

Hickory Development Opportunity



RIVER RD & SALTWOOD DR, HICKORY, NC 28602

Land

FOR
Sale

SIZE
±11.37 AC

PRICE
Call for Pricing



Overview

±11.37 acres of vacant land available on River Road near Highway 321

Less than 10-minute drive to downtown Hickory

Less than 15 minutes from Valley Hills Mall, surrounding retail, and Trivium corporate center

Residential development opportunity approved for 14 single family homes and 105 townhomes

Seller would consider selling subject to approval for 68 single family homes

Strong builder activity from DR Horton, Ryan Homes, Century Communities, Meritage Homes, and Smith Douglas Homes

Parcel IDs: 370012870114 & 370008877509

±11.37 Acres Land for Sale



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Market Aerial



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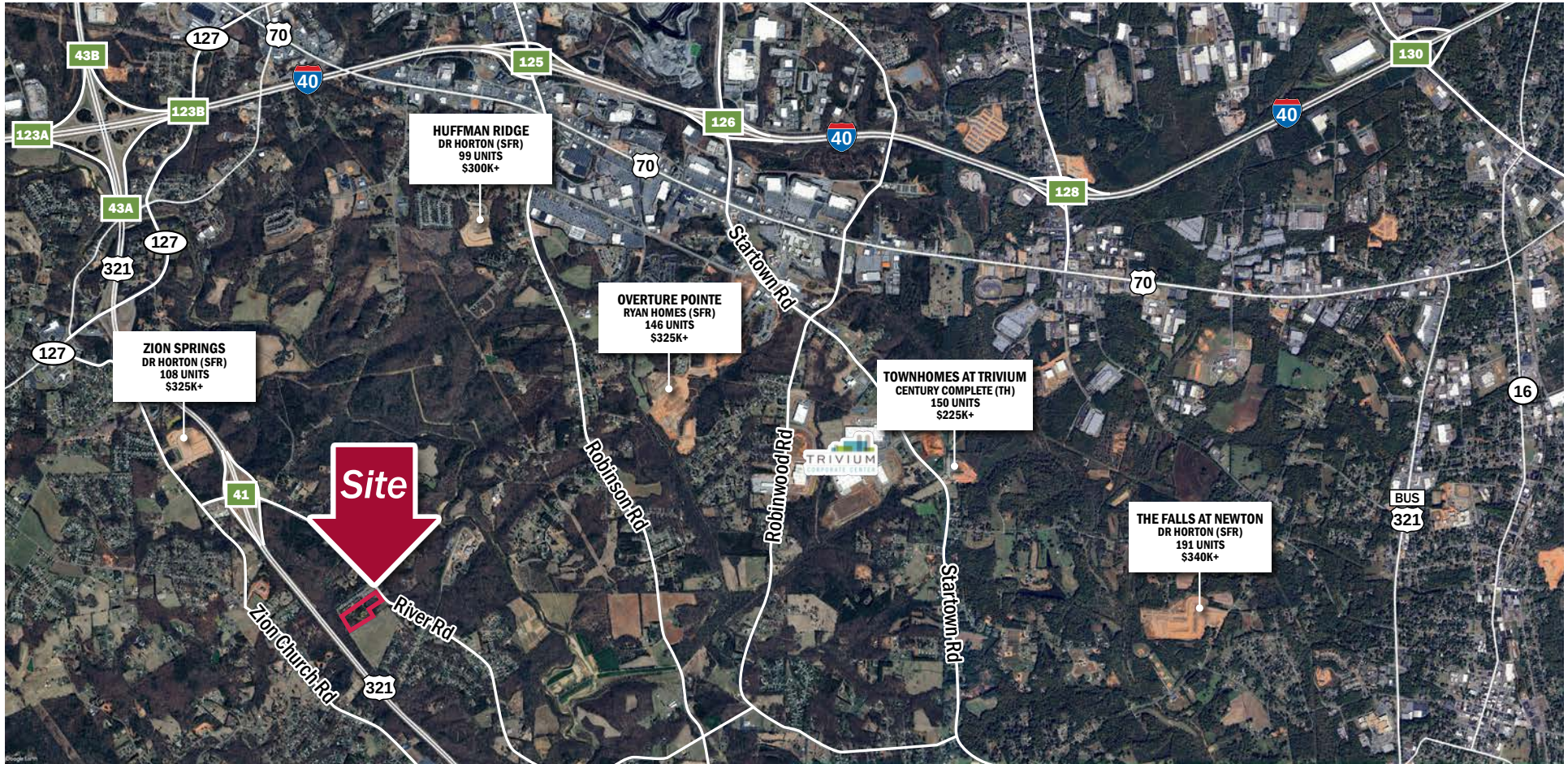
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Active Developments



