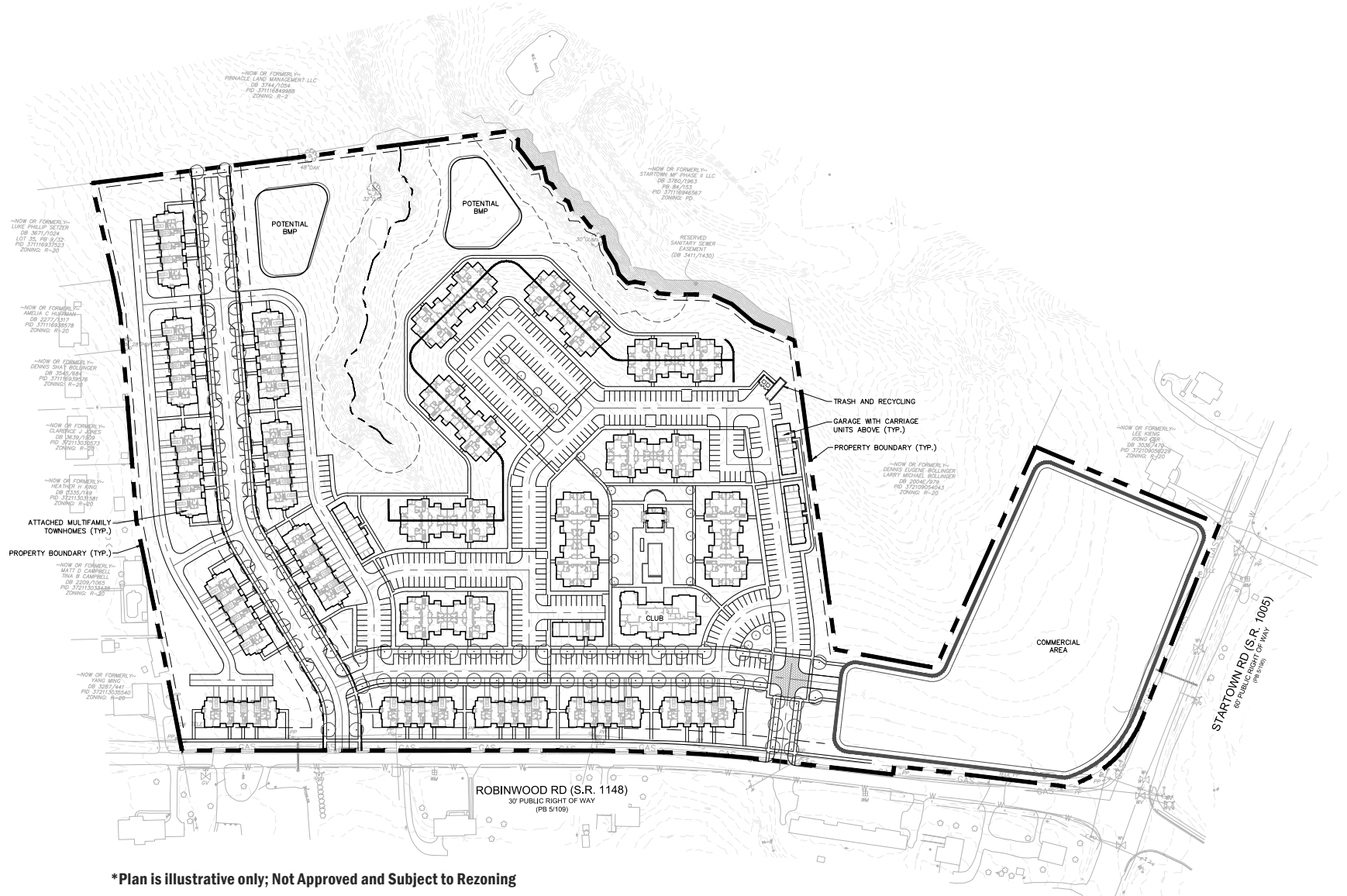
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Startown Road Land

