

3949 Kathy Rd,
Morganton, NC 28655

Burke
Business Park

727'
SITE

1018'

407'

258'

KATHY RD

< 10 Acres Available

3949 Kathy Road
Morganton, NC 28655



118-C W. Union Street
Morganton, NC 28655
828.430.8674

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3949 Kathy Road

Property Overview

Right under 10 acres, this site is prime for the next large retail or industrial use. Located at the entrance of Burke Business Park which broke ground in January of 2023 on a 500,000 square foot distribution facility. With further development coming in the business park, it makes this site a very desirable location for any business to capitalize on these new developments. Site has immediate access to Interstate 40 and all utilities are in place.

PROPERTY FEATURES

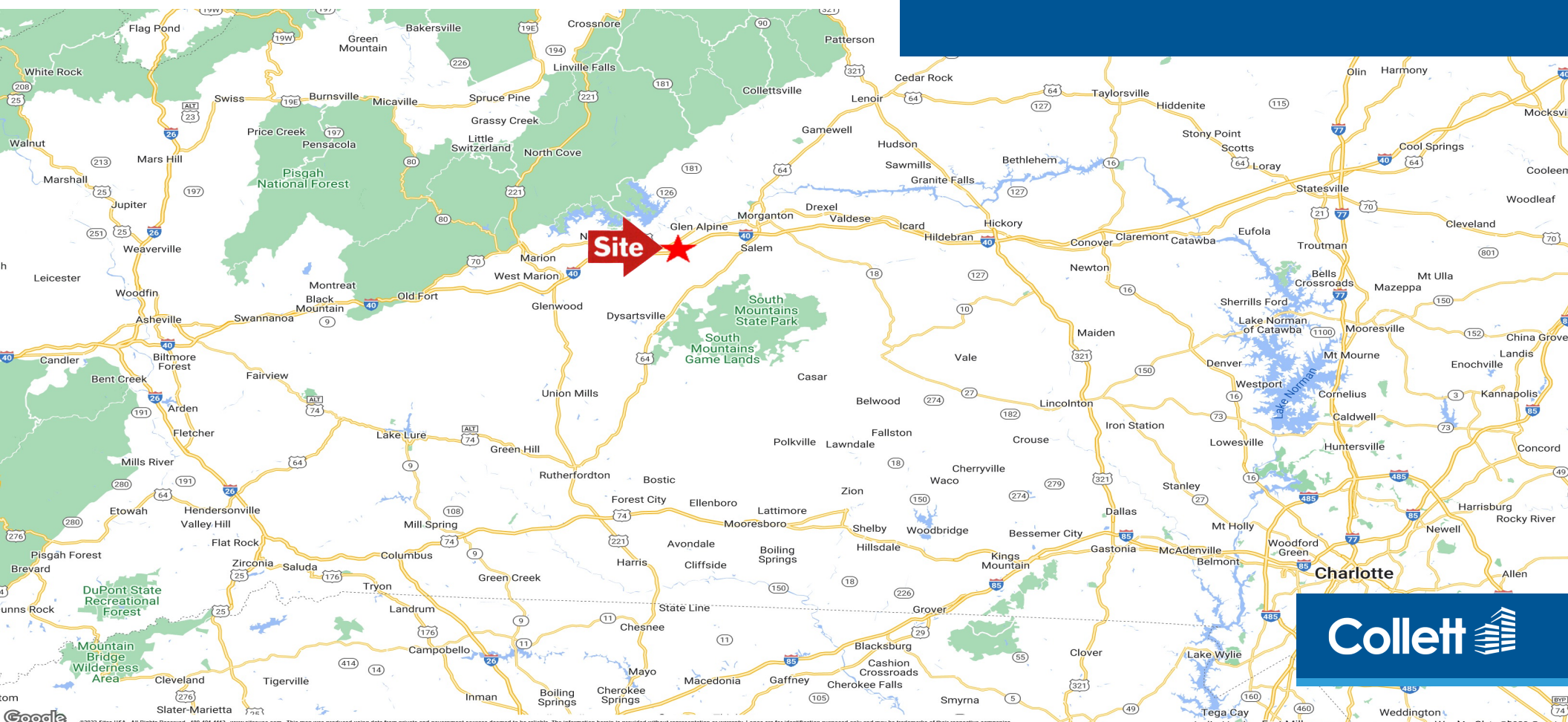
- Located at the entrance to Burke Business Park
- Access to all utilities
- Immediate access to Interstate 40
- Capitalize on new developments within Burke Business Park
- Corner property with multiple ingress/egress points

DEMOGRAPHICS (2023)

