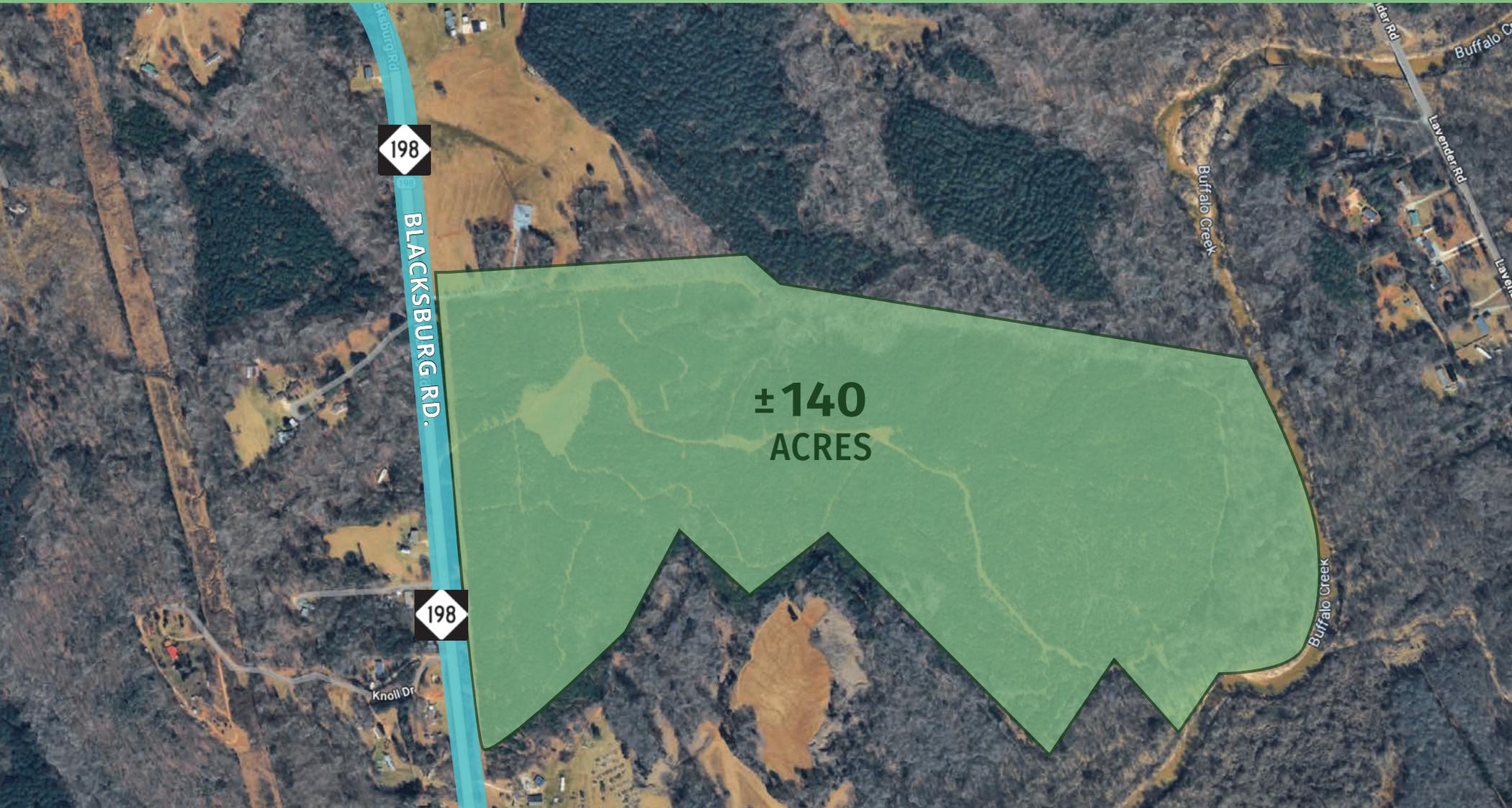
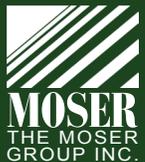