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Site Topography



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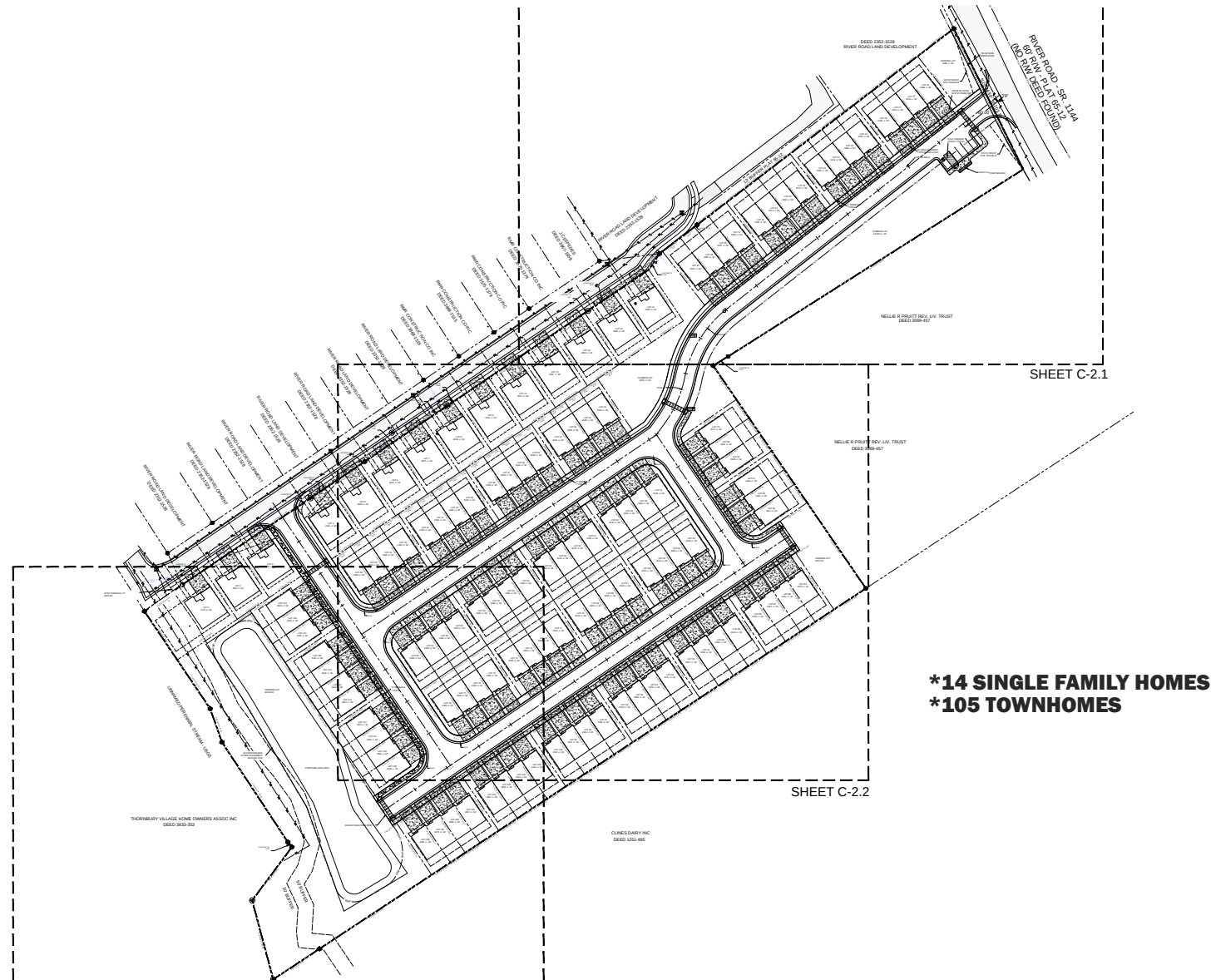
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Approved Phase 2 Saltwood



