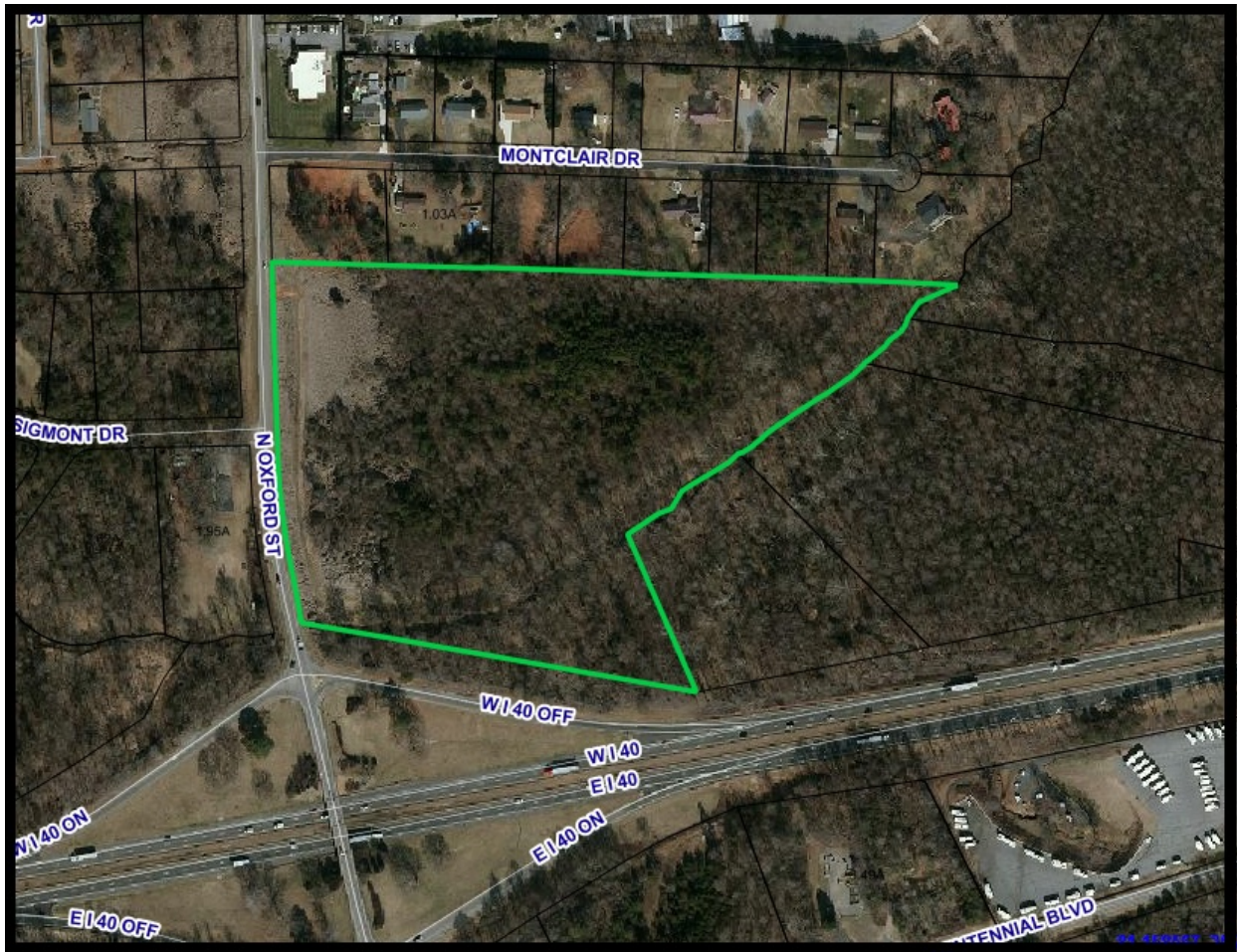


# BUSINESS AND RETAIL LAND FOR SALE

I-40 N. Oxford Exit 135 Ramp in  
Claremont, NC



## FEATURES

- Acres: 18.6 +/-
- Zones: B-3 Highway Business District
  - Parcel ID: 3762-0905-2870
- Frontage: Long frontage (840+/-) on I-40 Exit 135 Ramp and long frontage on N. Oxford Street
- Utilities: Water line in N. Oxford  
Sewer line in creek
- Flood Area: Estimated to be 6.8 acres in AE and AEFW areas.