**CLEVELAND COUNTY, NC | LAND  ±140 ACRES | FOR SALE**



**±140  
ACRES**



OFFERED EXCLUSIVELY BY

**MACKENZIE MOSER** | CCIM  
Broker

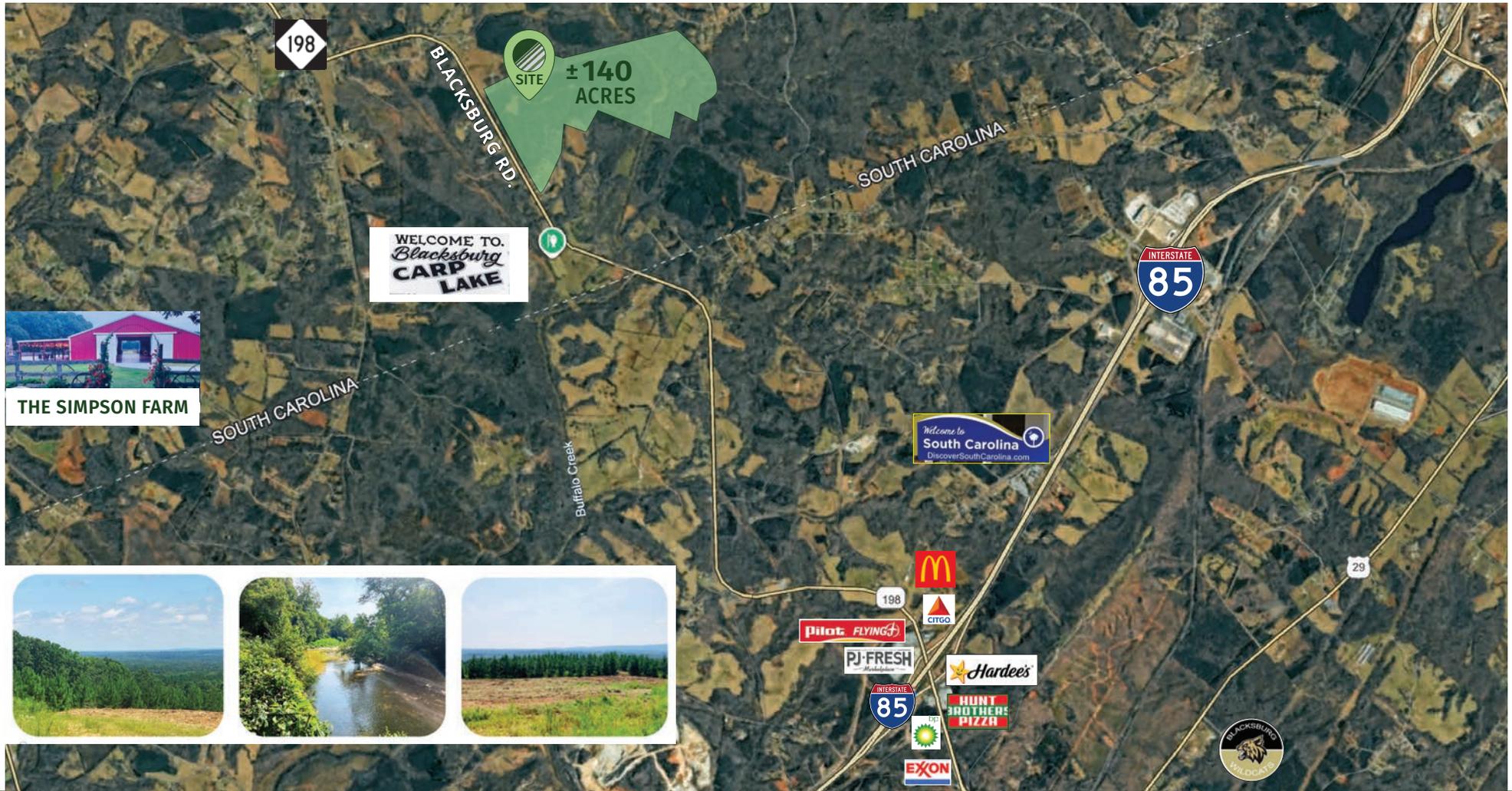
O: 704.882.1700 ext. 224

M: 704.280.4649

**HIGHWAY 198 BLACKSBURG RD.**

**GROVER, NC 28073 ±140 ACRES | \$2,800,000**

# LOCATION OVERVIEW



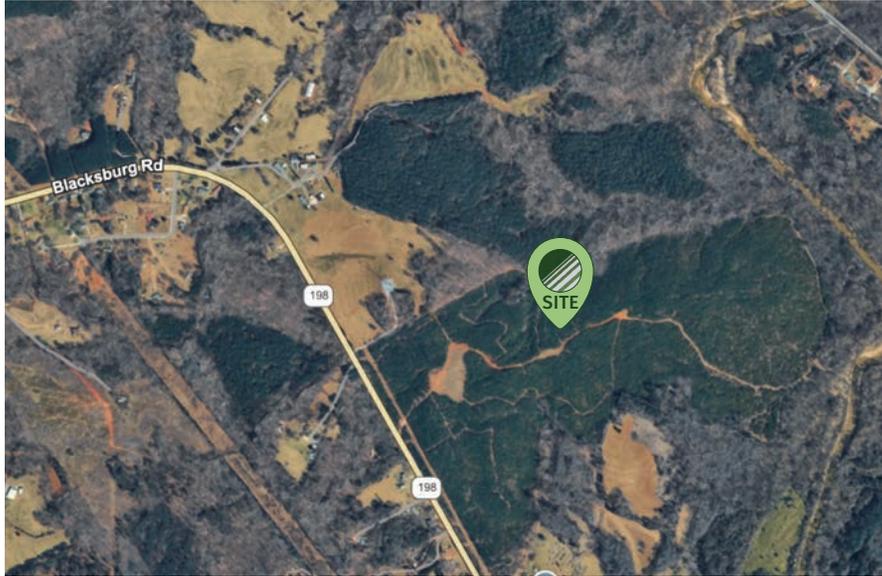
## PROPERTY OVERVIEW

Highway 198, Blacksburg Rd. is a ± 140 Acre site with a multitude of use opportunities. The property is positioned in a scenic corridor between Shelby, Kings Mountain, and the SC state line. The site offers quick access to I-85 and Charlotte. Zoned Residential, the property can be used for recreation for an outdoor enthusiast, to grow timber, or anyone looking for acreage. The proposed lots could be private, with wooded settings and water frontage options. Excellent schools, rural privacy, convenient metro access and low county taxes all increase the appeal of this beautiful property.

