

Hickory Residential Land

CLONINGER MILL ROAD NE, HICKORY, NC 28601



Land

FOR
Sale

SIZE
±4.5 Ac.

PRICE
Call for pricing



Overview

±4.5 acre site adjacent to well-established Falls at Cloninger Mill subdivision, NVR Bear Park Townhome development, and the Falls at Hickory by DR Horton

Excellent opportunity for either townhome or single family detached development

Current zoning is R-2

Seller would consider selling subject to rezoning

Catawba County PID #371408877553

Future Residential Development Site in Hickory, NC



Chad Pyke
Broker

(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Hickory Residential Land

CLONINGER MILL ROAD NE, HICKORY, NC 28601

Property Overview

Demographics

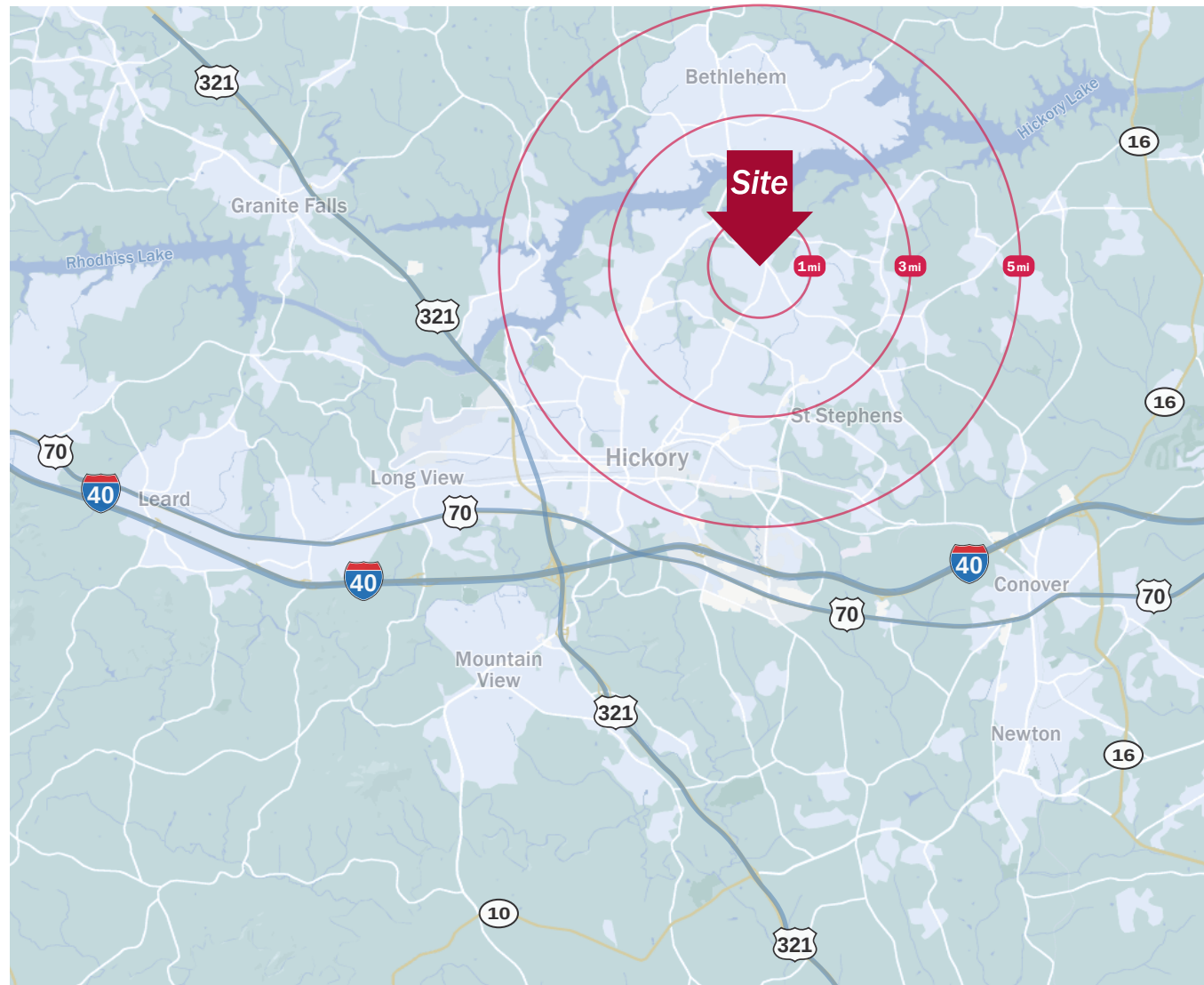
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	4,154	34,000	67,744
Avg. HH Income	\$109,616	\$93,634	\$91,633