STARTOWN RD & ROBINWOOD RD, HICKORY, NC 28658

Conceptual Site Plan



*Plan is illustrative only; Not Approved and Subject to Rezoning



Nolan Mills
Senior Vice President
(704) 248 2133
nmills@mpvre.com

Chad Pyke
Broker
(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Startown Road Land

STARTOWN RD & ROBINWOOD RD, HICKORY, NC 28658

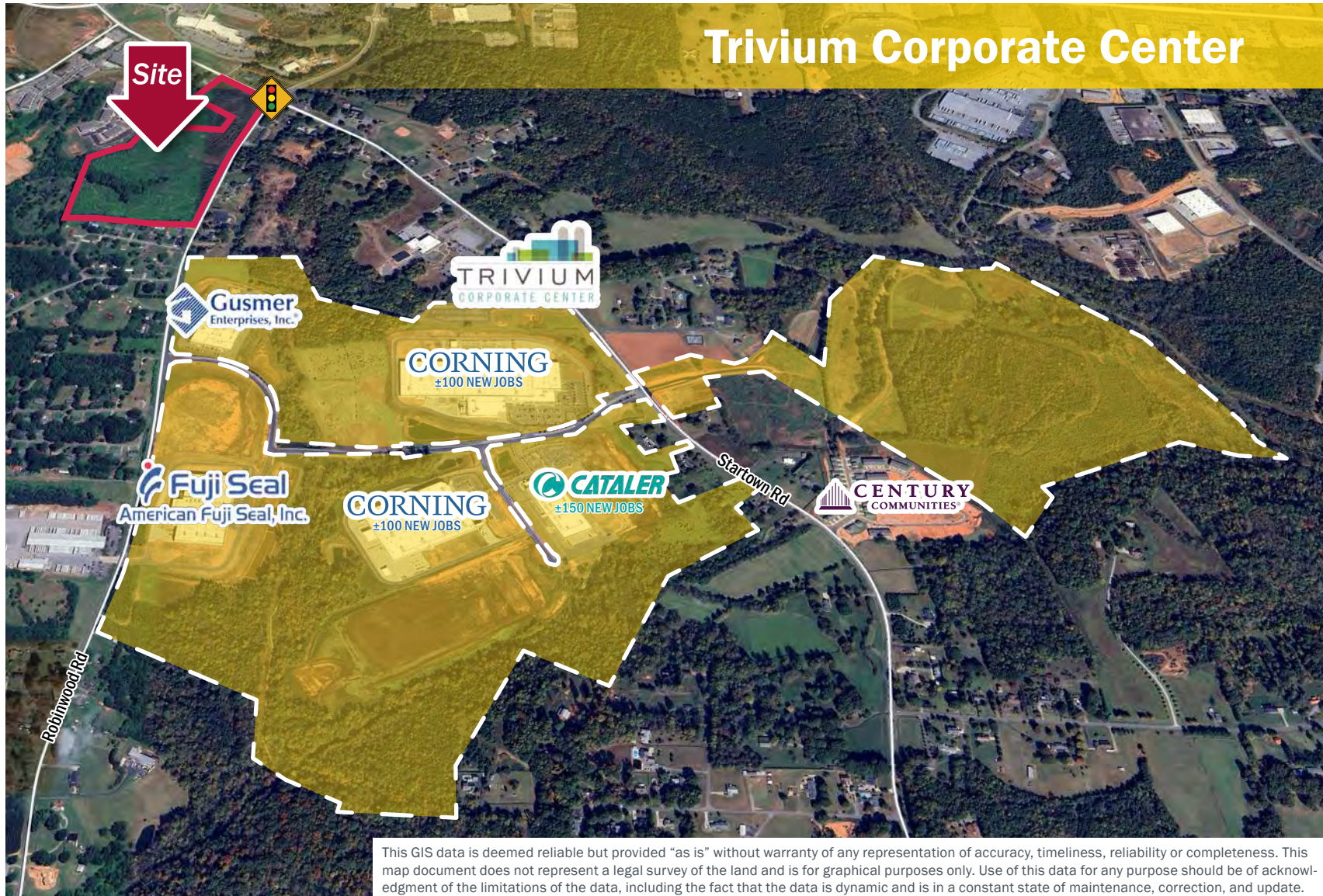
Proximity to Employment Center

- Trivium Corporate Center is a 378-acre Class A business park, located between Robinwood Road and Startown Road, which is being jointly developed by the City of Hickory and Catawba County, and marketed by the Catawba County Economic Development Corporation (EDC).

