

2010 Clement Blvd NW

Hickory, NC 28601

±14.15 Acres | For Sale

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FOR SALE

Hickory Regional
Airport

L.P. Frans
Stadium

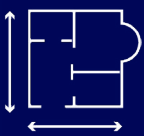
Colliers

Property Summary

Executive Summary

Colliers is proud to present a rare and expansive redevelopment opportunity at 2010 Clement Blvd NW in Hickory, North Carolina. This $\pm 110,000$ -square-foot institutional facility spans ± 14.15 acres and offers a compelling mix of scale, location, and adaptability for investors and developers. The property includes four interconnected buildings, converted pickleball courts with expansion capability, and a commercial-grade kitchen, making it ideal for repurposing into retail, education, entertainment, or community services. With ceiling heights reaching up to 40 feet and zoning that supports industrial and special-purpose uses, the site is well-suited for a film or production studio, convention center, school campus, or indoor sports complex. Given Hickory's expanding base of advanced manufacturing, healthcare, and education employers, the 2010 Clement Blvd property is ideally positioned to benefit from sustained regional investment and population growth.

Strategically located just off Highway 321 near Hickory Regional Airport and L.P. Frans Stadium, the property benefits from excellent visibility and accessibility in a growing commercial corridor. The ± 14.15 -acre lot offers long-term redevelopment or expansion potential, while the existing short-term leases generate strong cash flow with a cap rate of 9.37%. The simple structural design reduces ongoing maintenance and tenant improvement exposure, and the high parking ratio—1,400 spaces at 13.43 per 1,000 SF—supports high-traffic operations. Additionally, demand for small-bay industrial space remains strong in supply-constrained submarkets, positioning this property as a strategic investment with both immediate yield and long-term upside. With its scale, flexibility, and prime Hickory location, 2010 Clement Blvd offers investors a unique opportunity to capture both near-term yield and long-term redevelopment upside.



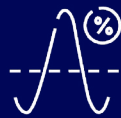
$\pm 110,000$ SF



14.15 AC



**Short Term
Leases**



**9.37% Cap
Rate**



Investment Highlights

Redevelopment Opportunity

This property presents a rare investment opportunity in a high-growth submarket, offering long-term potential for redevelopment or expansion. Its large scale supports phased development, future parceling, and mixed-use possibilities—making it an especially attractive option amid limited availability of sizable parcels in the area.

Short-Term Leases with High Yield Potential

This asset delivers attractive short-term income with high-yield leases and a strong cap rate ranging from 9% to 11%, presenting a compelling opportunity for investors seeking immediate returns and cash flow efficiency, while also offering significant upside potential for long-term value creation.



Simple Structural Design

These four interconnected buildings feature simple layouts that minimize maintenance and tenant improvement costs, while offering flexibility for reconfiguration or multi-tenant use—enhancing operational efficiency and adaptability.

Demand for Small-Bay Industrial Space

Positioned in Hickory's tight industrial market—especially for small-bay units—this property offers high ceilings (up to 40 feet) and favorable zoning for light manufacturing, warehousing, or flex use, with strong leasing appeal for local businesses and service providers.

Ample Parking & Accessibility

With 1,400 parking spaces and an outstanding 13.43:1,000 SF ratio, the property offers prime accessibility and visibility near Highway 321, Hickory Regional Airport, and L.P. Frans Stadium—making it ideal for high-traffic operations and logistics-oriented tenants.



Property Photos



Property Site Plan



Site Aerial

Pepsi Bottling Group



L.P. Frans Stadium



Aviation Walkway

5,613 VPD

Clement Blvd NW



CVS



Hickory Regional Airport

Appalachian State
Hickory Campus

35,911 VPD

321



Hickory, NC Market Overview

Over 50 people a day are discovering the Hickory Region. They come for jobs in a resilient and evolving economy with deep roots in advanced manufacturing, healthcare, education, and logistics. Hickory ranks 5th in the nation for the percentage of workforce employed in manufacturing and 1st in North and South Carolina for manufacturing concentration—making it a magnet for skilled talent and industry investment. With 60% of the U.S. population within a day's drive and 2 million people living within an hour, Hickory offers unmatched access and connectivity.



1st in NC & SC for highest concentration of manufacturing



35.9% of residents hold a bachelor's degree or higher



2 Million people live within a 60 minute drive of Hickory



60% of the US population is within a day's drive



23 universities within 50 miles of the county



9th best main street in the US (April 2024)

(Source: USA Today)

Hickory

ACTIVE DEVELOPMENTS

Hickory's strategic location in the foothills of the Blue Ridge Mountains, combined with its affordability and small-town charm, makes it a rising star in western North Carolina. The city is buzzing with new housing communities, a 270-acre advanced business park, and the transformative \$90 million Hickory Trail—an urban greenway connecting downtown to Lake Hickory and the regional airport. With a growing mix of breweries, restaurants, and cultural amenities, Hickory offers a vibrant lifestyle that blends nature, innovation, and community.



ASU Phase 2 Renovations

ASU's Hickory campus is transforming a former corporate site into a dynamic hub for higher education with new classrooms. Including labs for cybersecurity, computer science, and chemistry, slated for completion in fall 2025. Backed by \$41 million in state funding, the six-story facility boosts education and regional outreach in the Hickory area.



Hickory Aviation Museum

The Hickory Aviation Museum is building a new 105,000 SF facility at Hickory Regional Airport that will house vintage aircraft, educational exhibits, and a STEM-focused Workforce Innovation Center in partnership with Catawba Valley Community College.



Home2 Suites

Home2 Suites by Hilton is an all-suite hotel, with an expected opening by the end of 2025. Designed for extended stays, it will feature in-room kitchens, complimentary hot breakfast, an indoor pool, EV charging stations, and convenient access to I-40, downtown Hickory, and major local attractions.



Catawba Pointe

Catawba Pointe by ABH Construction is a new home community near Lake Hickory offering Modern Farmhouse-style residences with open layouts, high ceilings, and upscale finishes. Surrounded by natural beauty and close to outdoor recreation, the development blends peaceful living with custom design options for families and retirees alike.



North Hickory Market

North Hickory Market is a mixed-use development set to open in summer 2025 at 1079 3rd Ave Dr NW in Hickory. Anchored by the OLLE Art Walk, the site will feature retail, dining, and community spaces designed to energize the city's growing arts district.



Hickory Trail

The Hickory Trail is a transformative 10-mile greenway system connecting key neighborhoods, downtown destinations, and Lake Hickory. Featuring signature segments like the City Walk and Riverwalk, it enhances walkability, recreation, and economic growth across the city.



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