**GREATLY REDUCED SALE PRICE: \$925,000.00**



FOR FURTHER DETAILS CONTACT:

JOHN N. JONES

Direct: 704-408-8166 | Email: [jjones@gsrnc.net](mailto:jjones@gsrnc.net)

GIBSON SMITH REALTY CO.

1100 Kenilworth Avenue, Suite 200

Charlotte, NC 28204

[www.gsrc.net](http://www.gsrc.net)



REALTOR®

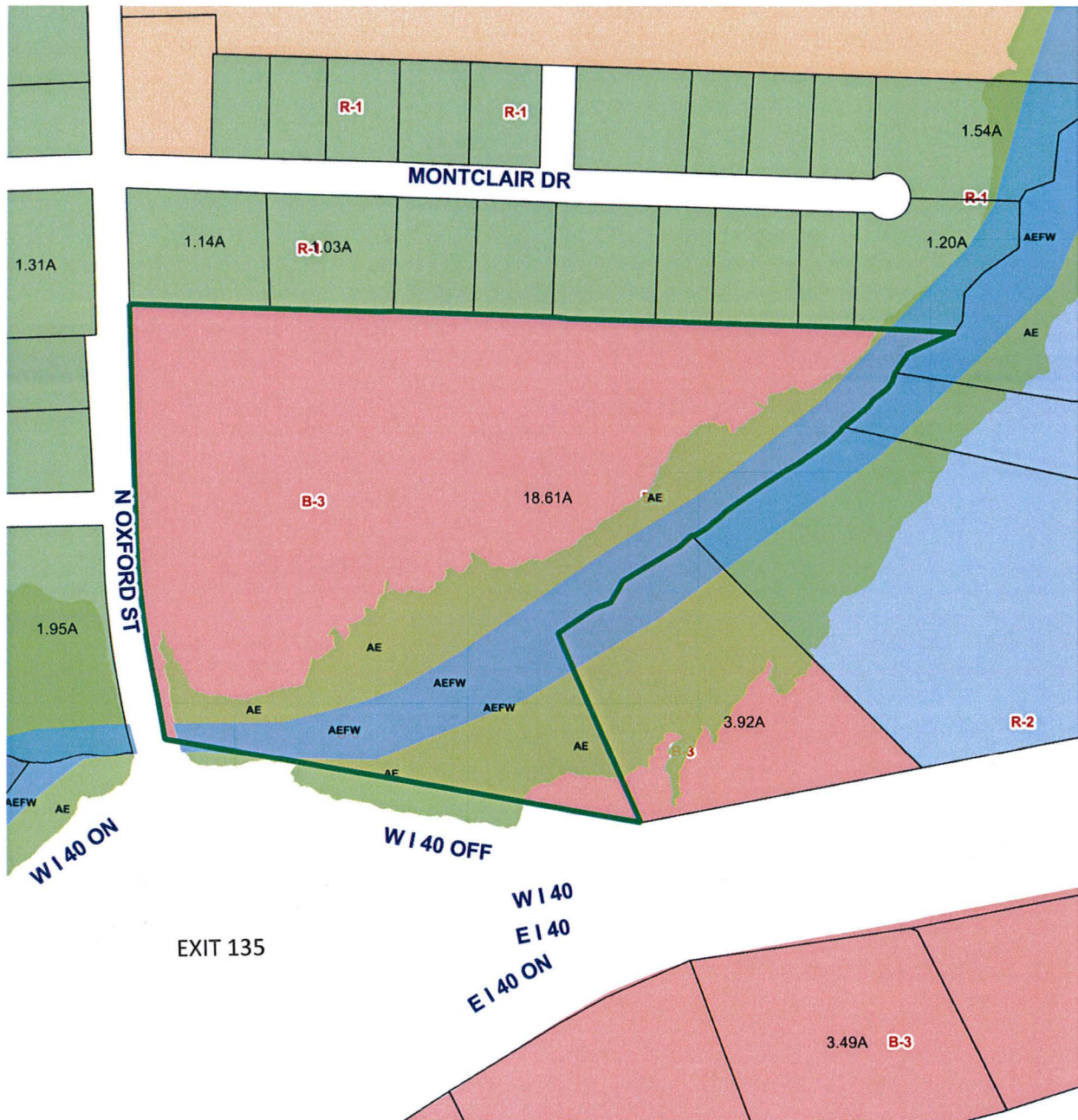


1in=1200ft

Parcel: 376209052870, N OXFORD ST CLAREMONT, 28610

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EXIT 135

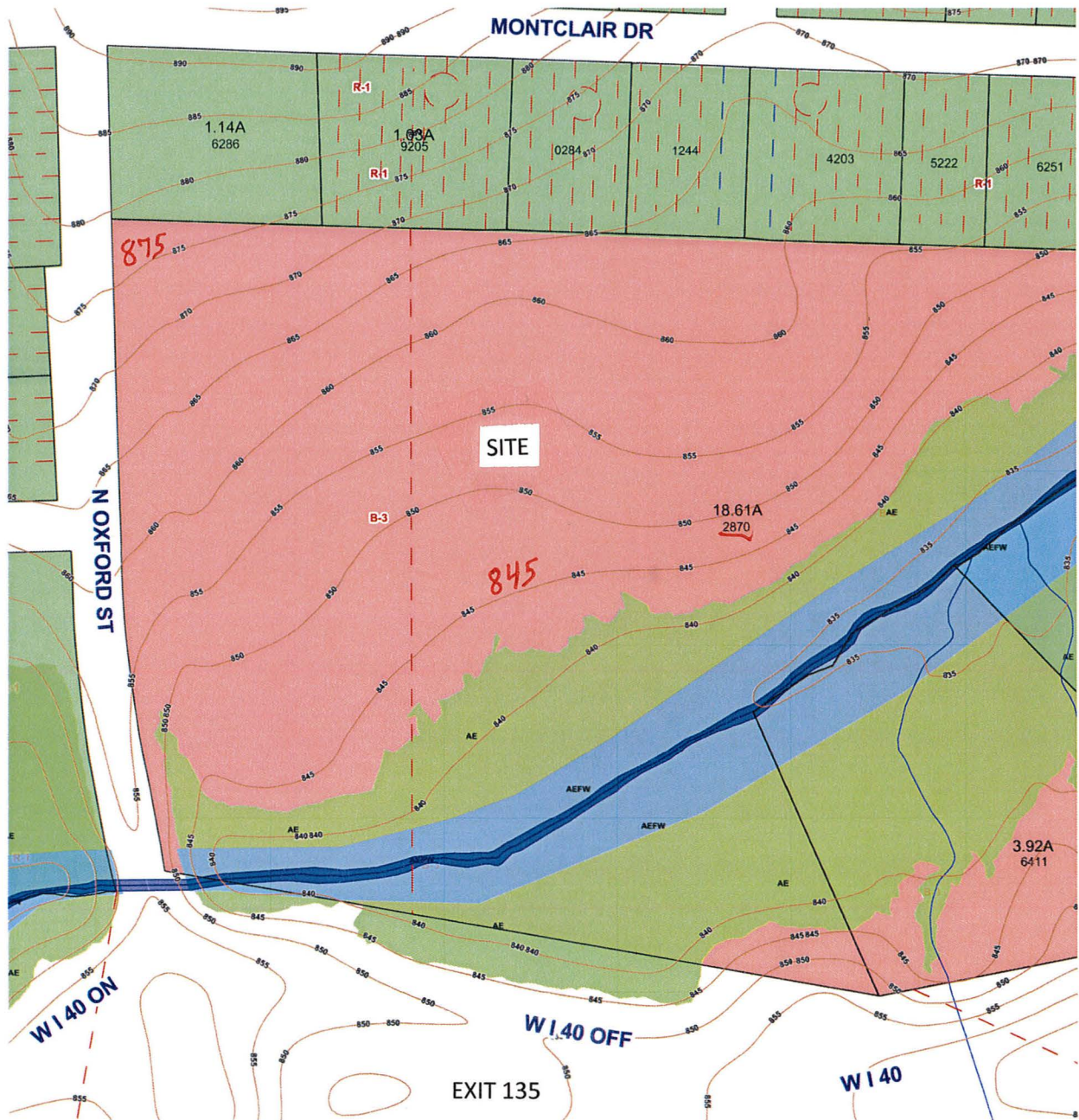
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Parcel: 376209052870, N OXFORD ST CLAREMONT, 28610

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1in=200ft

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# Parcel Report - Catawba County NC

## Parcel Information:

Parcel ID: **376209052870**  
Parcel Address: N OXFORD ST  
City: CLAREMONT, 28610  
LRK(REID): 67885  
Deed Book/Page: 2343/1541  
Subdivision:  
Lots/Block: /  
Last Valid Sale:  
Plat Book/Page:  
Legal:  
Calculated Acreage: 18.610  
Tax Map: 3300 00023  
Township: CLINES  
State Road #: 1715

