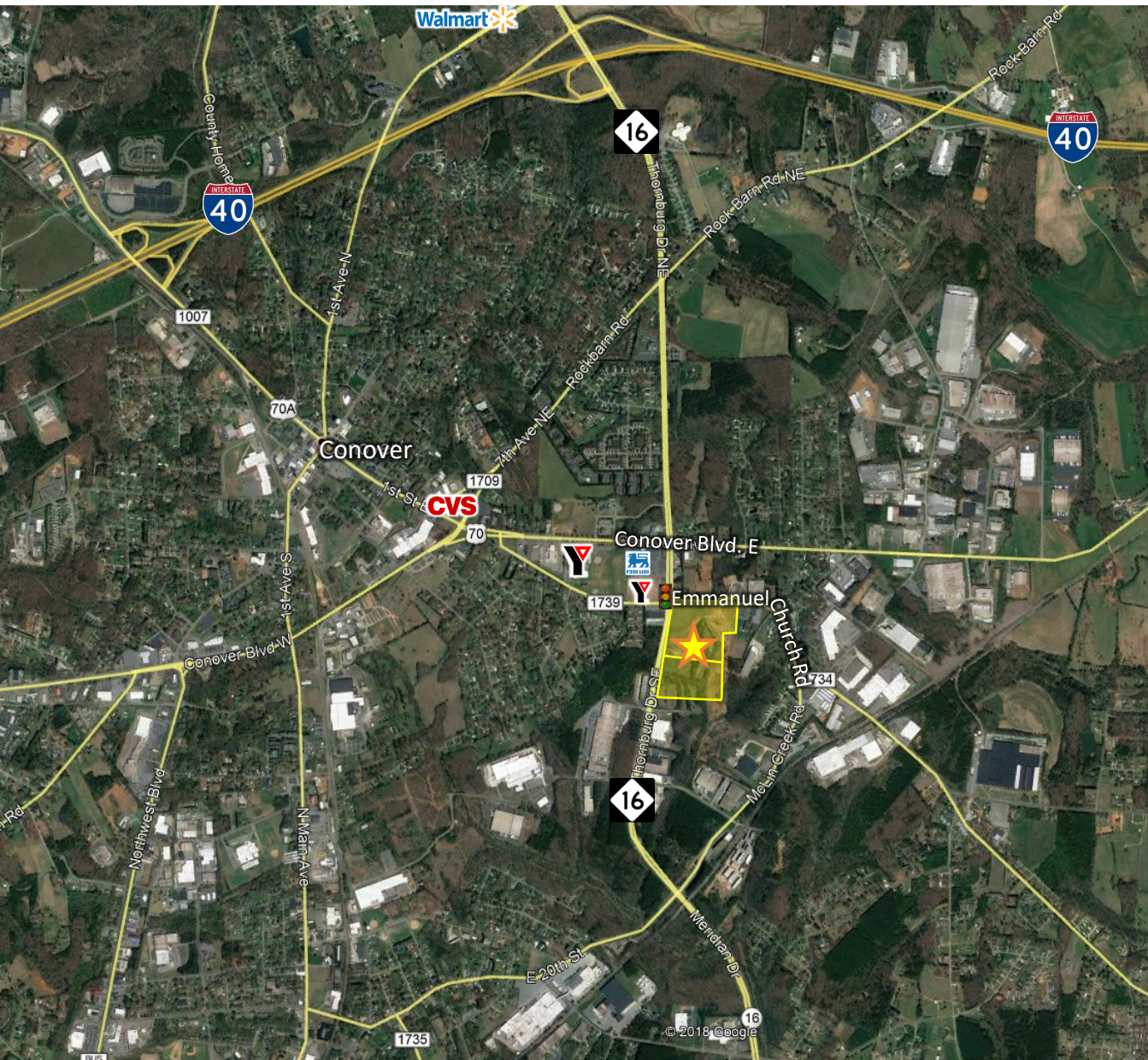


±12 ACRES FOR SALE

Hwy. 16 & Emmanuel Church Rd.

Conover, NC

**PROPERTY LOCATED IN
QUALIFIED
OPPORTUNITY ZONE/
QUALIFIED CENSUS TRACT**



- ◆ Tax incentives available to qualified investors
- ◆ Zoned M-1, which includes industrial, commercial and multifamily uses
- ◆ 1.5 - 12 acres at signalized intersection; additional land can also be assembled
- ◆ NC Hwy. 16 offers access to \$92m Charlotte Regional Intermodal facility at the Charlotte Douglas airport, and reduced travel time for north bound routes vs. the I-77 highway tolls
- ◆ NC Hwy. 16 widening through Catawba County designed for the expected heavy increase in traffic; planned capacity is 45,000 VPD
- ◆ Located in Hickory-Lenoir-Morganton MSA with 360,000+ population
- ◆ Regional YMCA nearby serves families throughout county
- ◆ Eight foot sidewalks in place along highway
- ◆ Water and sewer available
- ◆ Level site requires minimal preparation costs

DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	2,588	18,766	41,599
DAYTIME POP.	2,613	17,153	33,642
AVG. HH INCOME	\$76,735	\$61,037	\$60,299

TRAFFIC COUNTS (2017)

HWY. 16/EMMANUEL CHURCH RD	25,300 VPD
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