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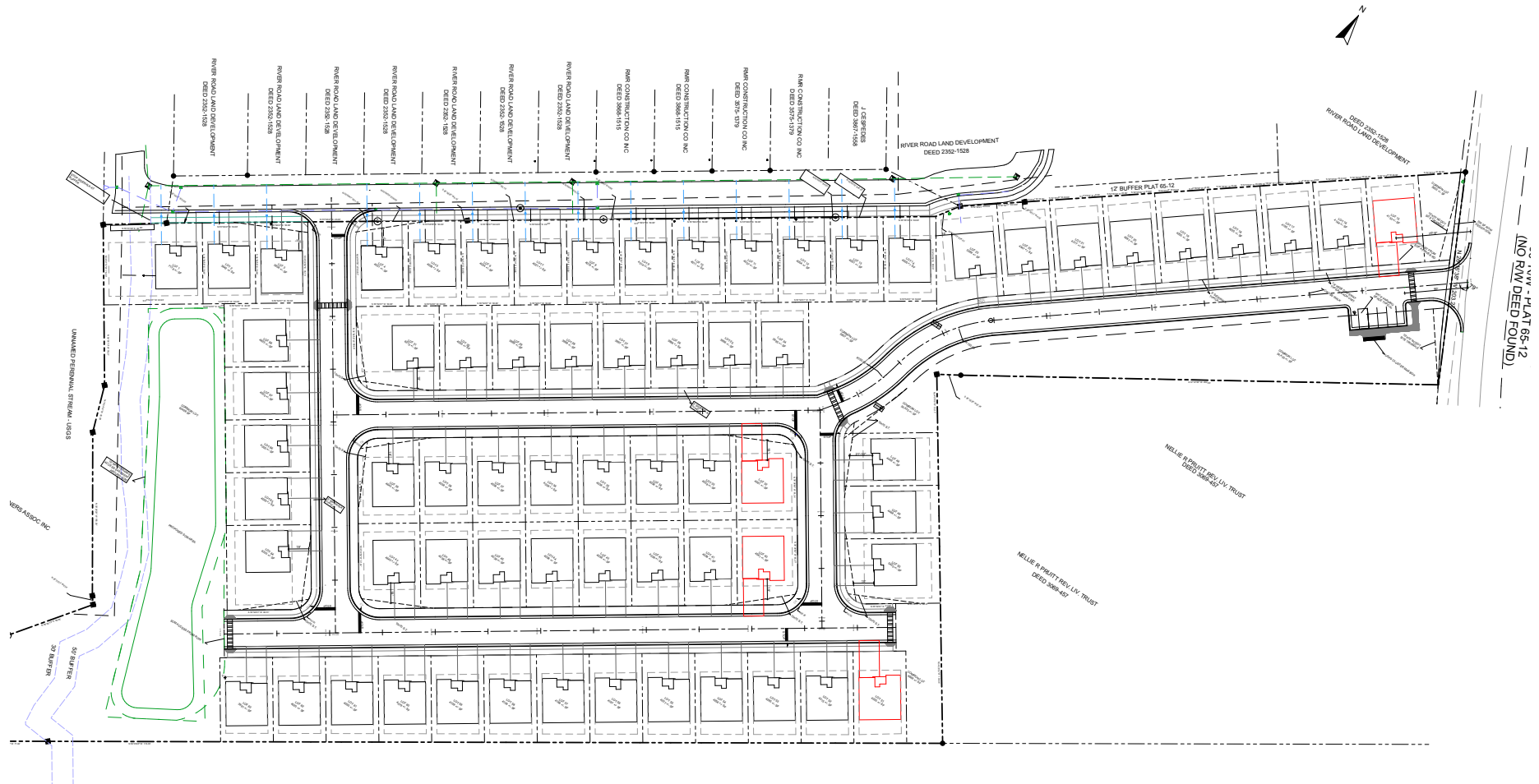
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Saltwood All Single Option