*source: <https://www.hickorync.gov/trivium-corporate-center>

- Corning will invest \$150 million and create 200 jobs. Salaries will vary by position, but the average annual compensation for the new jobs will be \$55,000, a 25% increase compared to Catawba County's average wage.

*source: <https://www.catawbacountync.gov/my-catawba-county/corning-expanding-investment-jobs/>



Nolan Mills
Senior Vice President
(704) 248 2133
nmills@mpvre.com

Chad Pyke
Broker
(704) 561 5238
cpyke@mpvre.com

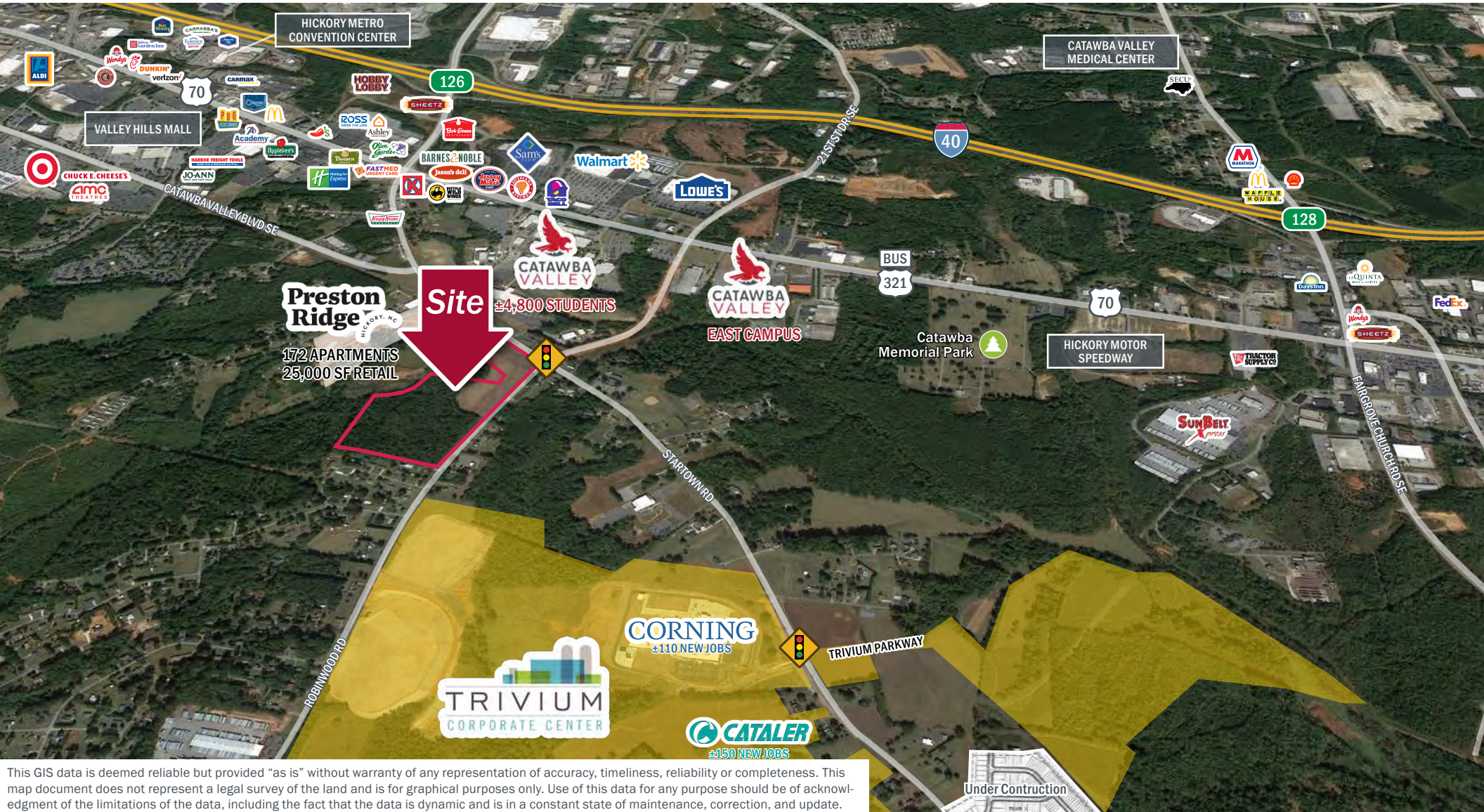
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Startown Road Land

