

HWY 321 COMMERCIAL SITE LAND | FOR SALE



PROPERTY FACTS

PropertyType	Land Commercial
Location	675 Blowing Rock Blvd.
Parcel IDs	0949184, 0949114
County	Caldwell
Zoning	B-2
Total Acreage	+/- 1.75 ACRES
Gross Sale	\$1,250,00.00 M
Sale /Acre	\$714,285.00

OVERVIEW

Superb commercial pad ready development site with direct access along the high traffic Hwy. 321 corridor. This high growth, highly visible location combines excellent access to the revitalized downtown Lenoir district with favorable B-2 zoning allowing for retail, office, restaurant, and hotel uses.

Community Snapshot & Demographic Information



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- +/- 1.75ac Pad Ready Commercial Site
- Strategically Located along the high growth commercial corridor with direct access to Hwy. 321
- Situated in high growth retail corridor with multiple ingress and egress points
- Highly visible within minutes to the revitalized downtown Lenoir area
- Great location for Retail, Restaurant, and Professional/Medical Office Uses



TRAFFIC COUNT:

Blowing Rock Blvd & Commercial Ct. NE
(39,500 Est. AADT)

Harper Ave NW & Morganton Blvd SW
(30,500 Est. AADT)

CONTACT US

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Broker

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DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	11,941	30,222	70,764
2024 Population	12,391	30,630	70,908
2029 Population Projection	12,447	30,630	70,777
Annual Growth 2020-2024	0.9%	0.3%	0.1%
Annual Growth 2024-2029	0.1%	0%	0%
Median Age	43.5	44.7	45.8
Bachelor's Degree or Higher	18%	15%	14%
U.S. Armed Forces	6	26	42

Population By Race

	2 miles	5 miles	10 miles
White	8,765	23,861	59,826
Black	1,729	3,005	3,877
American Indian/Alaskan Native	53	144	327
Asian	110	234	465
Hawaiian & Pacific Islander	7	8	21
Two or More Races	1,728	3,376	6,392
Hispanic Origin	1,421	2,671	4,618

Housing

	2 miles	5 miles	10 miles
Median Home Value	\$148,803	\$143,405	\$152,884
Median Year Built	1968	1974	1978

Households

	2 miles	5 miles	10 miles
2020 Households	4,989	12,543	29,155
2024 Households	5,163	12,696	29,205
2029 Household Projection	5,183	12,696	29,152
Annual Growth 2020-2024	1.3%	0.8%	0.5%
Annual Growth 2024-2029	0.1%	0%	0%
Owner Occupied Households	3,141	8,181	20,306
Renter Occupied Households	2,043	4,515	8,846
Avg Household Size	2.3	2.3	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$128.1M	\$323.8M	\$790.3M

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$55,939	\$53,990	\$56,400
Median Household Income	\$37,731	\$37,533	\$39,648
< \$25,000	1,946	4,676	10,294
\$25,000 - 50,000	1,435	3,663	7,554
\$50,000 - 75,000	779	2,056	5,018
\$75,000 - 100,000	196	674	1,965
\$100,000 - 125,000	107	318	1,310
\$125,000 - 150,000	302	483	1,295
\$150,000 - 200,000	296	554	1,217
\$200,000+	102	272	551