	3 miles	5 miles	7 miles
Population	6,978	16,246	30,704
Daytime Pop.	1,829	4,499	9,142
Avg. HH Income	\$90,047	\$89,649	\$83,704

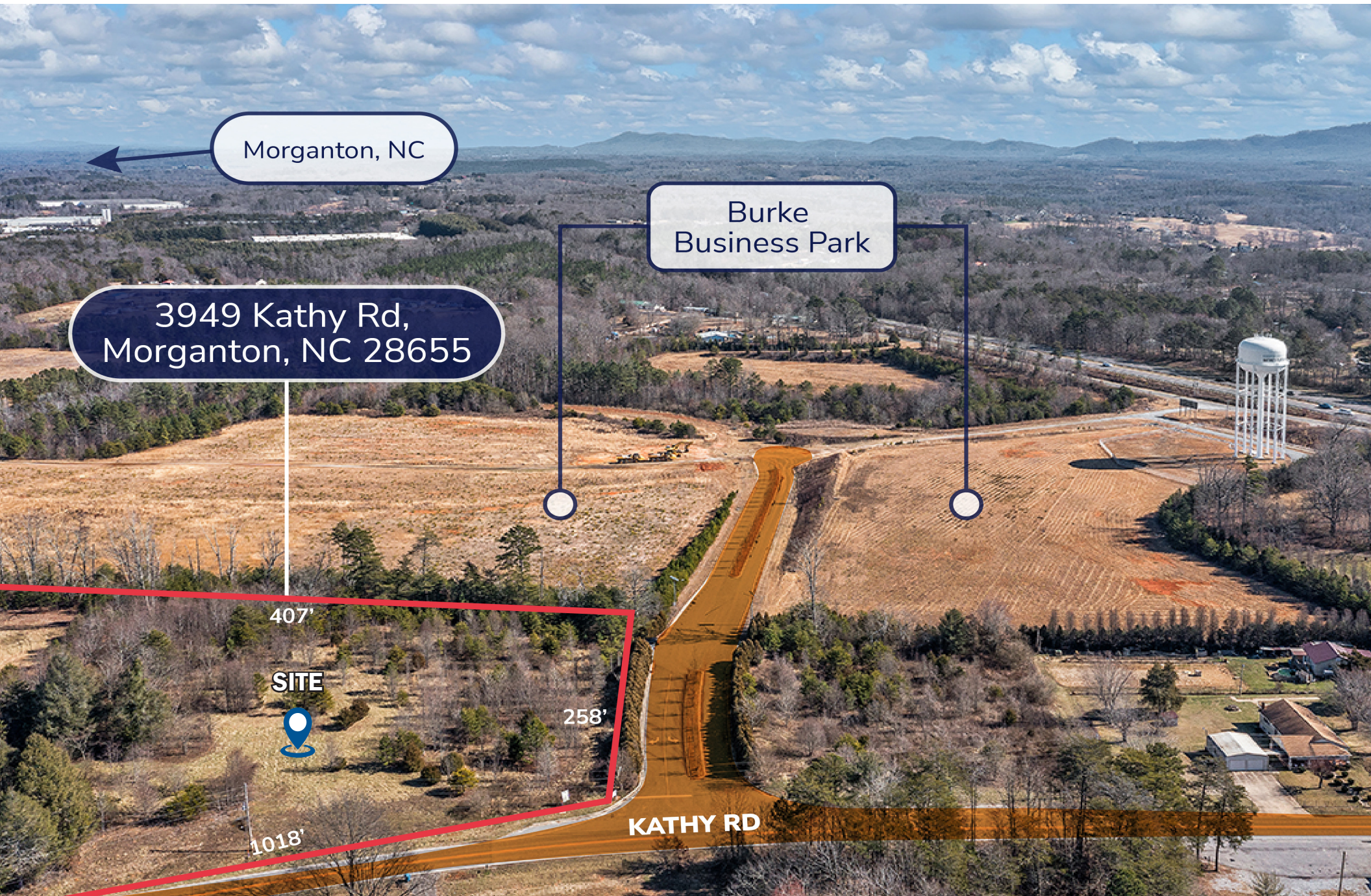
TRAFFIC COUNTS

I-40	20,658 VPD
U.S. Hwy 70	3,307 VPD



3949 Kathy Road - Morganton, NC

Aerial



3949 Kathy Road - Morganton, NC

Aerial



Burke
Business Park

INTERSTATE
40

EXIT - 96

INTERSTATE
40

SUNDOWN RD

3949 Kathy Rd,
Morganton, NC 28655

KATHY RD