***68 SINGLE FAMILY HOMES**



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Townhome Concept



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Property Overview

Demographics

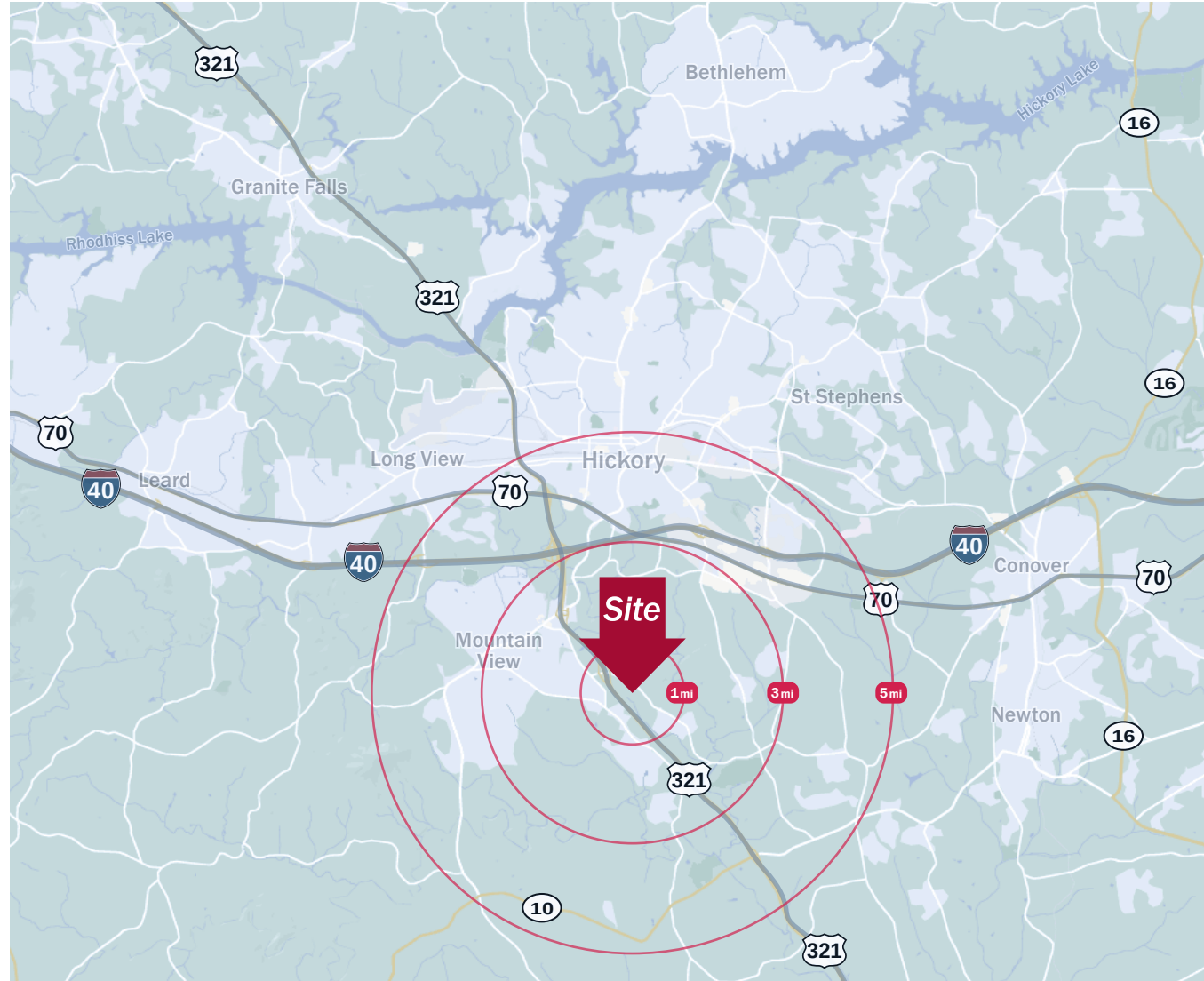
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	1,459	14,119	37,314
Growth Rate (Projected 2025-2030)	0.08%	0.28%	0.39%
Avg. HH Income	\$94,014	\$99,297	\$86,969

Traffic Count

Source: NCDOT

	AADT
River Road	2,900 (2023)
Hwy 321	36,000 (2023)



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Medical | Industrial | Retail | Land | Investment | Office

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