

Claremont Townhome Land

CENTENNIAL BLVD, CLAREMONT, NC 28610



Land

FOR
Sale

SIZE
±7.17 AC

PRICE
\$499,000



Overview

Excellent development opportunity for local or regional builder either built for sale or built for rent townhomes

Strong demand in surrounding markets for affordable housing but limited supply of new product coming to the market

Property is approved for townhomes with sewer commitment for 48 units

Major nearby employers include Corning, Westrock, Tyson Foods, and CommScope

Catawba county PIDs:
3762131402970000
3762130492500000

±7.17 Acres Land for Sale



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Property Overview

Demographics

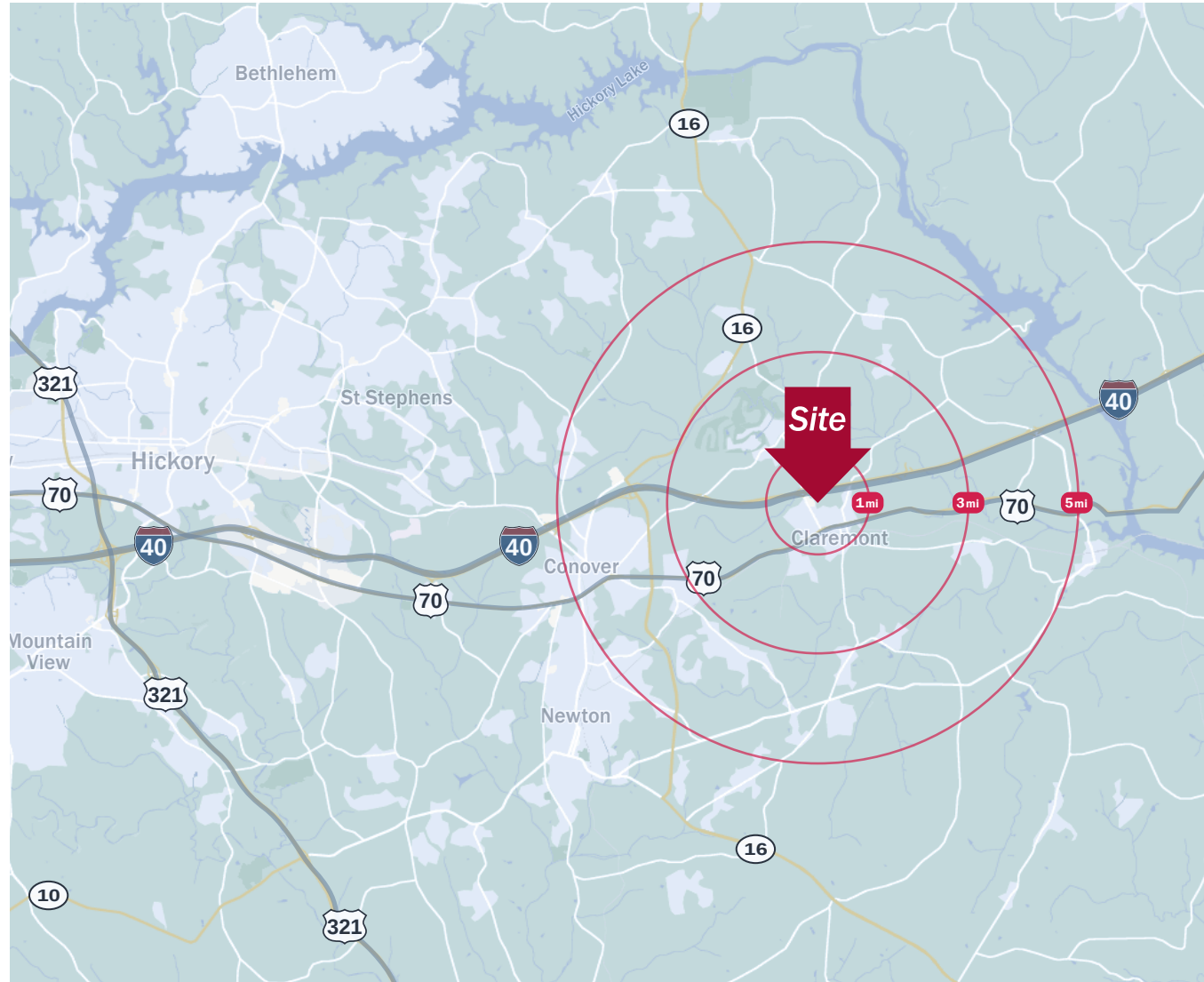
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	1,745	9,671	31,602
Growth Rate	1.13%	0.35%	0.56%
Avg. HH Income	\$99,316	\$95,454	\$82,167

Traffic Count

Source: NCDOT

	AADT
Centennial Blvd	3,500 (2023)
N Oxford St	10,000 (2023)



