



**325 U.S. HWY 70 SW**  
HICKORY, NC 28602



# CONFIDENTIALITY STATEMENT

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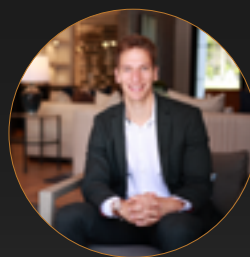
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The recipient acknowledges that Yancey Realty has not conducted investigations into the property's income, expenses, condition, compliance with regulations, or any other matter. All prospective buyers are advised to conduct their own independent investigations and bear all associated costs.

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**HICKORY, NC 28602**

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## EXCLUSIVELY LISTED BY



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# INVESTMENT SUMMARY

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This income-producing motel is strategically located on 325 U.S HWY 70 SW Hickory. Easy access to Interstate 40 and U.S. Highway 321 makes this 2.3-acre lot more enticing.

Some of the units in this double-story motel have undergone full modern renovations, including interior room painting, updated lighting, and remodeled bathrooms. These upgrades not only make the property more attractive to renters but also add significant value to it. 1-bedroom unit would rent for \$1250/month and 2-bedrooms unit would go for \$1550/month.

Its C-3 zoning allows for additional development and the possibilities are endless. Its prime location and zoning offer an excellent opportunity for investors and developers to create something larger and more impactful.





# INVESTMENT SUMMARY

Offering Price	\$4,000,000.00
Address	325 U.S. Hwy 70 SW, Hickory, NC 28602
Lot Size (acres)	2.3
Unis	31 units
Stories	2 stories
Year Built	1963
County	Catawba
Parcel ID / APN	370215540042
Zoning	C-3

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# INVESTMENT HIGHLIGHTS

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- » Some of the units have been fully renovated, including interior room painting, updated lighting, and remodeled bathrooms. These upgrades enhance the property's appeal to renters and increase its value.
- » Upgrading the on-site guest laundry machines could generate additional revenue.
- » A small convenience store, parking rentals, and storage rooms serve as additional revenue streams.
- » Its prime location and C-3 zoning present an outstanding opportunity for investors and developers to expand and create something even more impactful.
- » Rental demand for the property is strong due to its proximity to major businesses and recreational amenities.



# LOCATION MAP





# LOCATION HIGHLIGHTS







- » **ACCESS TO MAJOR HIGHWAYS:** Positioned on U.S. HWY 70 SW, the property offers easy access to I-40 and U.S. HWY 321, ensuring seamless connectivity to major employers like CommScope, Corning Optical Comm., Walmart and Target.
- » **RETAIL AND DINING PROXIMITY:** Located near notable retailers such as Walmart Supercenter and Lowe's Home Improvement, as well as renowned dining options like Olive Garden, Texas Roadhouse and Outback Steakhouse.
- » **RECREATION & PARKS:** Minutes away from Valley Hills Mall, Taft Broome Park, Kiwanis Park, Hickory Motor Speedway, L.P. Frans Stadium and many walking trails.
- » **HISTORIC RIDGEVIEW WALK:** The newly built Historic Ridgeview Walk has connected the Ridgeview community to downtown Hickory and U.S. 70.
- » **ECONOMIC CORRIDOR:** Positioned in the heart of Hickory, a city known for its rapidly growing economy, vibrant business community, and proximity to key cities such as Charlotte, Winston-Salem and Asheville.

