

Hickory Land

OLD SHELBY RD & SWEET BAY LN, HICKORY, NC



Land

FOR
Sale

SIZE
±45.52 AC

PRICE
Call for Pricing



Overview

Approximately 45.52 acres of vacant land available on Sweet Bay Ln in Hickory, NC

Less than a 10 minute drive to downtown Hickory

Old Shelby Rd is the first exit west of the I-40/Hwy 321 Interchange

Zoned C-4 (General Commercial) in Long View. Owners will consider a sale subject to rezoning

Water and sewer nearby

±45.52 Acres Land for Sale



Clark Alcorn
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Property Overview

Demographics

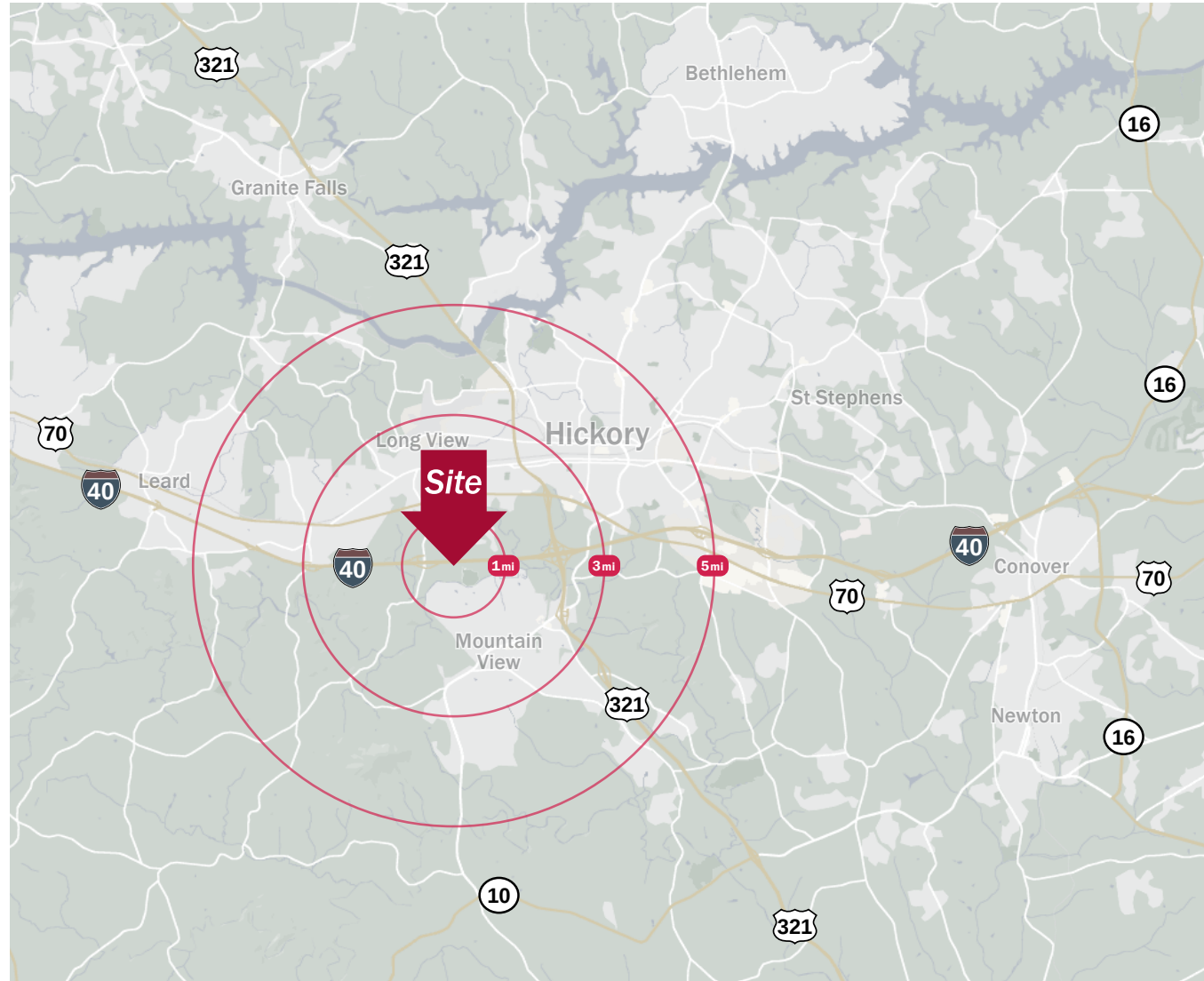
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	1,378	19,489	51,078
Growth Rate	1.64%	0.45%	0.25%
Avg. HH Income	\$69,541	\$74,711	\$84,187

