



\*Lines are estimated

● **\$699,999**  
**FOR SALE**

## 3155 15TH AVE BLVD SE CONOVER, NC

This 7.65-acre commercial lot is located just off I-40E at Exit 128 in Conover, NC, offering excellent exposure with an average daily traffic count of 62,500 (via NCDOT AADT). Zoned Regional Commercial (C-3), the property is perfect for a variety of business uses, including retail, office, and commercial development. It provides easy access to major highways and is a prime location for business growth in a high-demand area!

BOYD & HASSELL  
**BHIC**  
INDUSTRIAL & COMMERCIAL PROPERTIES, INC.

## CONTACT INFO

GAVIN MITCHELL  
gavin@bhicp.com  
(828) 322-1723



# PHOTOS



# PHOTOS



**BUNTON SURVEYING and MAPPING, P.A.**  
 HICKORY, N.C.  
 214 TAYLORSVILLE DRIVE  
 SUITE 5  
 828-635-0333  
 828-855-3313  
 828-855-3439  
 CARL D. BUNTON, PLS-3032  
 DEREK R. BUNTON, PLS-4808  
 P.O. BOX 338, TAYLORSVILLE, NC 28881  
 BUSINESS LICENSE: C-2068

**SPECIAL NOTES**  
 NOTE: ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.  
 NOTE: PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESTRICTIONS, AND CONDITIONS OF RECORD AFFECTING SAID PREMISES.  
 NOTE: THIS PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE BY CARL D. BUNTON, PLS-3032 AND REFLECTS BOUNDARY EVIDENCE FOUND AT THE TIME OF SAID SURVEY.  
 NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY(IES) NAMED HEREON. COMPROMISES DO NOT EXTEND TO ANY UNNAMED PERSON(S) WITHOUT AN EXPRESS RECONSTRUCTION OF THE SURVEY HEREON AND POSSESSION.  
 NOTE: SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA OF CATAWBA COUNTY. (SEE FLOOD MAP, FIRM 197103700A - ZONE-C-V).

**Corey Gaines**  
 HICKORY TOWNSHIP  
 CATAWBA COUNTY, N.C.

DATE: 5/13/2001 F.B.: H-10 Pg.59 SCALE: 1"=60'  
 REFERENCE DEED BOOK 1425 PAGE 651  
 REFERENCE PLAT BOOK 21 PAGE 250  
 TAX MAP CODE: 167-H, BLK 1, PARCEL #53  
 P.I.N. #3721-0768-5784

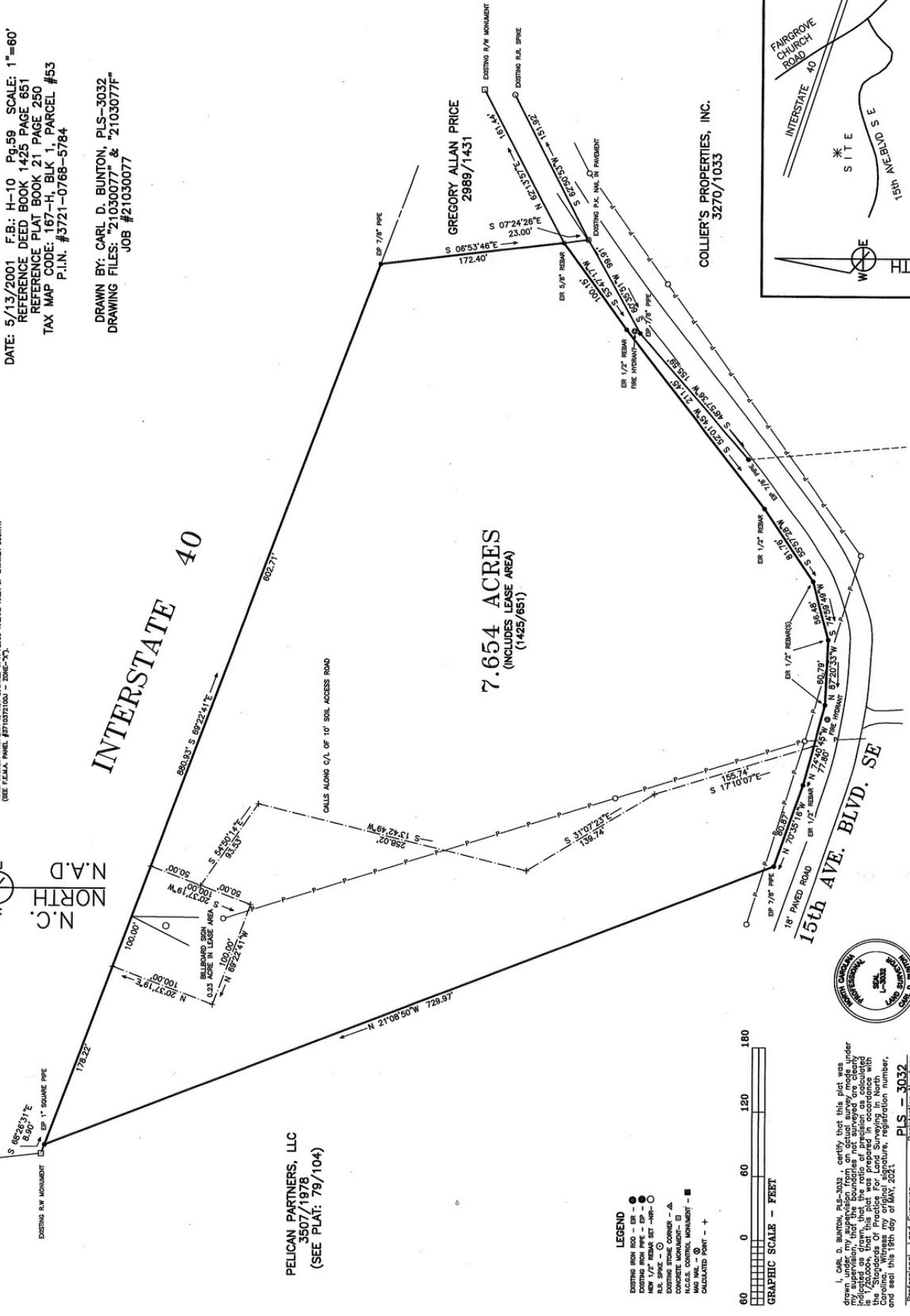
DRAWN BY: CARL D. BUNTON, PLS-3032  
 DRAWING FILES: "Z1030077" & "Z103077F"  
 JOB #210300077

**INTERSTATE 40**

**7.654 ACRES**  
 (INCLUDES LEASE AREA)

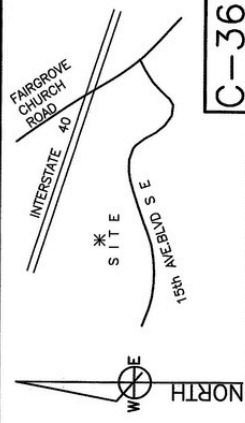
COLLIER'S PROPERTIES, INC.  
 3270/1033

PELICAN PARTNERS, LLC  
 3507/1978  
 (SEE PLAT: 79/104)



I, CARL D. BUNTON, PLS-3032, certify that this plat was drawn under my supervision from an actual survey made under the provisions of the laws of the State of North Carolina. I am a duly licensed Professional Land Surveyor in the State of North Carolina. Witness my original signature, registration number, and seal this 18th day of MAY, 2001.

Professional Land Surveyor  
 Registration Number  
**PLS 3032**



C-3663