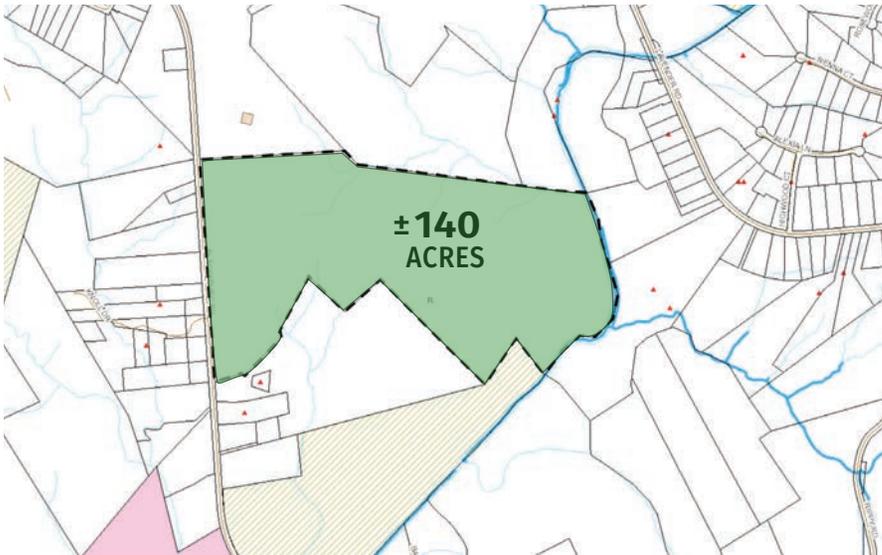
## PROPERTY HIGHLIGHTS

- Easy access to I-85, and only 45 minutes to Charlotte
- Located 1 to 2 miles from the North Carolina / South Carolina border
- The property is private with amazing views and water frontage options
- Excellent school district with convenient metro access
- Low county taxes

## AERIAL VIEW



## SITE LOCATION



## PROPERTY DETAILS



Highway 198  
Blacksburg Road  
Grover, NC 28073



Zoning  
Residential



Sale Price  
\$ 2,800,000



Available  
± 140 ACRES



Property Type  
Commercial | Land



Parcel ID  
2543804772

OFFERED EXCLUSIVELY BY

**MACKENZIE MOSER**, CCIM

Broker

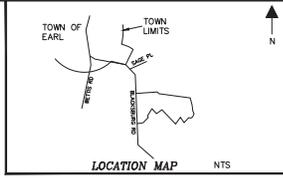
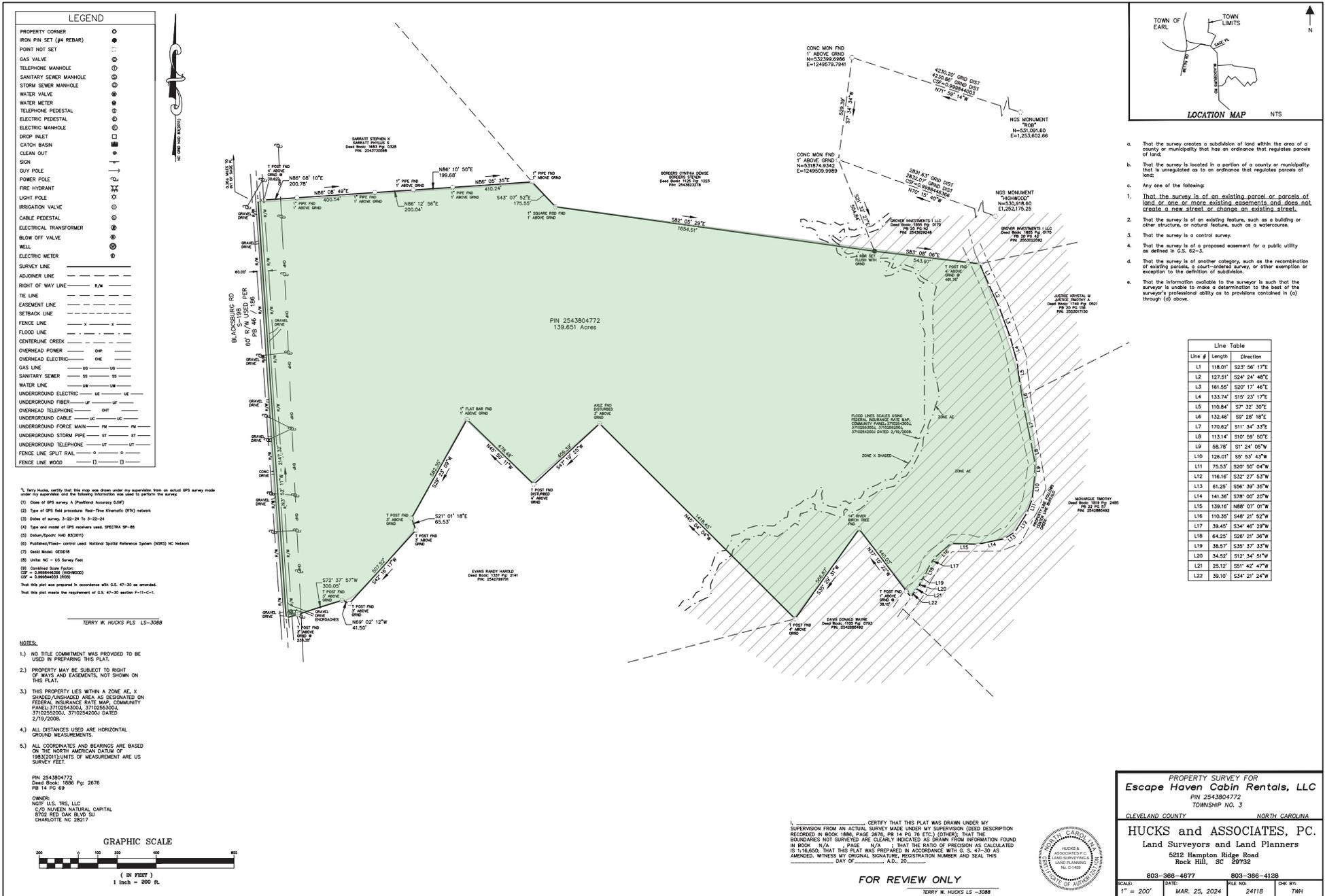
O: 704.882.1700 ext. 224