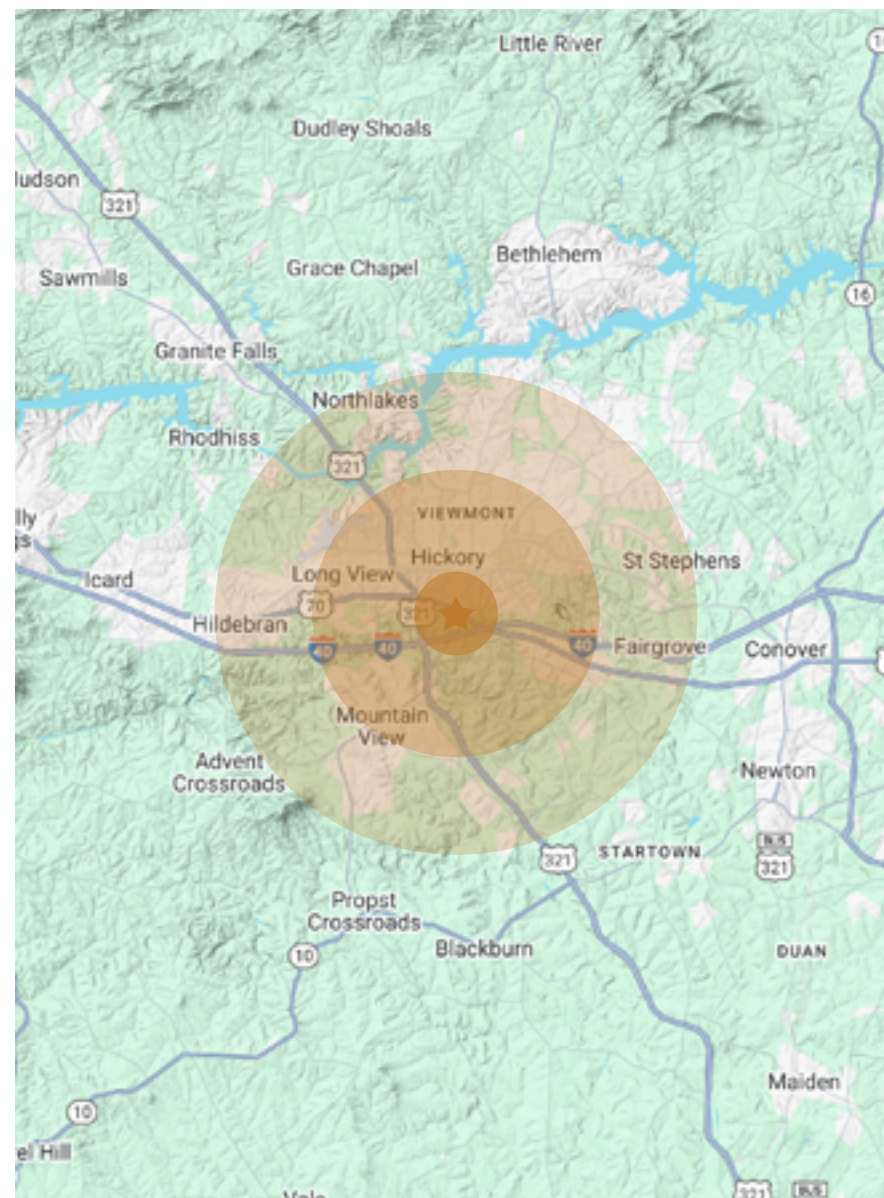




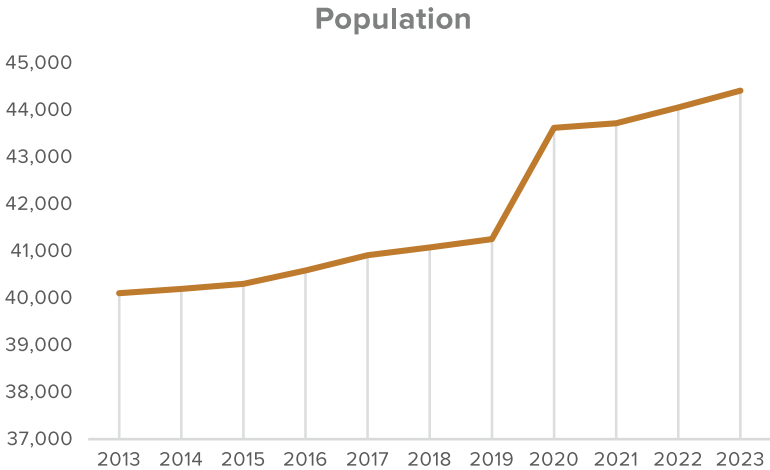
# DEMOGRAPHICS



	Mile 1	Mile 3	Mile 5
 <b>TOTAL POPULATION</b>	1,594	25,074	60,116
 <b>TOTAL HOUSEHOLDS</b>	682	10,556	25,551
 <b>EMPLOYEES</b>	3,883	36,938	54,786
 <b>MEDIAN HH INCOME</b>	\$40,695	\$46,839	\$48,612