Traffic Count

Source: NCDOT

	AADT
Old Shelby Rd	2,800 (2023)
I-40	51,000 (2023)
US Hwy 321	43,000 (2023)



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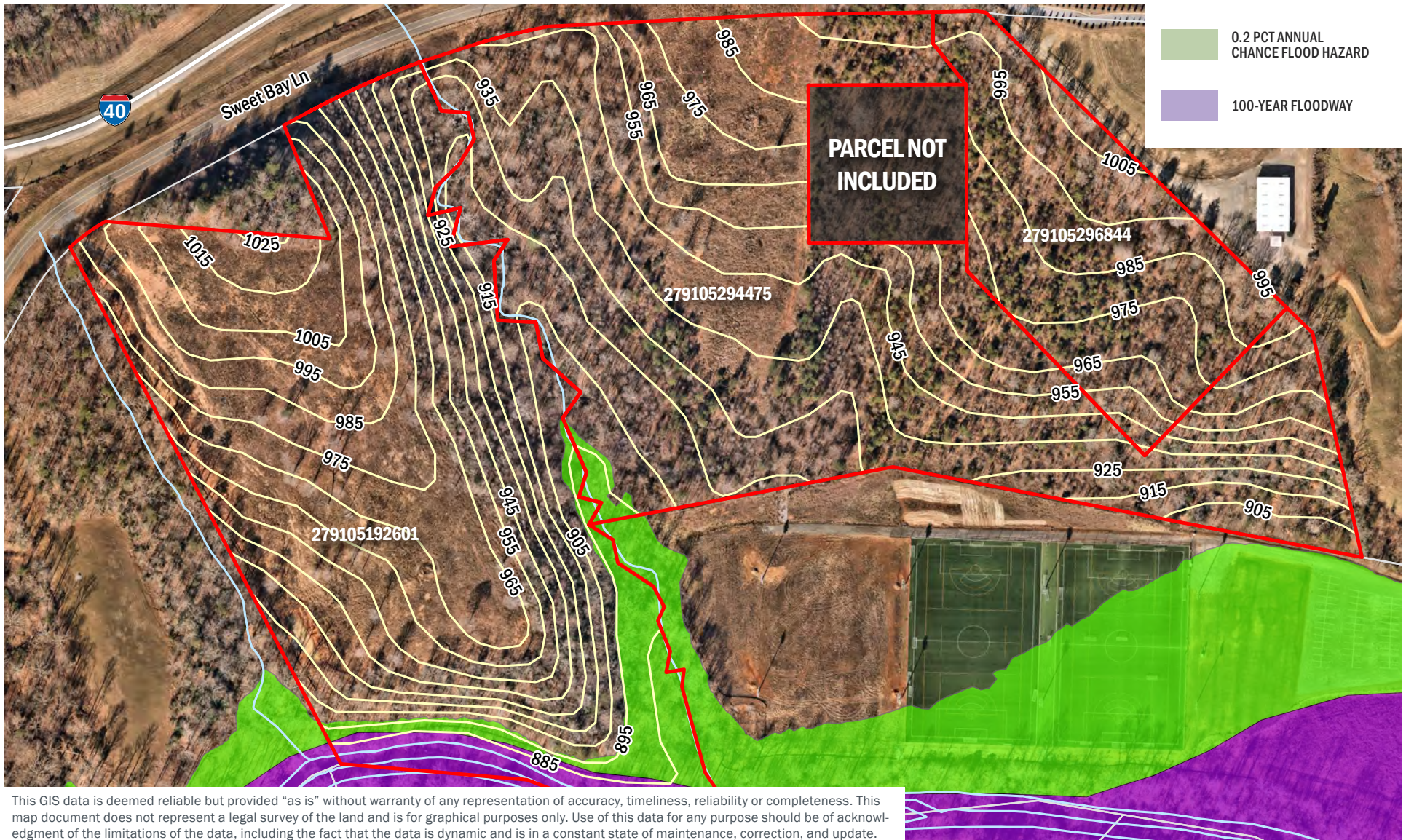
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Site Topography & Floodplain