M: 704.280.4649

[mmoser@themosergroupinc.com](mailto:mmoser@themosergroupinc.com)

**MOSER**  
COMMERCIAL REAL ESTATE

# SITE SURVEY



**LEGEND**

PROPERTY CORNER	○
IRON PIN SET (#4 REBAR)	⊙
POINT NOT SET	⊘
GAS VALVE	⊕
TELEPHONE MANHOLE	⊖
SANITARY SEWER MANHOLE	⊗
STORM SEWER MANHOLE	⊘
WATER VALVE	⊕
WATER METER	⊖
TELEPHONE PEDESTAL	⊕
ELECTRIC PEDESTAL	⊖
ELECTRIC MANHOLE	⊗
DROP INLET	⊕
CATCH BASIN	⊖
CLEAN OUT	⊗
SIGN	⊕
GUY POLE	⊖
POWER POLE	⊗
FIRE HYDRANT	⊕
LIGHT POLE	⊖
IRRIGATION VALVE	⊗
CABLE PEDESTAL	⊕
ELECTRICAL TRANSFORMER	⊖
BLOW OFF VALVE	⊗
WELL	⊕
ELECTRIC METER	⊖
SURVEY LINE	—
ADJOINER LINE	---
RIGHT OF WAY LINE	—R/W—
TRAIL LINE	---
EASEMENT LINE	---
SETBACK LINE	---
FENCE LINE	—x—x—
FLOOD LINE	---
CENTRIANE CREEK	---O---
OVERHEAD POWER	---OH---
OVERHEAD ELECTRIC	---OE---
GAS LINE	---UG---
SANITARY SEWER	---SS---
WATER LINE	---WL---
UNDERGROUND ELECTRIC	---UE---
UNDERGROUND FIBER	---UF---
OVERHEAD TELEPHONE	---OHT---
UNDERGROUND CABLE	---UC---
UNDERGROUND FORCE MAIN	---FM---
UNDERGROUND STORM PIPE	---ST---
UNDERGROUND TELEPHONE	---UT---
FENCE LINE SPLIT RAIL	--- ---
FENCE LINE WOOD	--- ---

- The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- The survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- Any one of the following:
  - That the survey is of an existing parcel or parcels of land, or one or more existing easements and does not create a new street or change an existing street.
  - That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
  - That the survey is a control survey.
  - That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
  - That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
- That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (c) through (e) above.

