



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^{AC}
 ACREAGE

C-2
 ZONED

I-40
 PROXIMITY

Prime 6.2-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. City of Hickory has water/sewer available at end of road and City of Conover has sewer available at back of property. 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

PIN	372108895780 (Catawba Co.) ↗
ZONING	C-2
FRONTAGE	I-40W Exit 128 (0.13 mi)
TAXES	City of Hickory
EASEMENT	50-ft gas easement runs along the rear of property
WATER/ SEWER	Water/sewer available at road w/ City of Hickory; City of Conover sewer at back 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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