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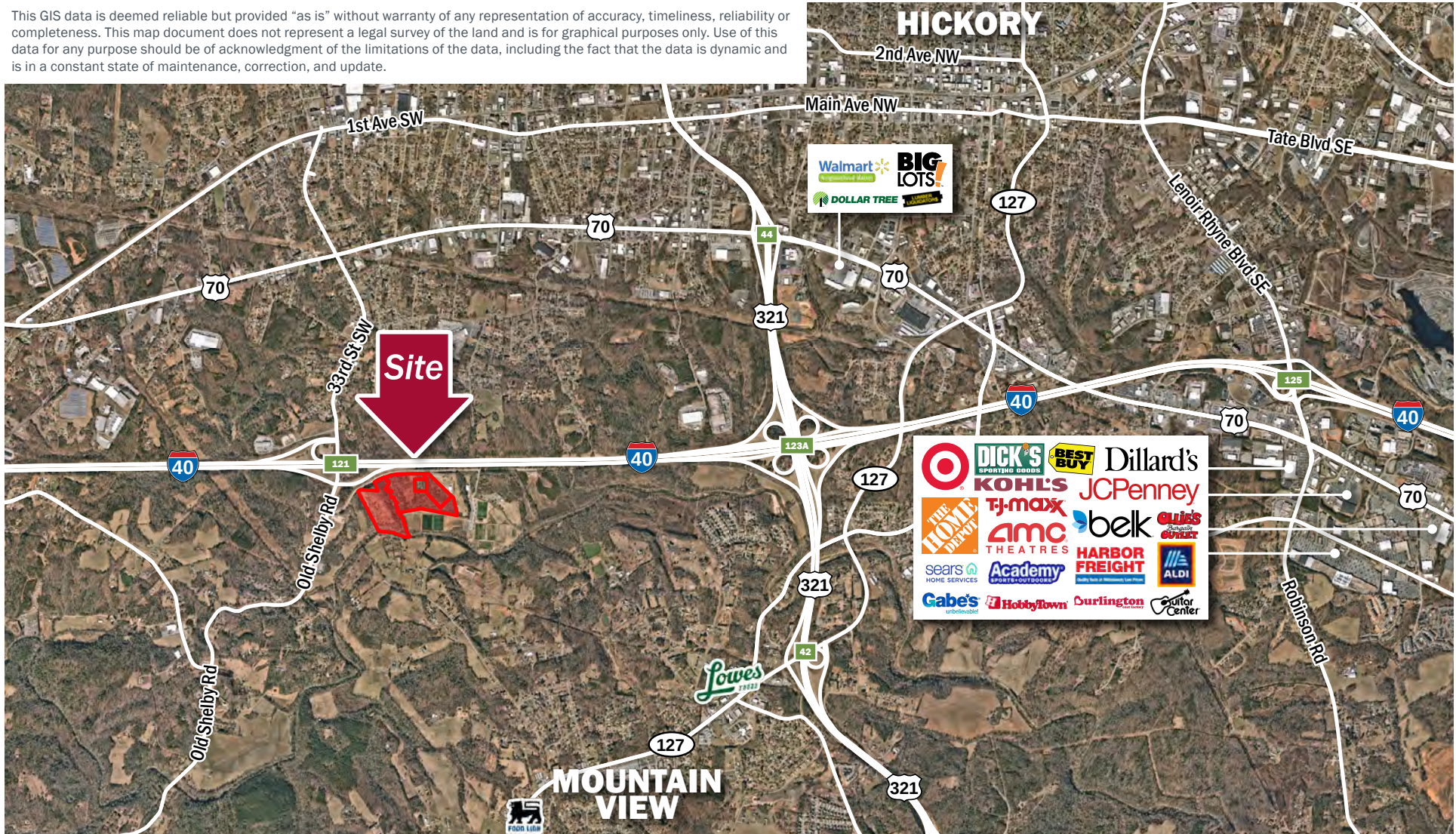
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Market Aerial

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