



Caldwell County

NORTH CAROLINA

Economic Development Commission



1566 Beecher Anderson Rd Lenoir NC 12.85 Acres

SALE PRICE: \$99,000

ZONING: Light Industrial

ELECTRICITY PROVIDER: Duke Power NATURAL GAS PROVIDER: Piedmont Natural Gas

WATER PROVIDER: Well

SEWER PROVIDER: Septic

COMMERCIAL AIRPORT: Charlotte-Douglas International

DISTANCE: 69.6 miles

REGIONAL AIRPORT: Hickory Regional Airport

DISTANCE: 19.3 miles

DISTANCE TO NEAREST INTERSTATE (I-40): 20.4 miles

NCPINs: 27339408206

ADDITIONAL INFORMATION – The topography is lightly rolling and below grade to Beecher Anderson Rd. Property is zoned Light Industrial but is bordered by R-R. Various permanent drainage easements and slope easements. The property has access to NC Highway 64 to the south approximately 0.8 miles south.

Contact: James Milner Appalachian Commercial Real Estate james@appalachiancre.com

Phone: 828-379-8750



Land **Active**
1566 Beecher Anderson Rd Lenoir NC 28645
 MLS#: **242925** List Price: **\$99,000**
 County: **Caldwell** Orig LP: **\$160,000**
 Area: **26-Outside of Area** LP per Acre: **\$7,699.49**
 Subdivision: **None** DOM: **72**
 Fire Dist: **Outside of Area** CDOM: **72**
 Elem School: **Gamewell** # Acres: **12.86**
 Middle School: **Gamewell**
 High School: **West Caldwell**
Recent Change: 06/27/2023 : DOWN : \$145,000->\$99,000

Full Audit History

Property Information

% Acres Cleared (+/-):	Outbuildings:	No	Dwellings:	No
% Acres Wooded (+/-):	Current Septic Permit:	No	Can be Subdivided:	
Surface Water:	Property Corners Flagged:	No	Public Road Frontage:	
Tap Fees:	Existing House Plans Y/N:			

General/Property Information

Prop SubType:	Commercial Land	Lot #:	N/A	Plat Sect:	
Primary PIN:	<u>06 31 1 10B</u>	Taxes:	\$381/Tax Assessor	Plat Bk/Pg:	19/467
Secondary PIN:		Tax Value:		Rst/Cov Bk/Pg:	
POA Fees:		Cnf Spec Assmnt:	N	Restr Covent YN:	No
Club Mbrshp:		Prp Spec Assmnt:	N	City/Town Limits:	Yes
Reinstate Amt:		Add'l Fees:		Deed Restr YN:	No
Rent Amount:		Deed Bk/Pg:	1976/290	Elevation:	
Assoc Name:		Adt'l. Dd Bk/Pg:		Minimum Sq Ft:	
Utilities:	Needed				
Deed Restrictions:					
Zoning Class.:	Other-See Remarks				
Legal Description:					
Easements:	Other - See Remarks				

Features

Water Source:	Needed	Sewer/Septic:	Needed
Access Road:	State Maintained Paved	Amenities:	Other-See Remarks
Views:		Right of Way:	Road Frontage
Terrain:	Part Pasture, Part Wooded, Rolling		

Miscellaneous

Marketing Area:		Forecls/REO:	No
Financing:	Cash/New, Conventional		
Finance Info:			
Pot Short Sale:	No		
Disclosures:			

Remarks

Directions: **From the intersection of US Highway 321 and N. Main St. in Valmead, travel south on N. Main St./Creekway Dr. NW/Harper Ave for approximately 2.7 miles to right onto Abingdon Rd, travel Abingdon Rd for 1.7 miles to left onto Beecher Anderson Road for approximately 0.6 miles and the property will be on your left. Sign and rough cut driveway at the entrance, across from National Guard Armory.**

Public Remarks: **12.858 acres of land, zoned I-1 by the city of Lenoir, NC. The topography is lightly rolling and below grade to Beecher Anderson Road. Utilities will be required to include septic and well according to discussions with the city of Lenoir, NC. The property is located north of West Caldwell High School. The property has access to NC Highway 64 to the south approximately 0.8 miles. Abingdon Creek borders the property along its eastern boundary. A portion of the land area along the creek is located in FEMA Flood Hazard Areas.**

Agent Remarks: **While the property is zoned I-1 (Light Industrial) it is bordered by R-R (Residential Rural District) which with a rezoning of the subject, would allow for SFR development. The recorded plat as referenced shows various permanent drainage easements and slope easements. The land area represented is 14.958 acres gross less the 2.10 acres as shown in Plat Book 34, Page 39, Caldwell County, North Carolina, Public Registry, that was conveyed to Caldwell County. The seller is motivated to sell this property and move on with the most recent price reduction.**

Listing/Office Information

Listing Office:	<u>Appalachian Commercial Real Estate (575)</u> 149 Jefferson Road Boone, NC 28607	Phone:	(828) 719-0408
		Fax:	(828) 355-9374
		Firm License#:	C25667
Listing Agent:	<u>James Milner (255106)</u>	Phone:	(828) 379-8750
Email:	<u>james@appalachiancre.com</u>	License#:	255106
List/Marketing Dt:	04/25/2023	Contract Dt:	
		Due Dil End Dt:	
List Type:	Exclusive Right to Sell	DOM:	72
Show Instr:	Call LA, Sign, Vacant		
Owner Name:	Robert Powell		

Buy Agt Com: **4%**
Var Com Rate: **No**

Sub-Agt Com: **0%**

[If you have a concern about the information in this listing, click here to comment](#)

 Photos

