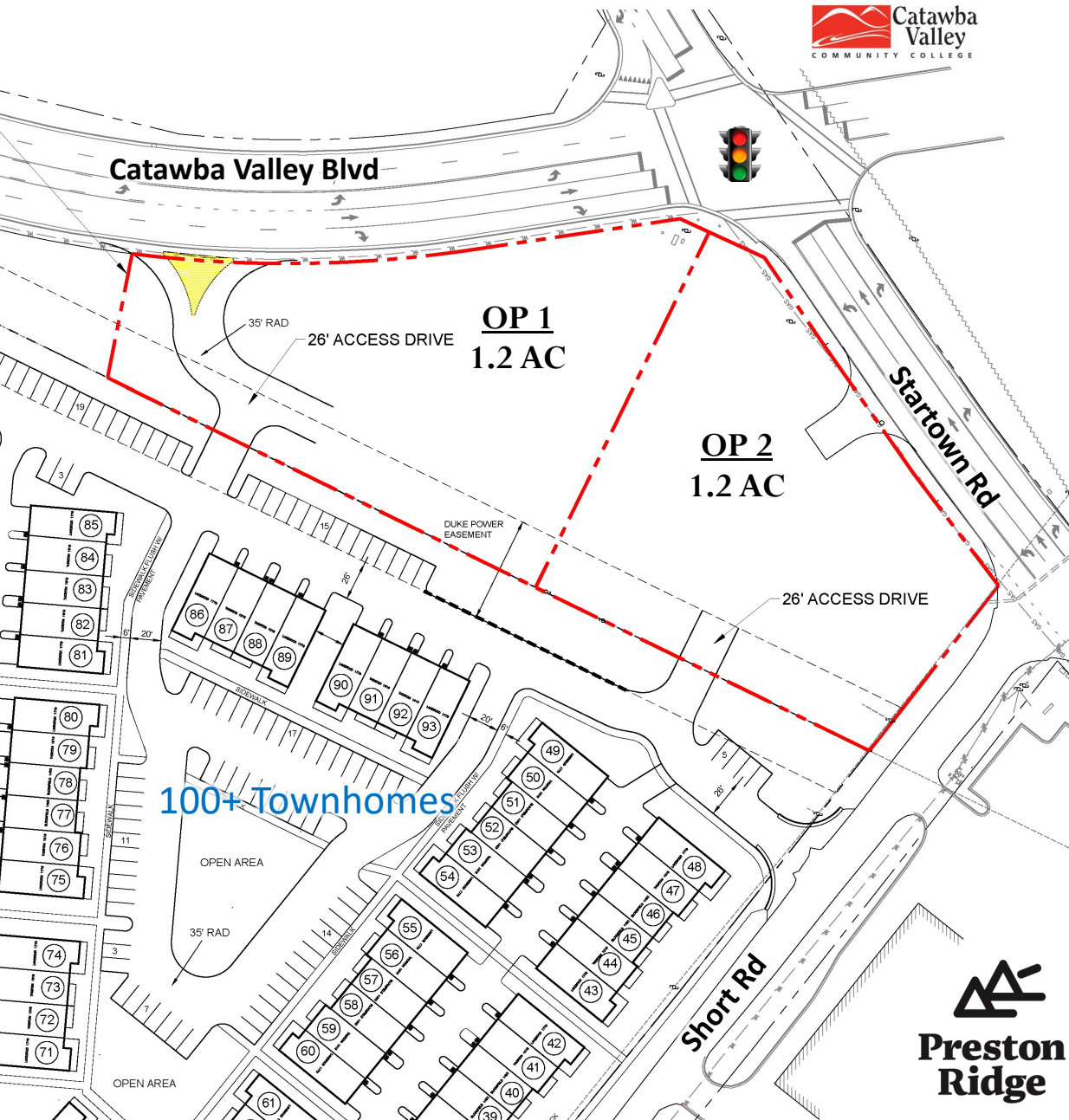


OUTPARCELS AVAILABLE

STARTOWN RD @ CATAWBA VALLEY BLVD • HICKORY, NC 28602



HAWKS RIDGE

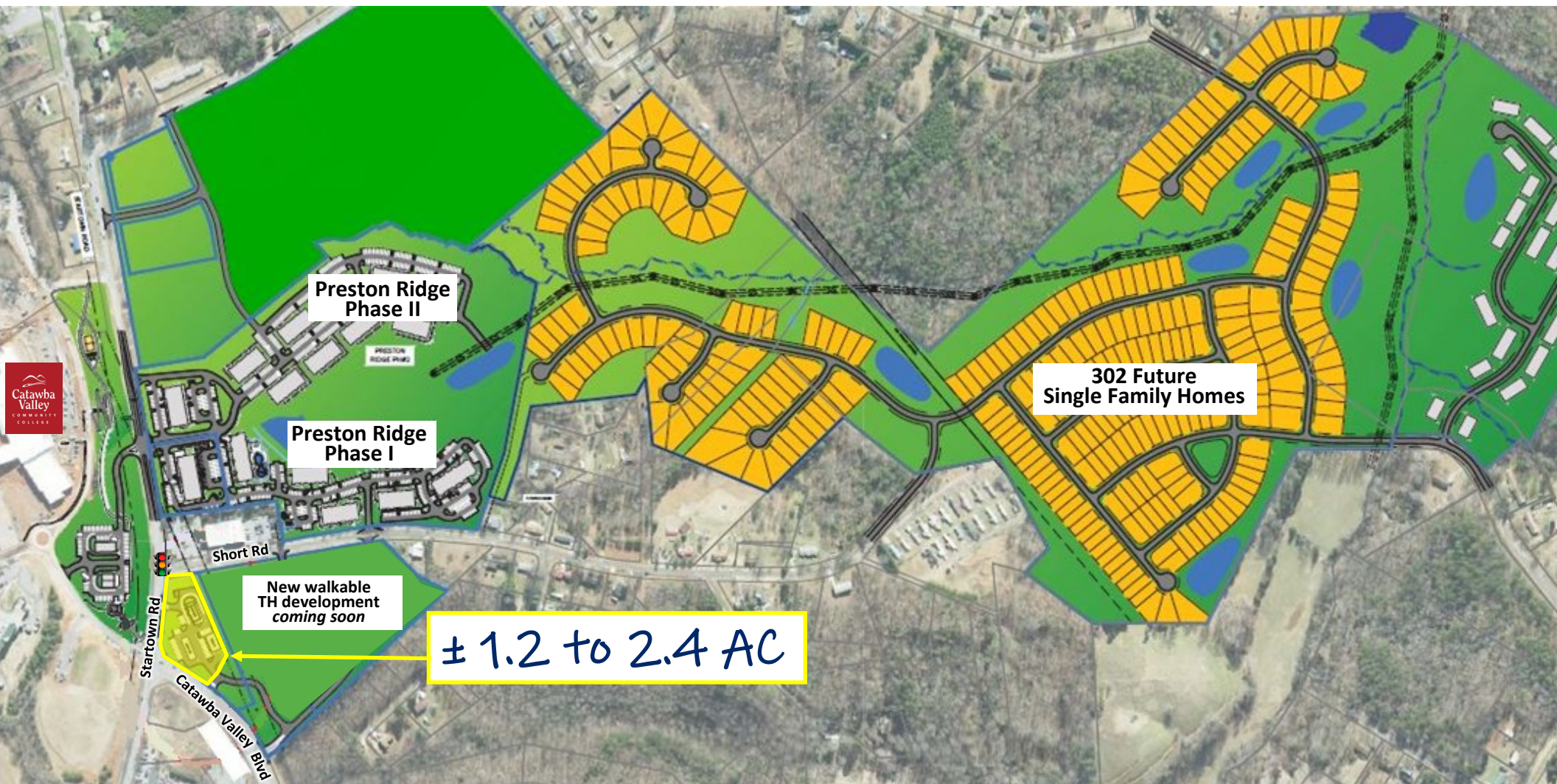
Outparcels Available
from ± 1.2 to 2.4 AC

- ◆ Available for Sale or Ground Lease
- ◆ High visibility with multiple points of access
- ◆ Zoned C-3
- ◆ Access to all utilities
- ◆ Up to 2 outparcels available. Perfect for QSR, car wash, bank, daycare, automotive services, etc.

AREA HIGHLIGHTS

- ◆ Directly across from Catawba Valley Community College with 4,800 students & over 500 faculty & staff
- ◆ One mile north of Trivium Corporate Center, a new 270 AC business economic development project, which has attracted \$130 million in private investment and 400 new jobs
- ◆ Adjacent to Preston Ridge with 340 units and 300 lot residential subdivision in planning on Short Road
- ◆ Easy access to I-40 & Hwy 321
- ◆ One mile south of Valley Hills Mall and Hickory Furniture Mart







1. PARCEL ID - 371112951884, 371112961340, 371112964151