Traffic Count

Source: NCDOT

	AADT
Cloninger Mill Rd NE	11,346 (2024)
16th St NE	4,700 (2024)



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

2400 South Boulevard | Suite 300
Charlotte, NC 28203

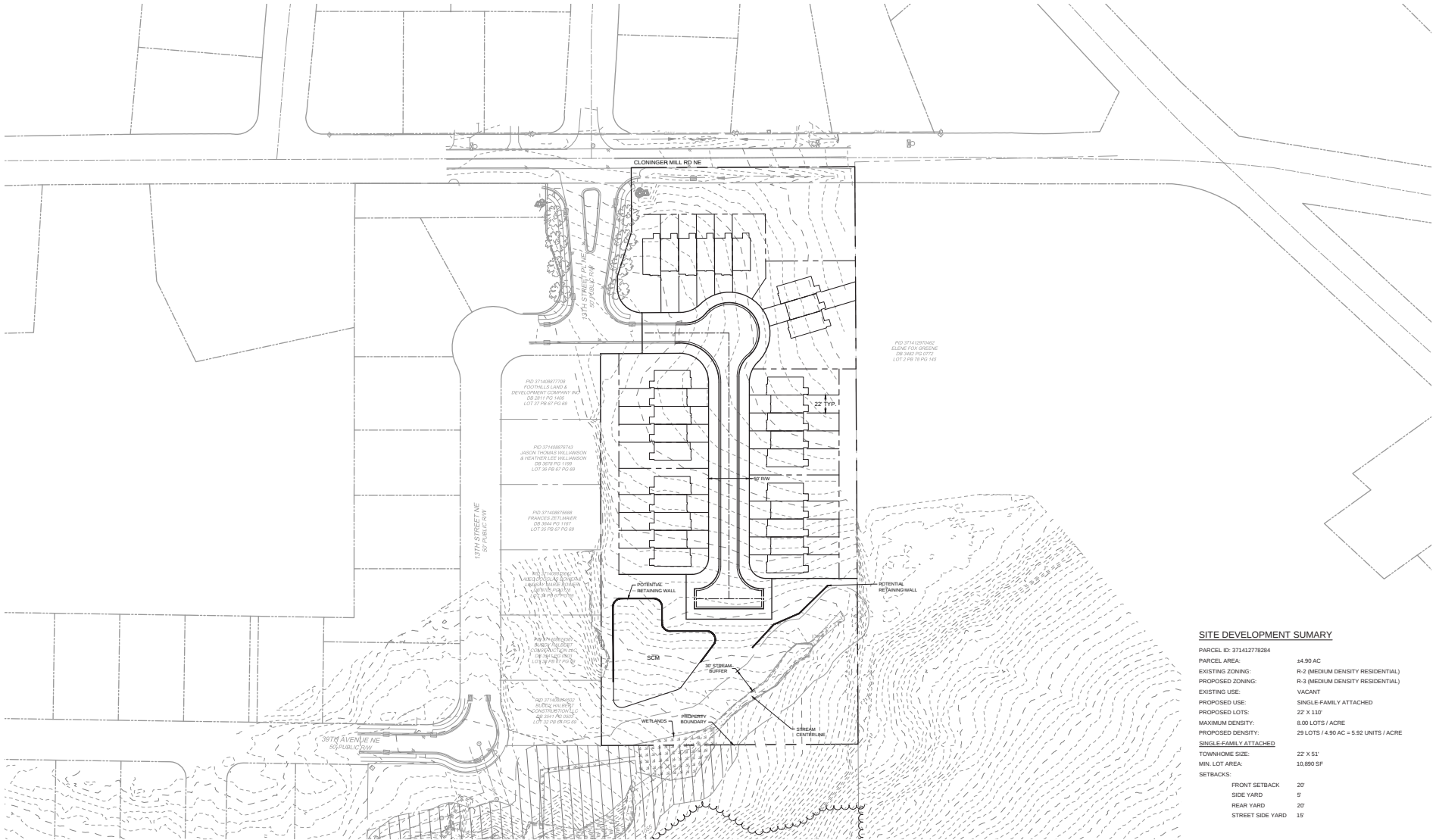
mpvre.com

Hickory Residential Land

CLONINGER MILL ROAD NE, HICKORY, NC 28601

Conceptual Plan

***Not approved**



SITE DEVELOPMENT SUMMARY

PARCEL ID: 371412778284	
PARCEL AREA:	44.90 AC
EXISTING ZONING:	R-2 (MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING:	R-3 (MEDIUM DENSITY RESIDENTIAL)
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE-FAMILY ATTACHED
PROPOSED LOTS:	22' x 110'
MAXIMUM DENSITY:	8.00 LOTS / ACRE
PROPOSED DENSITY:	29 LOTS / 4.90 AC = 5.92 UNITS / ACRE
PROPOSED <u>SINGLE-FAMILY ATTACHED</u>	
TOWNHOME SIZE:	22' X 51'
MIN. LOT AREA:	10,890 SF
SETBACKS:	
FRONT SETBACK	20'
SIDE YARD	5'
REAR YARD	20'
STREET SIDE YARD	15'



