



3.32 Acres Land

Property Description

This 3.32 -acre property presents an excellent commercial development opportunity. Zoned B2 for general business use, it also holds a conditional use permit for the development of 60 multifamily or senior living apartments. The site is adjacent to a Walmart Supercenter and offers convenient access to U.S Highway 321

Location Description

Ideally situated near U.S Highway 321, the property provides easy access to Hickory (25 miles south) and Boone (30 miles north). It's also within 1 mile of popular amenities like planet fitness, CVS pharmacy, Dollar Tree, Biscuitville, Walgreens and Starbucks.

Highlights

Price: \$625,000

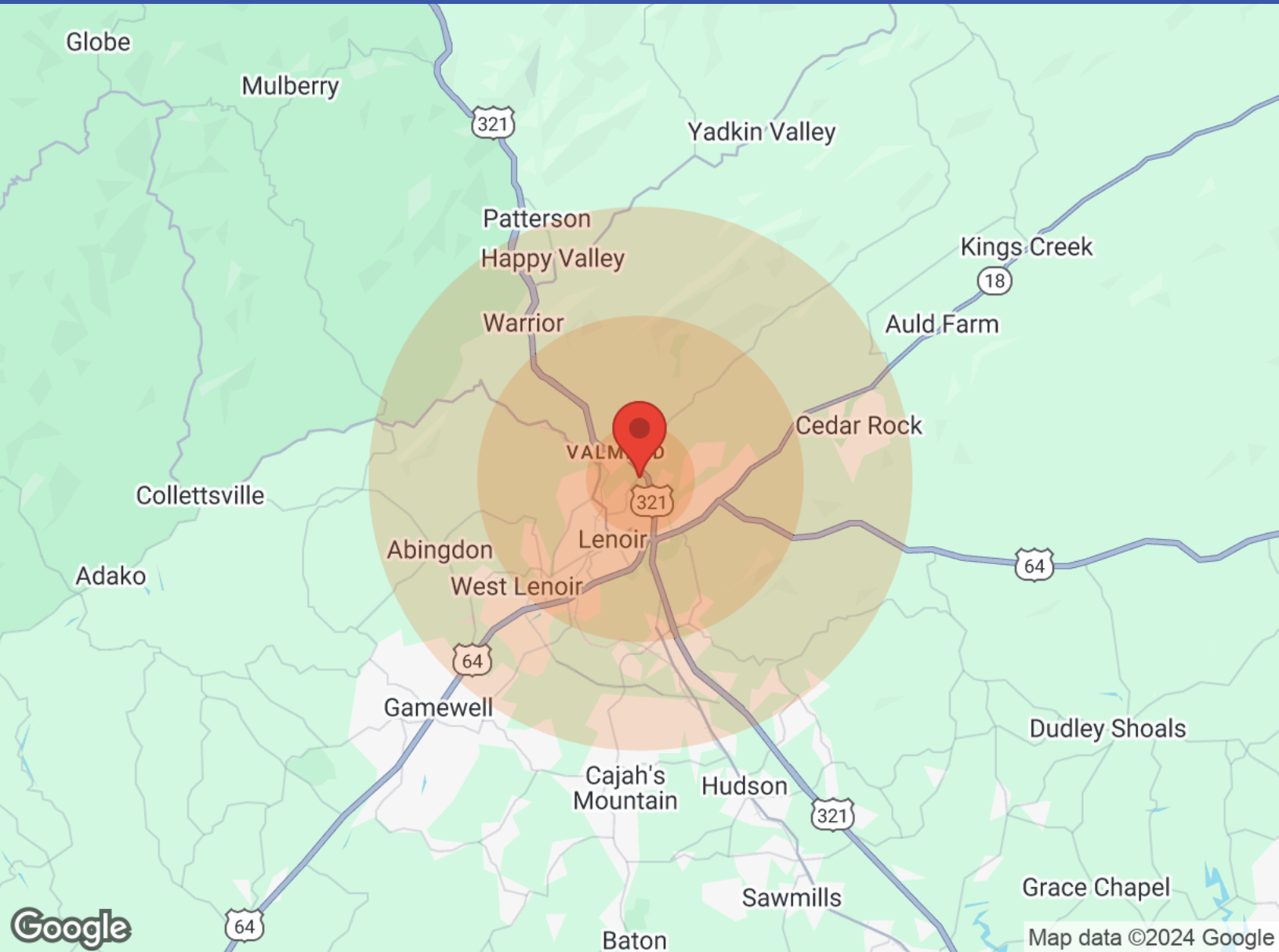
Lot Size: 3.32 Acres

Zoning: B-2

County: Caldwell

DEMOGRAPHICS

3.32 Acres Land
205 Greenhaven Drive Northwest | Lenoir, NC 28645



| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|-------------------|---------------|----------------|----------------|---------------------|---------------|----------------|----------------|
| Male | 1,307 | 6,044 | 12,330 | Median | \$31,937 | \$25,588 | \$27,596 |
| Female | 1,541 | 6,741 | 12,979 | < \$15,000 | 460 | 1,565 | 2,499 |
| Total Population | 2,848 | 12,785 | 25,309 | \$15,000-\$24,999 | 94 | 825 | 1,870 |
| | | | | \$25,000-\$34,999 | 323 | 782 | 1,688 |
| | | | | \$35,000-\$49,999 | 143 | 500 | 1,263 |
| | | | | \$50,000-\$74,999 | 183 | 828 | 1,649 |
| | | | | \$75,000-\$99,999 | 99 | 460 | 799 |
| | | | | \$100,000-\$149,999 | 31 | 282 | 434 |
| | | | | \$150,000-\$199,999 | 8 | 76 | 157 |
| | | | | > \$200,000 | N/A | 68 | 74 |
| | | | | | | | |
| Age | 1 Mile | 3 Miles | 5 Miles | Housing | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 566 | 2,440 | 4,603 | Total Units | 1,536 | 6,111 | 11,621 |
| Ages 15-24 | 384 | 1,697 | 3,192 | Occupied | 1,354 | 5,405 | 10,340 |
| Ages 25-54 | 1,003 | 4,440 | 9,208 | Owner Occupied | 550 | 3,348 | 6,580 |
| Ages 55-64 | 290 | 1,571 | 3,288 | Renter Occupied | 804 | 2,057 | 3,760 |
| Ages 65+ | 605 | 2,637 | 5,018 | Vacant | 182 | 706 | 1,281 |
| | | | | | | | |
| Race | 1 Mile | 3 Miles | 5 Miles | | | | |
