



4501 River Road | Hickory, NC
\$2,000,000

5.16 Acre Mixed-Use Commercial Site off Highway 321

Hard-to-find commercial mixed-use parcel with exceptional exposure and direct access along one of the Catawba Valley's most-traveled corridors. Zoned 321-ED(MX) with ED-O overlay — built for commercial, retail, service, and mixed-use along Hwy 321. With significant new residential development underway nearby, the site is ideally positioned to serve growing demand. Existing 6,000 SF metal building offers immediate utility; balance of the 5.16-acre site allows for yard storage, expansion, or redevelopment.

PROPERTY FACTS

- PIN** 3701-18-40-4123
- SQUARE FOOTAGE** 6,000 sqft
- ZONING** 321-ED(MX) ED-O Overlay (Catawba Co.)
- FRONTAGE** US Hwy 321 · River Rd (S.R. 1144) · Zion Church Rd(S.R. 1008)
- UTILITIES** Duke Energy · On Septic
- SEWER** Public sewer down the road — annexation into City of Hickory required for potential access.

CONTACT INFO

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