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

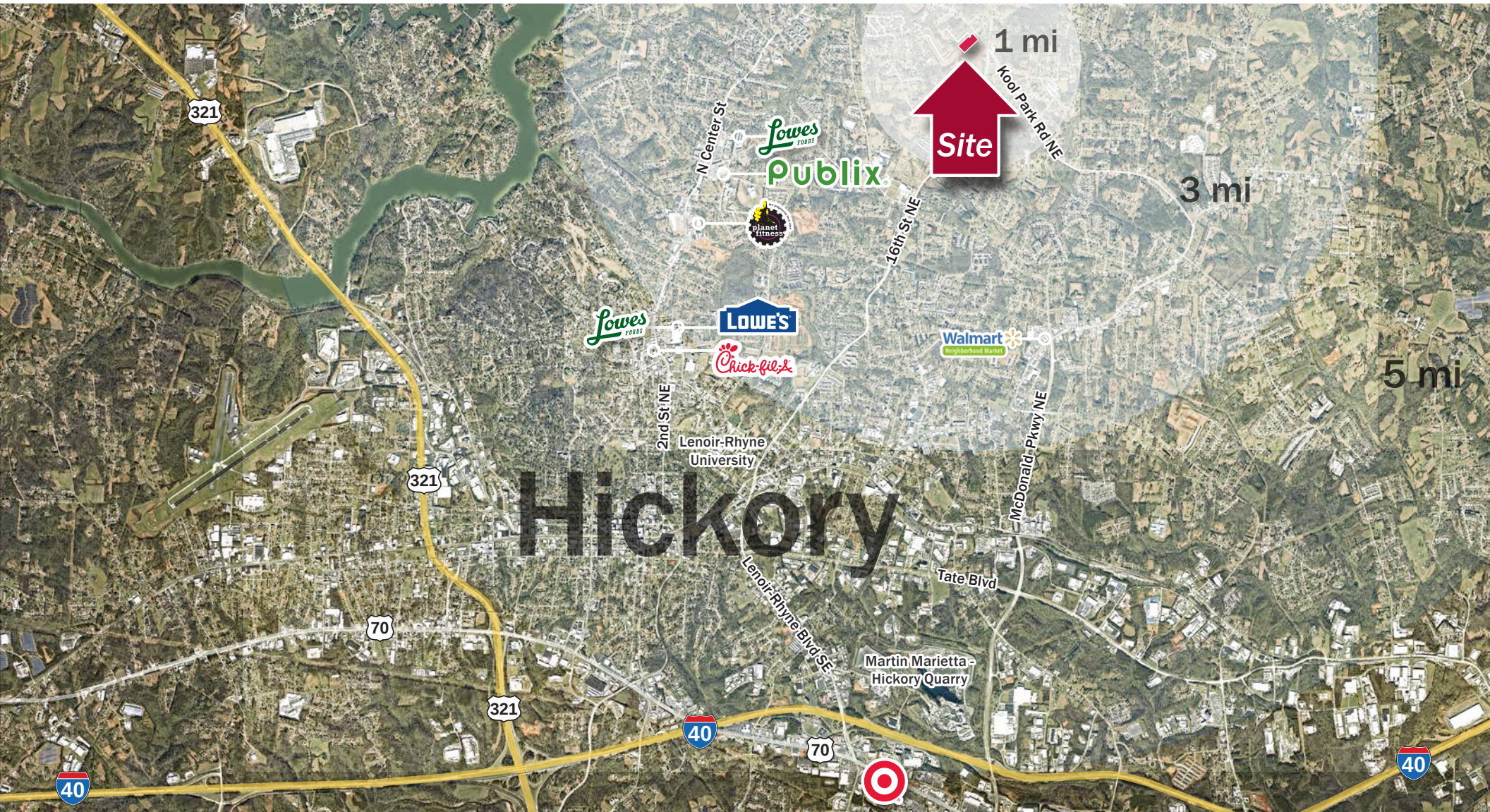
**2400 South Boulevard | Suite 300
Charlotte, NC 28203**

mpvre.com

Hickory Residential Land

CLONINGER MILL ROAD NE, HICKORY, NC 28601

Market Aerial



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

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

| contact

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

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com