



## 5814 NEW FARM ROAD – Granite Falls, NC

66.68 Acres

**SALE PRICE:** \$1,200,000

**LEASE PRICE:** N/A

**ZONING:** Industrial

**ELECTRICITY PROVIDER:** Electricities (Town of Granite Falls)

**WATER PROVIDER:** Town of Granite Falls    **SEWER PROVIDER:** Town of Granite Falls

**COMMERCIAL AIRPORT:** Charlotte-Douglas International

**DISTANCE:** 55.5 Miles (One Way)

**REGIONAL AIRPORT:** Hickory Regional Airport

**DISTANCE:** 4.20 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 5.80 Miles

**NCPIN:** 2794174130

### ADDITIONAL INFORMATION

Located adjacent to a Walmart-anchored shopping center and near a large food distribution company, this site presents multiple possibilities. Close to Interstate 40 and a regional airport. Site is adjacent to an upscale residential community. In addition, an area hospital currently has built three medical office buildings that will be providing comprehensive services. A connector road has been completed to provide easy access to U.S. 321.

**CONTACT:** Deborah Murray, Caldwell County EDC

**CONTACT:** (828) 728-0768

CALDWELL COUNTY, NC

2/11/2015 12:30:20 PM

**CALDWELL EDC PROPERTIES LLC**  
NEW FARM RD  
137492

Return/Appeal Notes: **08-65-1-2**  
UNIQU ID 244745  
ID NO: 2794.01 17 4130

Owner: CALDWELL EDC PROF

Reval Year: 2013 Tax Year: 2015  
Appraised by 05 on 07/07/2010 00093 NEIGHBORHOOD

CARD NO. 1 of 1  
66.680 AC  
TW-08  
SRC=  
C-02 EX- AT-B  
LAST ACTION 20140708

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE																																																
TOTAL POINT VALUE	USE	MOD	Eff. Area	BASE RATE	RCD	EYB	AYB																																																			
	01	00						% GOOD																																																		
<b>BUILDING ADJUSTMENTS</b>	TYPE: SINGLE FAMILY RESIDENTIAL							CREDENCE TO																																																		
TOTAL ADJUSTMENT FACTOR	STORIES:							DEPR. BUILDING VALUE - CARD																																																		
TOTAL QUALITY INDEX								DEPR. OB/XF VALUE - CARD																																																		
								MARKET LAND VALUE - CARD 540,100																																																		
								TOTAL MARKET VALUE - CARD 540,100																																																		
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								TOTAL APPRAISED VALUE - PARCEL 540,100																																																		
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<b>BOOK</b>	<b>PAGE</b>	<b>MO</b>	<b>YR</b>	<b>TYPE</b>	<b>Q</b>	<b>UV</b>	<b>I</b>	<b>PRICE</b>																																																		
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01423	1779	12	2002	WD	X	I		0																																																		
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INCLUDES LOT 65-1-8																																																										
<b>SUBAREA</b>		<b>GS</b>		<b>RPL</b>		<b>CS</b>		<b>CODE</b>		<b>QUALITY</b>		<b>DESCRIPTION</b>		<b>LNTH</b>		<b>WTH</b>		<b>UNITS</b>		<b>UNIT PRICE</b>		<b>ORIG % COND</b>		<b>BLDG#</b>		<b>L/B</b>		<b>SIZE</b>		<b>FACT</b>		<b>AY</b>		<b>BEYB</b>		<b>ANN DEP RATE</b>		<b>OVR COND</b>		<b>%</b>		<b>OB/XF DEPR. VALUE</b>																
TYPE		AREA		CS		CS		TOTAL		OB/XF		VALUE		0		0		0		0		0		0		0		0		0		0		0		0		0																				
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<b>HIGHEST AND BEST USE</b>		<b>USE CODE</b>		<b>LOCAL ZONING</b>		<b>FRON TAGE</b>		<b>DEPTH</b>		<b>SIZE</b>		<b>LND MOD</b>		<b>COND FACT</b>		<b>OTHER ADJUSTMENTS AND NOTES</b>				<b>ROAD TYPE</b>		<b>LAND UNIT PRICE</b>		<b>TOTAL LAND UNITS</b>		<b>UNT TYP</b>		<b>TOTAL ADJST</b>		<b>ADJUSTED UNIT PRICE</b>		<b>LAND VALUE</b>		<b>LAND NOTES</b>																								
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