



FAIRGROVE CHURCH RD · CONOVER, NC · CATAWBA COUNTY

# A 6.2-acre commercial parcel *off Exit 128 on I-40W.*

OFFERED AT

**\$474,900**

6.2<sup>AC</sup>  
 ACREAGE

C-2  
 ZONED

I-40  
 PROXIMITY

Prime 6.4-acre C2-zoned commercial parcel with exceptional I-40 visibility, just 0.13 miles from Exit 128. Positioned directly across from McDonald's in a thriving and rapidly expanding retail corridor, this high-exposure site offers the traffic counts and national co-tenancy that developers and investors demand. A 50-ft gas easement runs along the rear of the property. Surrounded by new commercial development with more on the way — this is one of Catawba County's most strategic remaining land opportunities along the interstate

#### PROPERTY FACTS

<b>PIN</b>	<b>372108895780</b> (Catawba Co.) <a href="#">↗</a>
<b>ZONING</b>	C-2
<b>FRONTAGE</b>	I-40W Exit 128 (0.13 mi)
<b>TAXES</b>	City of Hickory
<b>EASEMENT</b>	50-ft gas easement runs along the rear of property



FOR INQUIRIES

**GAVIN MITCHELL**

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**DISCLOSURE:** Listing broker is also the seller of this property. Information herein is believed to be accurate but is not guaranteed; prospective buyers should verify independently. © 2026 Boyd & Hassell Industrial & Commercial Properties, Inc.

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