

7.8 + ACRES FOR SALE | HICKORY, NC

117 & 203 29th Avenue NE Hickory, NC 28601



SPECIFICATIONS

Price: \$995,000

Acreage: 7.88 +/-

Zoning: r-2

Topography: Level

Join Publix, Lowe's Foods, and the brand new Viewmont Animal Hospital on 29th Ave. Site will need to be rezoned, but would be ideal for a multi-family project with an outparcel on 29th.

Ryan Lovern

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3031 North Center Street

hickory, n c 28601

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Site Selection

SITE

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SURVEY

117 & 203 29th Avenue NE Hickory, NC 28601

Certificate of Approval for Minor Subdivision
 I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations of the City of Hickory, and is hereby approved for recording in the office of the Register of Deeds within sixty (60) days of the date of this approval.

Planning and Zoning Administrator _____ Date _____

Certificate of Type of Survey
 This survey crosses a subdivision of land within the area of a county or municipality that has an ordinance that requires parties of land.

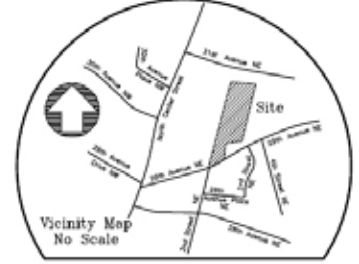
Surveyor _____ Date 08-24-11

Notary Officer Certificate
 State of North Carolina
 County of Catawba

I, _____ Notary Officer of Catawba County, North Carolina, do hereby certify that this map to which this certificate is affixed meets all statutory requirements for recording.

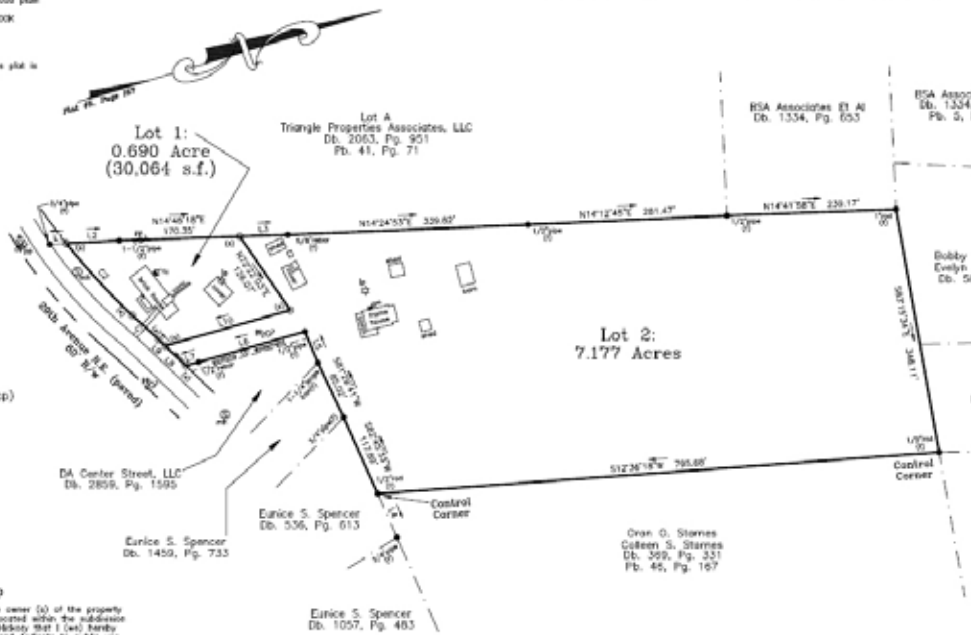
Date _____ Notary Officer _____

Curve	Radius	Delta	Tangent	Arc Length	Chord Bear	Chord Dist.
C1	1218.08	22°53'24"	25.88	51.30	52920.27°W	51.30
C2	1218.08	27°42'34"	68.87	137.53	56422.42°W	137.42



Flood Plain Notation
 The parcel of land as shown on this plan is NOT located in a 100-year flood plain. Zone: X
 FEMA Panel Number: 3710370400K
 Effective Date: 07-07-09

Watershed Notation
 The parcel of land shown on this plan is not located in a Watershed Area.