# DEMOGRAPHICS



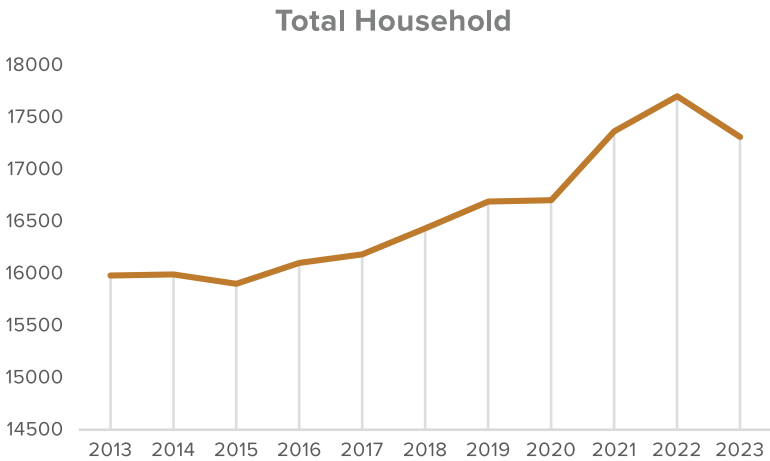
Data from the US Census Bureau.

**44.4K**  
POPULATION  
AS OF JULY 1, 2023

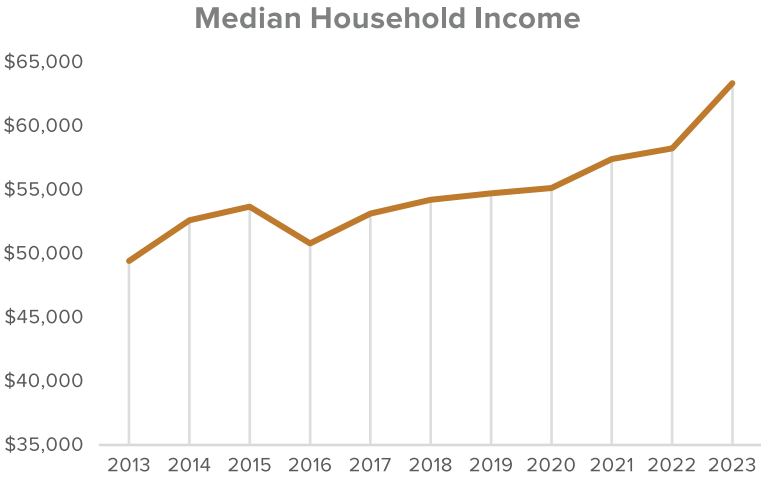
**10.76%**  
POPULATION GROWTH  
FROM 2012 TO 2023

**17.3K**  
TOTAL HOUSEHOLDS  
AS OF 2023

**\$63.3K**  
MEDIAN HOUSEHOLD INCOME  
AS OF 2023



Data from the US Census Bureau.



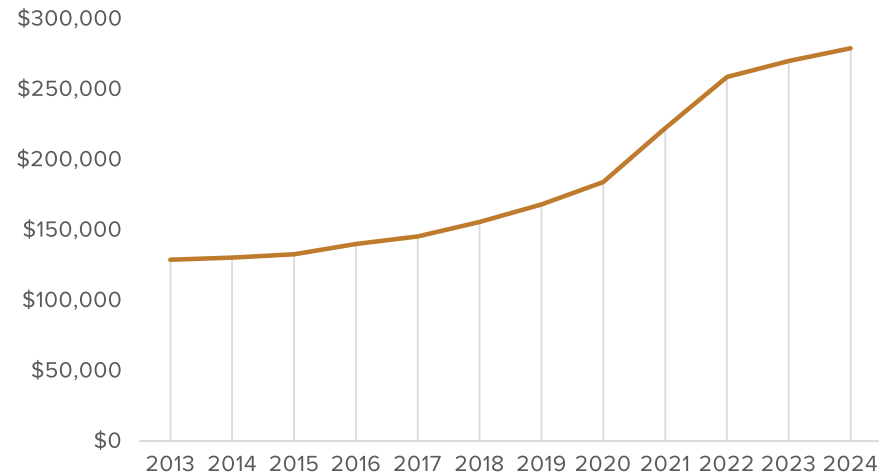
Data from the US Census Bureau.