## School Information:

School District: COUNTY  
Elementary School: CLAREMONT  
Middle School: RIVER BEND  
High School: BUNKER HILL

## Tax/Value Information: Tax Rates

City Tax District: CLAREMONT  
County Fire District: CLAREMONT RURAL

Year Built/Remodeled: /  
Tax Revaluation 2023:

## Zoning Information:

Zoning District: CLAREMONT  
Zoning1: B-3

Zoning Overlay:  
Small Area:  
Split Zoning Districts: /  
Zoning Agency Phone Numbers

## Miscellaneous:

Building Permit Address Search for this parcel.  
If available, Building Permits for this parcel. Septic links are not permits.  
Septic Final Permits prior to 08/2018, contact Environmental Health.  
Building Details  
WaterShed: WS-IV Protected Area  
Voter Precinct: P6  
Parcel Report Data Descriptions

Firm Panel Date: 2007-09-05  
Firm Panel #:  
2010 Census Block: 3021  
2010 Census Tract: 010102  
Agricultural District: PROXIMITY

List all Owners

Deed History Report

Assessment Report

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## Sec. 9-3-55 Highway Business District (B-3).

*Intent.* The Highway Business District (B-3) is appropriate and reserved primarily for high intensity/density auto-dependent commercial development and contemplates commercial development that utilizes the limited prime property with I-40 access and thoroughfares of N. Oxford and Centennial as well as the necessary utility infrastructure including water and sewer. While not easily developed for a comfortable pedestrian environment, connectivity via sidewalks is necessary. The Highway Business District (B-3) will serve not only the local community, but interstate and highway travelers as well. Because of the scale and access requirements of uses for this category, they often cannot be compatibly integrated with the Central Business and Community Business Districts. Development at district boundaries must provide a compatible transition to uses outside the district and frontages on major or minor arterials will require formal street tree planting.

### 1. Permitted uses:

#### a. Uses permitted by right:

- (1) Business, convenience. See Definition Sec. 9-3-9.
- (2) Business, general. See Definition Sec. 9-3-9.
- (3) Indoor recreation, commercial.
- (4) Motels and hotels.
- (5) Wholesale sales with related offices, storage and warehousing entirely within an enclosed building; truck terminals not permitted.
- (6) Automotive service station (gas, filling station). See Definition Sec. 9-3-9.

#### b. Uses permitted with conditions (See Article F):

- (1) Adult business.
- (2) Electronic gaming operations.
- (3) Essential Services Class 1.
- (4) Existing and applied for as of April 5, 2021 Vehicle and boat sales, service, rental, cleaning, mechanical repair and body repair with conditions of Article F – Sec. 9-3-98 Outdoor display of vehicles and boats for sale or rental.

#### c. Uses permitted with a special use permit:

- (1) Planned Unit Development - Business.
- (2) Essential Services 3.
- (3) Existing Mini-warehouse as of March 1, 2021.
- (4) Wireless telecommunications facilities.

#### d. Permitted building and lot types (See Article E):

- (1) Highway business up to sixty-five thousand (65,000) square feet of first floor area on major thoroughfare; up to fifteen thousand (15,000) square feet of first floor area on minor thoroughfare.
- (2) The maximum first floor area for highway business buildings may be exceeded only where massing of building is varied to reduce perceived scale and volume.
- (3) Shopfront, up to sixty-five thousand (65,000) square feet of first floor area on major thoroughfare; up to fifteen thousand (15,000) square feet of first floor area on minor thoroughfare; second floor apartments or offices encouraged for most uses.
- (4) Workplace up to sixty-five thousand (65,000) square feet of first floor area on major thoroughfare; up to fifteen thousand (15,000) square feet of first floor area on minor thoroughfare; second floor apartments or offices encouraged for most uses.

#### e. Permitted accessory structures and uses:

- (1) Temporary Accessory Structures with conditions in Article F – Sec. 9-3-105.2 Temporary accessory structures (does not include temporary sales lots allowed in Sec. 9-3-105.1).
- (2) Drive through windows associated with any use with conditions in Article F – Sec. 9-3-91 Drive-through windows as an accessory use.
- (3) Single bay car wash with conditions in Article F – Sec. 9-3-86.
- (4) Stalls or merchandise stands for outdoor sale of goods at street front (encroachment onto sidewalk may be permitted by agreement with city); outdoor storage is expressly prohibited. Items for outdoor sales are returned to inside the building at the end of each business day; goods not brought in at the close of business each day are considered outdoor storage.