



4501 RIVER ROAD · HICKORY, NC · CATAWBA COUNTY

A 5.16-acre commercial site *on Highway 321.*

OFFERED AT

\$2,000,000

5.16^{AC}
 ACREAGE

6,000^{SF}
 BUILDING

HWY 321
 FRONTAGE

Hard-to-find commercial mixed-use parcel with exceptional exposure and direct access along one of the Catawba Valley's most-traveled corridors. Zoned 321 ED MX with ED O overlay — built for commercial, retail, service, and mixed-use along Hwy 321. With significant new residential development underway nearby, the site is ideally positioned to serve growing demand. Existing 6,000 SF metal building offers immediate utility; balance of the 5.16-acre site allows for yard storage, expansion, or redevelopment.

PROPERTY FACTS

PIN	370118404123 (Catawba County)
ZONING	321 ED MX · ED O Overlay (Catawba Co.)
FRONTAGE	US Hwy 321 · River Rd S.R. 1144 · Zion Church Rd S.R. 1008
UTILITIES	Duke Energy · on septic
SEWER	Public sewer down the road — annexation into City of Hickory required for potential access



FOR INQUIRIES

GAVIN MITCHELL

Broker · Boyd & Hassell Industrial & Commercial Properties, Inc.

CELL 828.234.7676

OFFICE 828.322.1723

EMAIL gavin@bhicp.com

WEB bhicp.com

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