

Highway 16 Prime Commercial Site – 12+ Acres Thornburg Drive and Emmanuel Church Road



This outstanding site is located in Conover, NC (in the Hickory Metro area) and has over 1,000 feet of frontage on NC Hwy 16. This four-lane section connects I-40 with downtown Charlotte.

Property Highlights

- 12+ acres at signalized intersection; additional land may be assembled
- NC Highway 16 has strong and increasing traffic counts – 16,800vpd at site (Summer 2015 count)
- Regional YMCA nearby serves families throughout county; 2015 expansion of additional soccer fields draws large crowds to the vicinity.
- Eight foot sidewalks with grassed median have been installed the full length of the west side of the property in the road right-of-way
- 45 minutes from downtown Charlotte
- MSA with 360,000+ population
- NC Highway 16 connects I-40 in Conover to I-485 in Charlotte
- Site is located 1 mile from downtown Conover and is convenient to commuters and residents.
- 5 minutes from Rock Barn Golf and Spa
- Water and Sewer will be provided by the City of Conover
- Level site requires minimal grading and site preparation. Land was previously a farm.
- Existing retail and significant industrial located nearby; approx. 2 miles from Super Wal Mart

Offered at \$1,650,000 or \$135,000 per acre

Call Donna Adams at 828/381-8863 for more information or to schedule a tour