



LAND DEVELOPMENT

LAND

Hudson,
North Carolina

± 7.21 ACRE DEVELOPMENT OPPORTUNITY

Hickory Blvd US 321

TBD N US HIGHWAY 321
Hudson, NC 28638

EXECUTIVE
SUMMARY

TBD N US Hwy 321

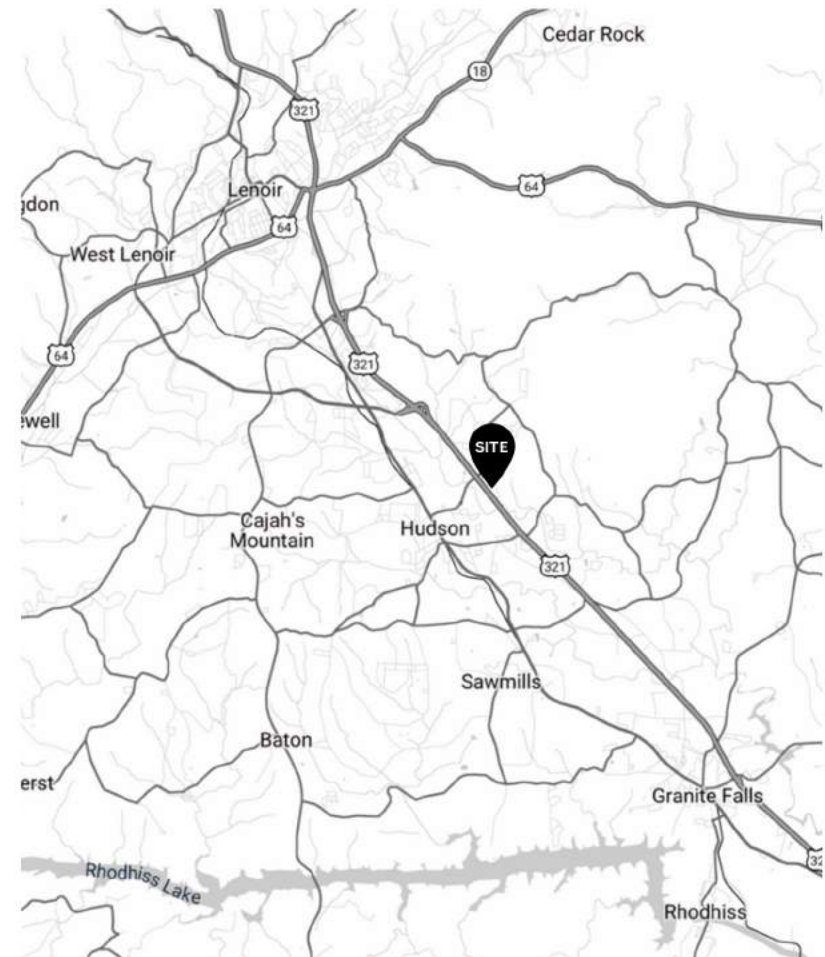
HUDSON,
NORTH CAROLINA

Sale Information

Acreage:	7.21 acres
Location:	Hudson, NC
Zoning:	H-B
Proposed Use:	Commercial/Multi-family
Frontage	Hickory Blvd
Parcel Number:	167966
Topo:	Level
Utilities:	Water & Sewer
Price:	\$1,400,000

Investment Summary

Great opportunity for a developer commercial or multi-family to come in and build next door to a Walmart center. Fast food on the outparcel lots and plenty of traffic counts on the main thoroughfare from Hickory, NC to Lenoir, NC and beyond to Blowing Rock and Boone. Four lane highway with a traffic light in front of the Walmart center. Public utilities available. Site is leveled and prepped. Lots of visibility and access along with the cross access from Walmart and the other outparcel lots.



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FOR SALE

PHOTOS

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MARKET OVERVIEW

Hudson Market

Historically rooted in the furniture and textile industries, Hudson and the surrounding area have been transitioning towards a more diversified economy. Manufacturing remains a significant sector, with companies in the region producing a wide range of products from furniture to advanced machinery.

The local economy has also benefited from investments in education and healthcare. Caldwell Community College and Technical Institute play a crucial role in workforce development, providing tailored training programs that meet the needs of local industries. Additionally, healthcare facilities like Caldwell UNC Health Care offer quality medical services and employment opportunities, contributing to economic stability.

Hudson's strategic location near major highways and its proximity to larger cities such as Hickory and Lenoir enhance its appeal for businesses and residents alike. The area is known for its affordable cost of living and a strong sense of community, making it attractive for both new businesses and families.

