

Cross Property Client Full w/photos

3277 Sigmont Drive, Claremont NC 28610

MLS#: 3591800	Category: Lots/Acres/Farms	Parcel ID: 375212852742	List Price: \$530,000
Status: Active	Tax Location: Catawba	County: Catawba	
Subdivision:	Tax Value: \$275,600	Zoning Desc: 	
Zoning: B-3/R1		Deed Reference: 3379/0237	
Legal Desc: PIN #'s 375212852742, 375212758095, 375212951578			



General Information

Type: **Acreage**
 Can be Divided?: **No**
 \$/Acre: **\$12,625.06**

Land Information

Approx Acres: **41.98**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim: **IRREGULAR**
 Min Sqft To Build: **0**
 Prop Foundation: **N/A**
 Lot Desc: **Hilly, Rolling, Stream/Creek, Wooded**

Additional Information

Prop Fin:
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **No Road**
 Additional Parcels: **375212758095, 375212951578**

School Information

Elem: **Claremont**
 Middle: **River Bend**
 High: **Bunker Hill**

Utility/Plan Information

Sewer: **Tap Fee Required, N/A**
 Water: **Tap Fee Required, None**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic: **0**

Recent: **02/12/2020 : NEWS : ->ACT**

Features

Lake/Water Amenities: **None**
 Comm Features: **None**
 Access: **Private Road**
 Suitable Use: **Commercial, Other - See Media/Remarks**

Association Information

Subject To HOA: **None** Subj to CCRs: HOA Subj Dues: **No**

Remarks

Public Remarks: **41.98 Acres that is predominantly zoned B-3/R-1. Easy access from off I-40. Property is located conveniently close top shopping, transportation, schools, grocery, gas and medical. Also located close by is major trucking terminal. Properties included and being sold as 1 large tract are from Catawba County Tax PIN #'s 375212852742, 375212758095, & 375212951578. This property has loads of commercial potential.**

Directions: **Take I-40 East to Exit 135. Turn LEFT off exit ramp and cross on I-40. Turn LEFT onto Sigmont Drive. Property is on the LEFT.**

Listing Information

DOM: **0** CDOM: **0** Closed Dt:
 UC Dt: DDP-End Date: Close Price: Slr Contr:
 LTC:



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