



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.)
BUILDING	6,000 SF metal · 12–14' clear · 10'x10' ground-level door
FRONTAGE	Hwy 321 · River Rd · Zion Church Rd
POWER	Duke Energy
SEPTIC	Existing on-site system
SEWER	Available via City of Hickory annexation



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

DISCLOSURE: Listing broker is also the seller of this property. Information herein is believed to be accurate but is not guaranteed; prospective buyers should verify independently. © 2026 Boyd & Hassell Industrial & Commercial Properties, Inc.

Call Gavin · 828.234.7676

Email Gavin

Visit bhicp.com

View on County GIS

Boundary Survey (PDF)

Print / Save as PDF