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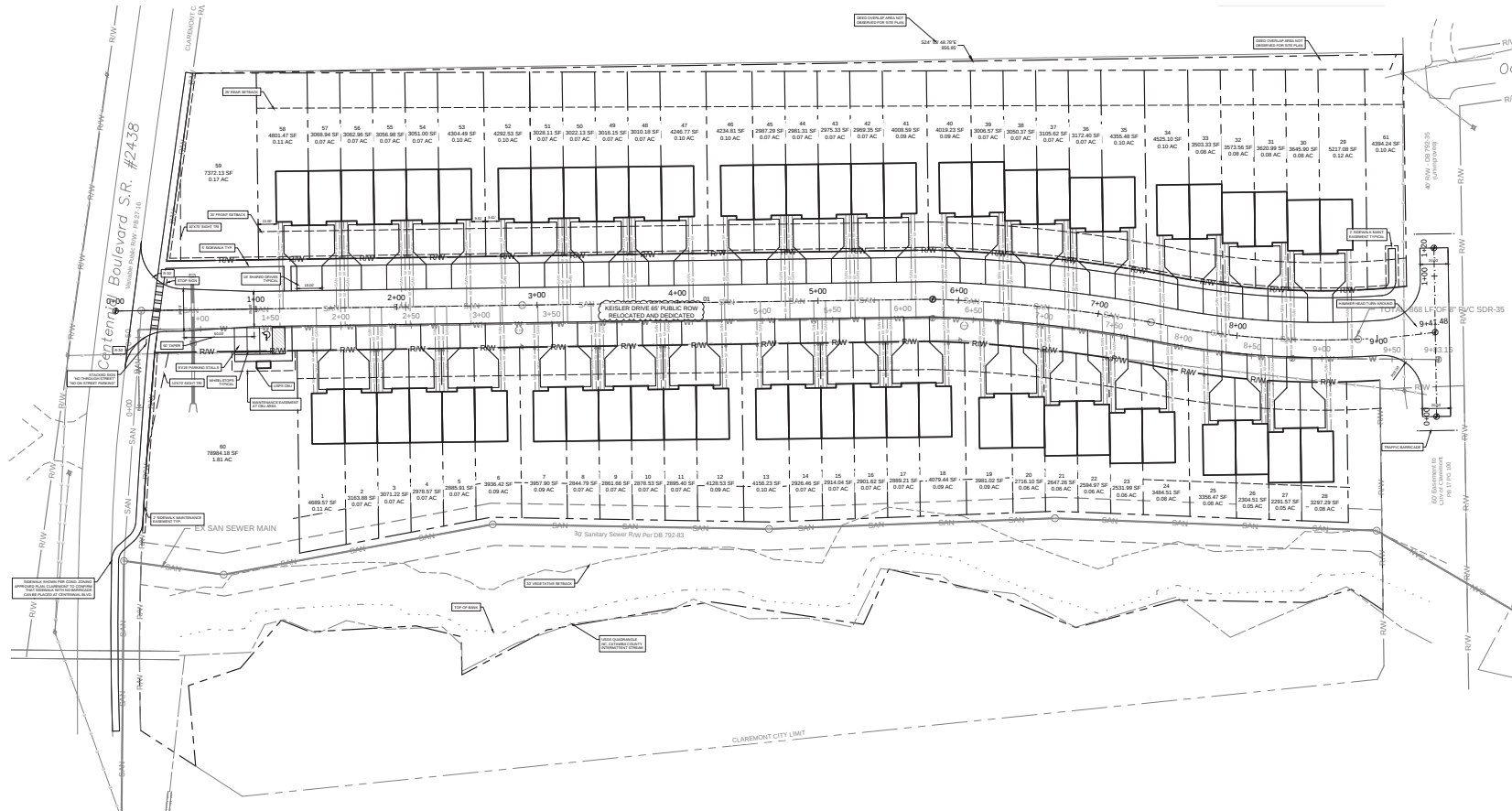
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Site Plan



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Market Aerial



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Site Topography



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About Claremont

Claremont, NC



Claremont, North Carolina offers an attractive opportunity for residential development within a stable and steadily growing regional market. Positioned along US-70 with convenient access to I-40 and US-321, Claremont provides connectivity to Hickory, Statesville, and the broader Charlotte MSA—while maintaining better affordability than core Charlotte submarkets.

Catawba County is home to more than 165,000 residents and has experienced consistent population growth, driven by in-migration from higher-cost metros and strong regional employment. As housing prices across Charlotte and Lake Norman have escalated, demand has pushed outward into more attainable markets like Claremont, creating a clear affordability-driven demand story.

The local economy is anchored by a diversified employment base, including healthcare and advanced manufacturing. Major employers such as Catawba Valley Health System, CommScope, Corning, Shurtape Technologies, and HSM Solutions support long-term workforce stability and housing demand.

For builders seeking affordable opportunities with strong underlying fundamentals outside hyper-competitive Charlotte submarkets, Claremont delivers strong connectivity, economic diversity, favorable development economics, and durable long-term growth fundamentals.

*Source: <https://www.facebook.com/cityofclaremontnc/photos>

Catawba County Employers



COMMScope
an Amphenol company

CORNING

Shurtape
INDUSTRIAL

HSM



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Medical | Industrial | Retail | Land | Investment | Office

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