STARTOWN RD & ROBINWOOD RD, HICKORY, NC 28658

Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



Nolan Mills
Senior Vice President
(704) 248 2133
nmills@mpvre.com

Chad Pyke
Broker
(704) 561 5238
cpyke@mpvre.com

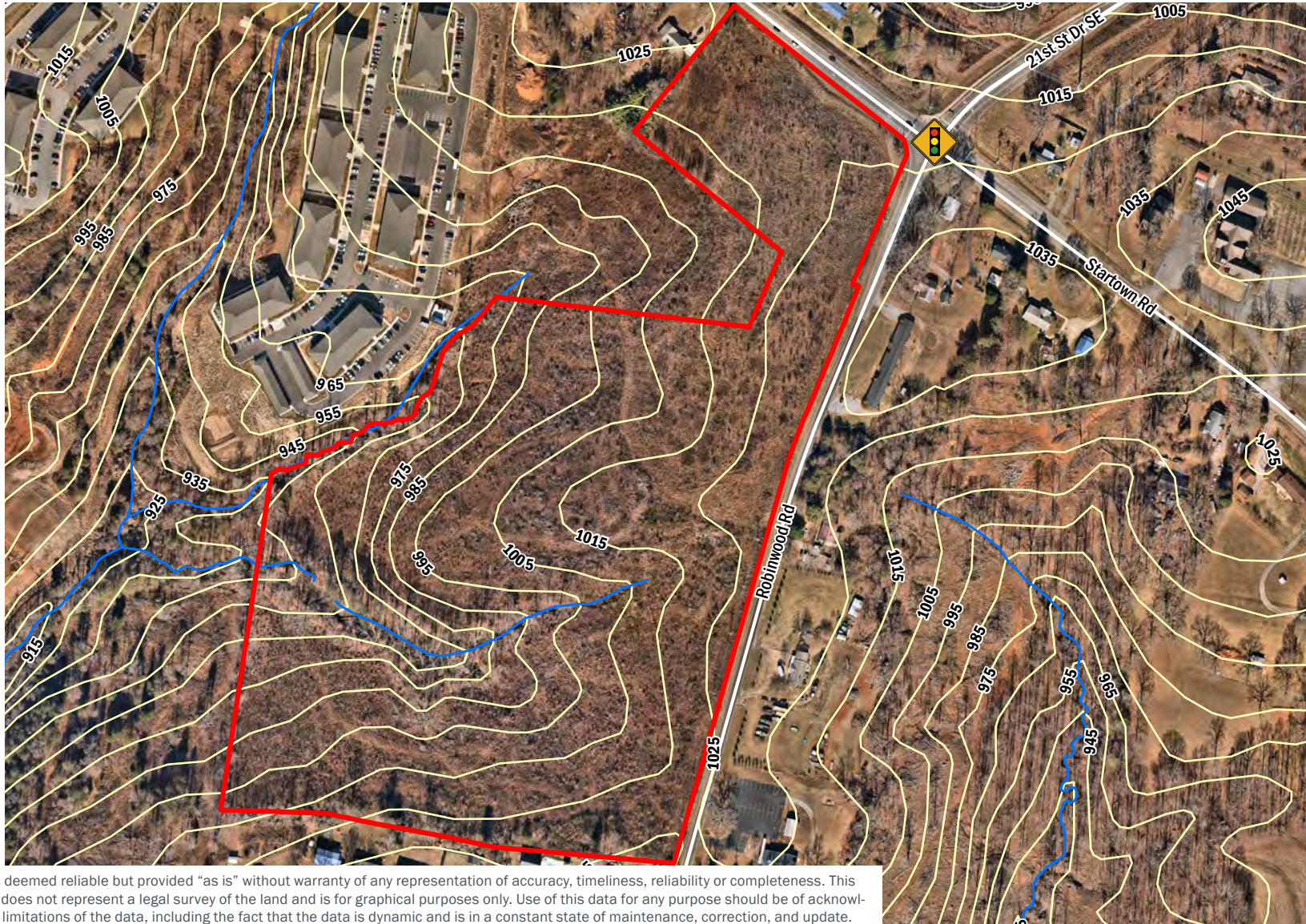
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Startown Road Land