# DEMOGRAPHICS

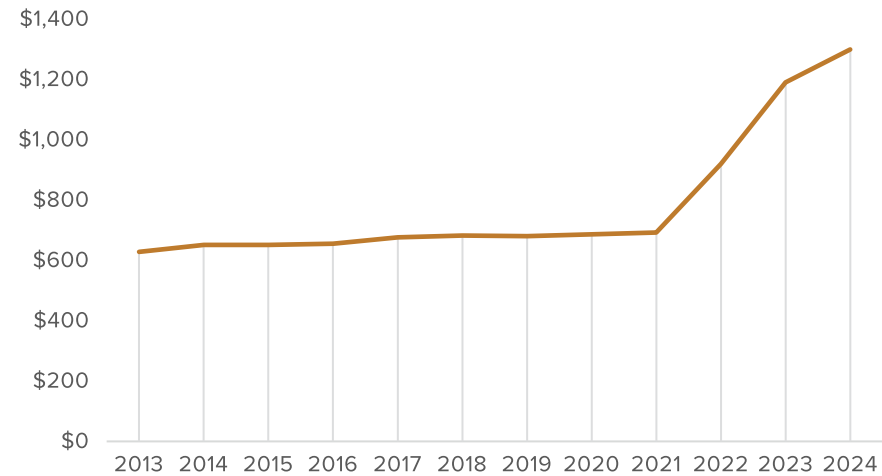


Median Home Value



Data from the US Census Bureau, Zillow and Reator.com.

Median Home Rent



Data from the US Census Bureau, Zillow and rentdata.org.

## BY THE NUMBERS

\$280K

MEDIAN HOME VALUE  
AS OF DEC, 2024

116.5%

HOME VALUE GREW  
FROM 2013-2024

\$1.3K

MEDIAN HOME RENT  
AS OF DEC, 2024

106.7%

HOME RENT GREW  
FROM 2013-2024

# ECONOMY



*At 30.4 %, the Hickory MSA ranks 5th in the nation for percentage of workforce employed in manufacturing.*

Manufacturing plays a significant role in Hickory's economy, accounting for 19.2% of local employment, which is notably higher than the national average of 5.8%. Between 2022 and 2023, the Hickory MSA saw its civilian labor force grow from 173,960 to 174,490, with the number of employed persons increasing from 167,877 to 168,732, resulting in a low unemployment rate of 3.3%. Trivium Corporate Center is an advanced manufacturing business park in the city with global companies like American Fuji Seal, Cataler, Corning Incorporated, and Gusmer.

## Major Employers



Microsoft

COMMSCOPE®



Walmart



Target

SHERILL

CENTURY®



SONOCO

Shurtape  
TECHNOLOGIES



American Fuji Seal, Inc.



Gusmer  
Enterprises, Inc.®

# 163K

TOTAL DAILY VISITS

# 59K

DAILY EMPLOYEE VISITS

# 174K

CIVILIAN LABOR FORCE

# 3.3%

UNEMPLOYMENT RATE



# INCOME STATEMENT



## INCOME STATEMENT

Avg Monthly Sales	\$ 50,000.00
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### Operating Monthly Expense

City Of Hickory (Water, Sewer, Trash)	\$ 1,663.25
Duke Power	\$ 1,500.00
Payroll Prem	\$ 6,666.25
House Keeping	\$ 400.00
Office (Mike/Brit)	\$ 3,300.00
Omaha Insurance (MOM)	\$ 79.28
Ascentium Leasing	\$ 793.75

<b>Total Operating Expense</b>	<b>\$ 14,402.53</b>
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### Annual Expenses

Property Taxes	\$ 6,000.00
Insurance	\$ 6,271.00
Annual Expense Monthly Breakdown	\$ 1,258.00

<b>Total Expenses</b>	<b>\$ 21,660.53</b>
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<b>Net Profit</b>	<b>\$ 28,339.47</b>
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# AERIAL PHOTOS

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# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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# INTERIOR PHOTOS

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# ABOUT CATAWBA

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Catawba County, located in the heart of North Carolina's Piedmont region, known for its rich history, vibrant communities and scenic landscapes. The county is home to thriving cities like Hickory, which serves as a regional hub for education, business, and culture. Catawba County is well-known for its contributions to the furniture manufacturing and its recreational opportunities along the Catawba River and Lake Hickory.

In 2022, Catawba County, NC had a population of 161k people with a median age of 41.5 and a median household income of \$62,070. Between 2021 and 2022 the population of Catawba County, NC grew from 159,852 to 161,011, a 0.725% increase and its median household income grew from \$57,840 to \$62,070, a 7.31% increase.



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