Parcel Highlights

- 11.8 miles to Hickory
- 6 miles to Lenoir
- Development Opportunity
- Site adjacent to major retail
- Frontage on US-321, a 4 lane highway

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Site Overview



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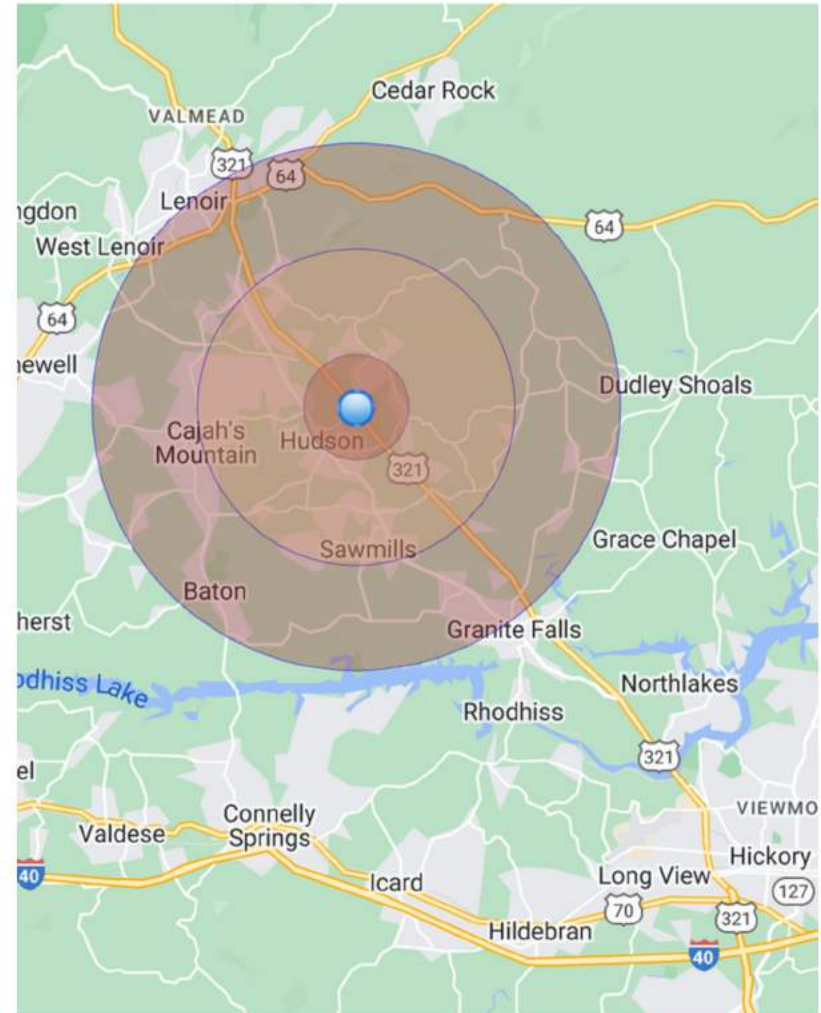
Demographics

	1 mile	3 mile	5 mile
Population	1,127	11,486	26,246
Household Income (Avg)	\$49,091.80	\$45,629.40	\$46,654.56
Households	2,700	9,376	14,773

Traffic Counts

US 321	33,000
Mt Herman Rd	3,987
Main St	9,500
Pine Mountain Rd	5,168

*data from 2022, pulled from Moody's Catylist



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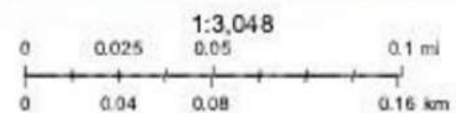
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Caldwell County



