

# This report prepared for Steve Bass by Judy Godwin

Welcome Properties

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Email from Apr 06 2017

BACK TO RESULTS Previous · Next · 1 of 1

**0000 Browns Hill Road, Locust NC 28097**

MLS#: <b>3203205</b>	Category: <b>Commercial</b>	Parcel ID: <b>557401167560/556</b>
Status: <b>Active</b>	Tax Location: <b>Locust</b>	County: <b>Stanly</b>
Project Name	Tax Value: <b>\$160,072</b>	Zoning Desc: <b>Commercial/Indust</b>
Zoning: <b>Commerc</b>		Deed Reference: <b>856 - 163</b>
Road Front:		Cross Street:
Legal Desc: <b>Vac Browns Hill Rd</b>		Elevation:
Comm Loc: <b>General Business District</b>		



General Information

Type: **Business**  
 Secondary Type: **Industrial**  
 Documents: **Aerial Photo, Tax Information**  
 Restrictions: **Architectural Review**  
 Restrictions Rmks: **Archit. Review**

Listing Information

Trans Type: **For**  
 Sale/Lease Incl: **Lan**  
 In City: **Yes**  
 \$/Acre: **\$30**

Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **999**  
 Construct Status:  
 Construction Type:  
 # of Bldgs: **0**  
 # of Units:  
 # of Rentals:  
 # of Stories: **0**

Square Footage

Total: **0**  
 Min Sqft Avail: **0**  
 Max Sqft Avail: **0**  
 Min Lse\$/Sqft: **\$0.**  
 Max Lse\$/Sqft: **\$0.**  
 Office Sqft:  
 Warehouse Sqft:

1 / 1



Additional Information

Prop Fin: **Cash/Only, Conventional**  
 Assumable:  
 Ownership: **Seller owned for at least one year**  
 Publicly Maint Rd: **Yes**  
 Special Conditions: **None**

Features

Total Parking:	<b>None</b>	# of Docks:	# Drive In Doors:	Rail Service:
Sprinkler:	<b>No</b>		Floor Rvalue:	
Fixtures Exceptions:	<b>No</b>		Wall Rvalue:	
Foundation:	<b>N/A</b>			
Construction:	<b>N/A</b>			
Miscellaneous:	<b>None</b>			
Access:	<b>City Street</b>			

Utilities

Heating:	<b>None</b>	Cooling:	<b>None</b>
Utilities:	<b>City Sewer, County Water, Gas</b>		

Land Information

Approx Acres:	<b>25.53</b>	Flood Plain:	<b>No</b>	Approx Lot Dim:	<b>25.53</b>
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Association Information

Subject To HOA:		Subject to CCRs:	<b>No</b>
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Remarks

Public Remarks: **25.5 +/- acres located in the industrial area of the Fast Growing City of Locust. Two Parcel's 5 located inside city limits of Locust. #556402780923/ 19.92 acres located outside City Limits. this property. We invite you to come look. Water, sewer, and natural gas available with payme installation fees. Adjoining 25.5 acres also available for a total of 51 acres. OWNER WILL CON MAKE THE APPOINTMENT TODAY. Thank you**

Directions: **From Charlotte I-485 Travel approx 12 miles on Hwy 24/27 east to Locust Turn right onto E**

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