| White | 1,826 | 9,731 | 20,673 | | | | |
| Black | 736 | 1,970 | 2,936 | | | | |
| Am In/AK Nat | N/A | 22 | 28 | | | | |
| Hawaiian | N/A | N/A | N/A | | | | |
| Hispanic | 274 | 1,196 | 1,891 | | | | |
| Multi-Racial | 572 | 2,090 | 3,300 | | | | |

COMPANY BIO

3.32 Acres Land
205 Greenhaven Drive Northwest | Lenoir, NC 28645



Rani Hussami, CCIM
Executive Director Broker, Commercial Advisor
License: NC 234092

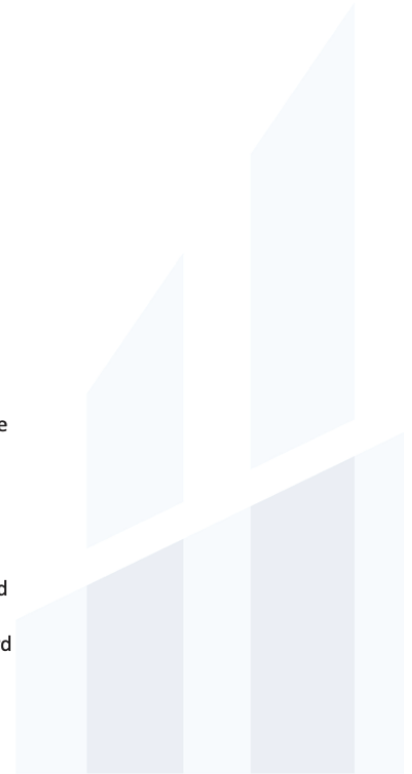
Rani Hussami, a Certified Commercial Investment Member (CCIM) Designee, provides investment services to commercial real estate investors by advising on acquisitions, dispositions, and portfolio management tailored to each client. With over 20 years of experience in commercial real estate, Rani brings his depth of knowledge to all commercial real estate brokerage areas with a focus on investments; retail, and multi-family. Rani was a fighter pilot in the RJAF, so he knows the importance of precision, efficiency, and effectiveness. He brings these qualities to the table for every project. With his wealth of connections in the area, Rani understands the Triad market and how to provide success for each client and their goals.

Prior to V/STOL Commercial Real Estate, Rani was a commercial broker at Marcus & Millichap in south Florida. He also worked at NAI Piedmont Triad, a commercial brokerage firm in Greensboro, North Carolina, for 10 years.



Chelsea Reynolds, MBA
Broker
License: NC 288593

Chelsea Reynolds brings to V/STOL a diverse background in commercial real estate, including management and litigation. As a graduate of Duke University and UNC-Chapel Hill and with an MBA from Quantic School of Business and Technology, Chelsea is locally connected and focused on providing exceptional service. Licensed with the North Carolina Real Estate Commission, Chelsea plays an integral role in the firm's dispositions and acquisitions. She is a member of the National Association of Realtors and a Greensboro Landlord Association board member.



 **V/STOL**
COMMERCIAL REAL ESTATE
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