STARTOWN RD & ROBINWOOD RD, HICKORY, NC 28658

Site Topography



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



Nolan Mills
Senior Vice President

(704) 248 2133
nmills@mpvre.com

Chad Pyke
Broker

(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Startown Road Land

STARTOWN RD & ROBINWOOD RD, HICKORY, NC 28658

Utilities Map



Legend

Water Infrastructure

- Water Valve
 - Open Left
 - Open Right
 - Other
- Water Tank
- Water Meter
- Hydrant
- Water Line

Sewer Infrastructure

- Sewer Clean Out
- Sewer Valve
- Sewer Air Release Valve
- Sewer Manhole
- Pump Station
- Force Mains
- Sewer Line

Catawba Address Points

- Address Point

Catawba Property Lines

- Property Line



Nolan Mills
Senior Vice President
(704) 248 2133
nmills@mpvre.com

Chad Pyke
Broker
(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Startown Road Land

STARTOWN RD & ROBINWOOD RD, HICKORY, NC 28658

Nearby Apartments



Nolan Mills
Senior Vice President
(704) 248 2133
nmills@mpvre.com

Chad Pyke
Broker
(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Startown Road Land

STARTOWN RD & ROBINWOOD RD, HICKORY, NC 28658

About Hickory

Hickory, NC

Nestled in the rolling mountains of Appalachia, Hickory offers a small-town atmosphere that is seeing growth from larger metro areas within a couple of hours' drive, including Charlotte and Asheville. With a bustling arts district, endless mountain ranges to roam and a notable stock car speedway, Hickory is home to many retirees and families, and is quickly becoming a destination for young professionals. The city's population remains under 60,000, giving residents a tight-knit community with the amenities of a bustling city but with attractive costs: With a median home price of \$213,934 and a median monthly rent payment of \$890, Hickory is ranked No. 4 for housing affordability.

Source: <https://realestate.usnews.com/real-estate/articles/best-affordable-places-to-live-in-the-us#hickory>



US News & World Report Rankings

6th

MOST AFFORDABLE CITY IN THE US (2024)

Source: <https://realestate.usnews.com/real-estate/articles/best-affordable-places-to-live-in-the-us#hickory>

26th

BEST PLACES TO LIVE IN THE US (2024)

Source: <https://realestate.usnews.com/places/rankings/best-places-to-live>

39th

BEST PLACES TO RETIRE IN THE US (2025)

Source: <https://realestate.usnews.com/places/rankings/best-places-to-retire>



Nolan Mills
Senior Vice President

(704) 248 2133
nmills@mpvre.com

Chad Pyke
Broker

(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

Nolan Mills
Senior Vice President
(704) 248 2133
nmills@mpvre.com

Chad Pyke
Broker
(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com