- Legend:**
- = 1/2" Rebar (s)
 - = Iron Found (f)
 - ⊙ = Calculated Point (cp)
 - ⊕ = Filler Cap
 - ⊙ = Fire Hydrant
 - ⊙ = Gas Meter
 - ⊙ = Light Pole
 - ⊙ = Sewer Manhole
 - ⊙ = Power Pole
 - r/w = Right of Way

Notes:
 Current tax records are used to identify adjoining property owners.
 The property shown herein is subject to all easements, right of ways, restrictions, and agreements not shown herein.
 There were no North Carolina horizontal control markers found to exist within 2000' of the surveyed property.
 Total Area: 7.867 Acres (area computed by the coordinate method)
 The surveyed property is zoned: R-2 (Hickory).
 Broken lines represent property lines which are not actually surveyed. These dashed lines were taken from deeds or other sources.
 The lots will be served by public water and sewer.
 There is a future thoroughfare for 29th Avenue N.E. See the City of Hickory Planning for more detailed plans.

Line Table

Line	Bearing	Distance
11	S17°45'00"W	23.57
12	N17°45'00"W	24.81
13	N17°45'00"W	27.82
14	S62°28'42"E	37.28
15	S84°18'17"W	42.69
16	S69°52'55"W	154.51
17	S69°43'15"W	18.59
18	S60°35'20"W	40.56
19	S60°35'20"W	12.00
110	N00°52'51"E	183.84

Certificate of Ownership
 I (we) certify that I am (we are) the owner (s) of the property described herein, which property is located within the subdivision regulation jurisdiction of the City of Hickory and that I (we) hereby hereby adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, paths, open spaces, and easements, except those specifically indicated as private, and that I (we) will maintain all such areas until the plan of definition is accepted by the appropriate public authority. All property shown on this plat as dedicated for public use shall be deemed to be dedicated for any other public use as authorized by law when such other use is approved by the Hickory City Council in the public interest.

Owner _____ Date _____

"This document was originally issued and sealed by Teddy E. Sharpe, L2960, on August 24, 2011. This electronic media shall not be considered a certified document. See project report for certificate and seal"

Minor Subdivision for
Hazel Seaback Loveland Heirs
 Address: 117 29th Avenue NE-- Hickory, NC 28601
 Hickory Township, Catawba County, North Carolina
 Scale: 1"=100' Drawn By: tes File: 611107

DEMOGRAPHICS

117 & 203 29th Avenue NE Hickory, NC 28601

	1 Mile:	3 Miles:	5 Miles:
POPULATION: 2016			
Total Population	4,304	36,212	66,133
Median Age	44.2	40.6	40.0
Employees	1,545	21,026	53,083
Establishments	205	1,994	4,237
INCOME: 2016			
Median HH Income	\$63,728	\$57,340	\$52,054
Average HH Income	\$84,709	\$74,542	\$65,763
Per Capita Income	\$37,960	\$32,047	\$27,557
HOUSEHOLDS: 2016			
Total Households	1,927	15,501	27,596
Average Household Size	2.2	2.3	2.3
HOUSING: 2016			
Owner Occupied Housing Units	1,267	9,691	17,617
Renter Occupied Housing Units	660	5,810	9,980
Vacant Housing Units	129	1,002	1,820
RACE: 2016			
White	3,694	29,874	51,576
Black	232	2,743	6,881
American Indian, Eskimo, Aleut	8	117	203
Asian	172	1,234	2,445
Hawaiian or Pacific Islander	1	11	27
Other	121	1,447	3,532
Multirace	77	787	1,468
ETHNICITY: 2016			
Hispanic	6.9%	9.4%	11.0%
Non-Hispanic	93.1%	90.6%	89.0%

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