May 28, 2024

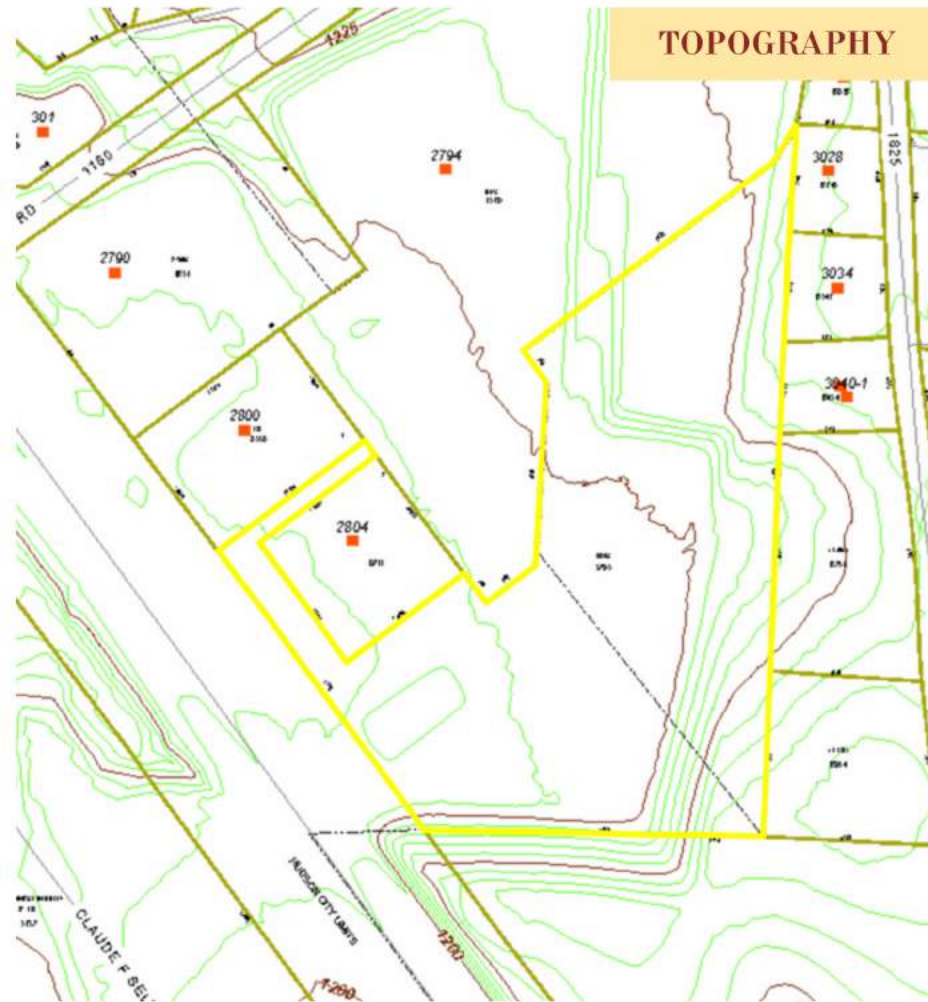
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WINSTON-SALEM,
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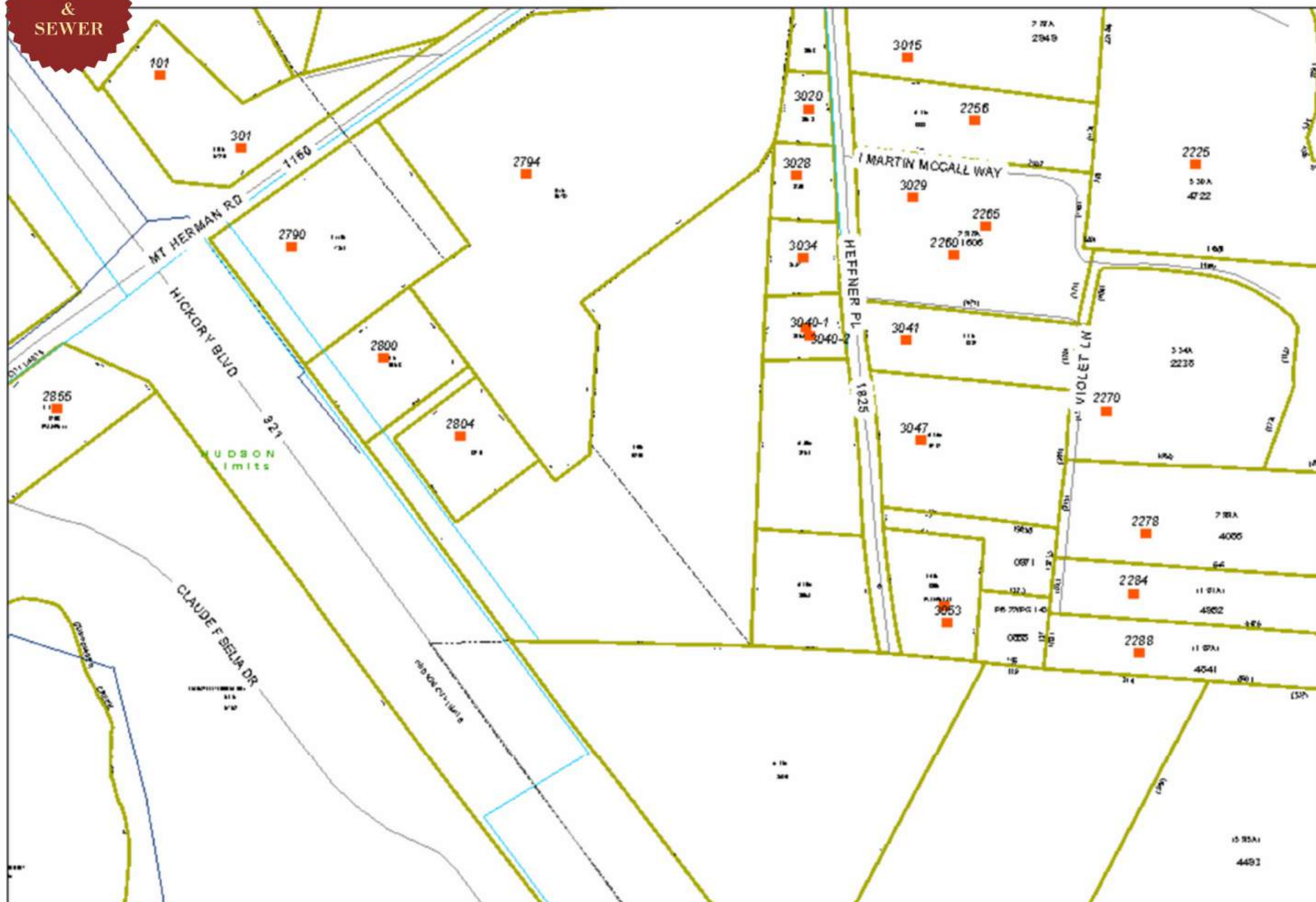
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LAND DEVELOPMENT

**WATER
&
SEWER**



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