TOTAL DEVELOPMENT AREA = 7.61 ACRES
2. PROPOSED DEVELOPMENT
93 SINGLE FAMILY TOWNHOMES + 228 UNITS ALLOWED (30 UNITS/ACRE)
3. EXISTING ZONE C-3.
FRONT SETBACK 20'
SIDE SETBACK 15'
4. PARKING PROVIDED: 1/UNIT x 93 = 93, INTERIOR = 108: TOTAL = 201 SPACES
PARKING REQUIRED: 2/UNIT x 93 = 186 SPACES
5. IMPERVIOUS AREA = .XXX ACRES



Visit MyHKY.com 
for interactive view of Hickory

POPULATION (2020 CENSUS)

HICKORY

 = 43,490

CATAWBA COUNTY

 = 160,610

HKY-LEN-MORG MSA

 = 365,276

 ≈ 10,000 people

 ≈ 10,000 people

INCOME INFO (2016-2020 ACS)



MEDIAN HOUSEHOLD
INCOME

\$48,653



AVERAGE HOUSEHOLD
INCOME

\$72,383

DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	1,818	11,540	66,040
EMPLOYEES	6,274	26,805	62,674
AVG. HH INCOME	\$63,595	\$67,378	\$64,447

TRAFFIC COUNTS

STARTOWN RD

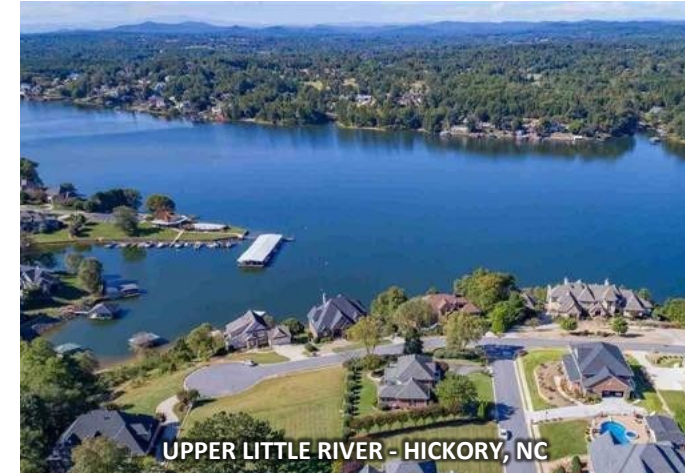
18,000 VPD



HISTORIC DOWNTOWN HICKORY



CITY WALK SUMMER CELEBRATION - DOWNTOWN HICKORY



UPPER LITTLE RIVER - HICKORY, NC