**Line Table**

Line #	Length	Direction
L1	118.01'	S23° 56' 17"E
L2	127.51'	S24° 24' 48"E
L3	161.50'	S20° 17' 46"E
L4	133.74'	S19° 23' 17"E
L5	110.84'	S7° 32' 30"E
L6	132.46'	S9° 28' 18"E
L7	170.62'	S11° 34' 33"E
L8	113.14'	S10° 52' 52"E
L9	58.78'	S1° 24' 05"W
L10	126.01'	S5° 53' 43"W
L11	75.53'	S20° 50' 04"W
L12	116.16'	S32° 27' 53"W
L13	61.25'	S56° 39' 35"W
L14	141.36'	S78° 00' 20"W
L15	139.16'	N88° 07' 01"W
L16	110.30'	S46° 21' 52"W
L17	39.45'	S24° 48' 29"W
L18	44.25'	S26° 21' 36"W
L19	38.57'	S35° 37' 33"W
L20	34.52'	S12° 34' 51"W
L21	25.12'	S51° 42' 47"W
L22	39.10'	S34° 21' 24"W

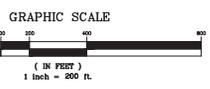
I, Terry Hicks, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- Class of GPS survey: A (Professional Accuracy 5.0")
- Type of GPS field procedure: Real-Time Kinematic (RTK) network
- Date of survey: 3-22-24 to 3-22-24
- Type and model of GPS receivers used: SPECTRA SP-85
- Station/Elevation: NAD 83(2011)
- Published/Field-control used: National Spatial Reference System (NSRS) NAD 83 Network
- Geoid Model: GEOID18
- Initial NC - US Survey Foot
- Overhead Under Station: OSF = 0.000442000 (10000000) OSF = 0.000442000 (1000)

This plot was prepared in accordance with G.S. 47-30 as amended. This plot meets the requirements of G.S. 47-30 section F-11-c-1.

- NOTES:**
- NO TITLE COMMITMENT WAS PROVIDED TO BE USED IN PREPARING THIS PLAT.
  - PROPERTY MAY BE SUBJECT TO RIGHT OF WAIVES AND EASEMENTS, NOT SHOWN ON THIS PLAT.
  - THIS PROPERTY LIES WITHIN A ZONE AE, X SHADDED/UNSHADDED AREA AS DESIGNATED ON FEDERAL INSURANCE RATE MAP, COMMUNITY FLOOD ZONE DATA, 37102552001, 37102552001, 37102552001, 37102542001 DATED 2/19/2008.
  - ALL DISTANCES USED ARE HORIZONTAL GROUND MEASUREMENTS.
  - ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) UNITS OF MEASUREMENT ARE US SURVEY FEET.

PIN 2543804772  
Deed Book: 1806 Pg. 2676  
Pg 14 PG 60  
OWNER:  
NOTY U.S. TRS, LLC  
C/O NUXEEN NATURAL CAPITAL  
8702 RED OAK BLVD, SU  
CHARLOTTE NC 28217



I, \_\_\_\_\_, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1886, PAGE 2676, PG 14 PG 78 ETC.) (OTHER); THAT THE REVISIONS NOT SURVEYED ARE CLEARLY INDICATED AS DASHED OR INFORMATION FOUND IN BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:16650; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DATE OF \_\_\_\_\_ A.D., 20\_\_\_\_.



FOR REVIEW ONLY  
TERRY W. HUCKS LS-3088

PROPERTY SURVEY FOR  
**Escape Haven Cabin Rentals, LLC**  
PIN 2543804772  
TOWNSHIP NO. 3  
CLEVELAND COUNTY NORTH CAROLINA

**HUCKS and ASSOCIATES, P.C.**  
Land Surveyors and Land Planners  
5812 Hampton Ridge Road  
Rock Hill, SC 29738  
803-386-4677 803-386-4128

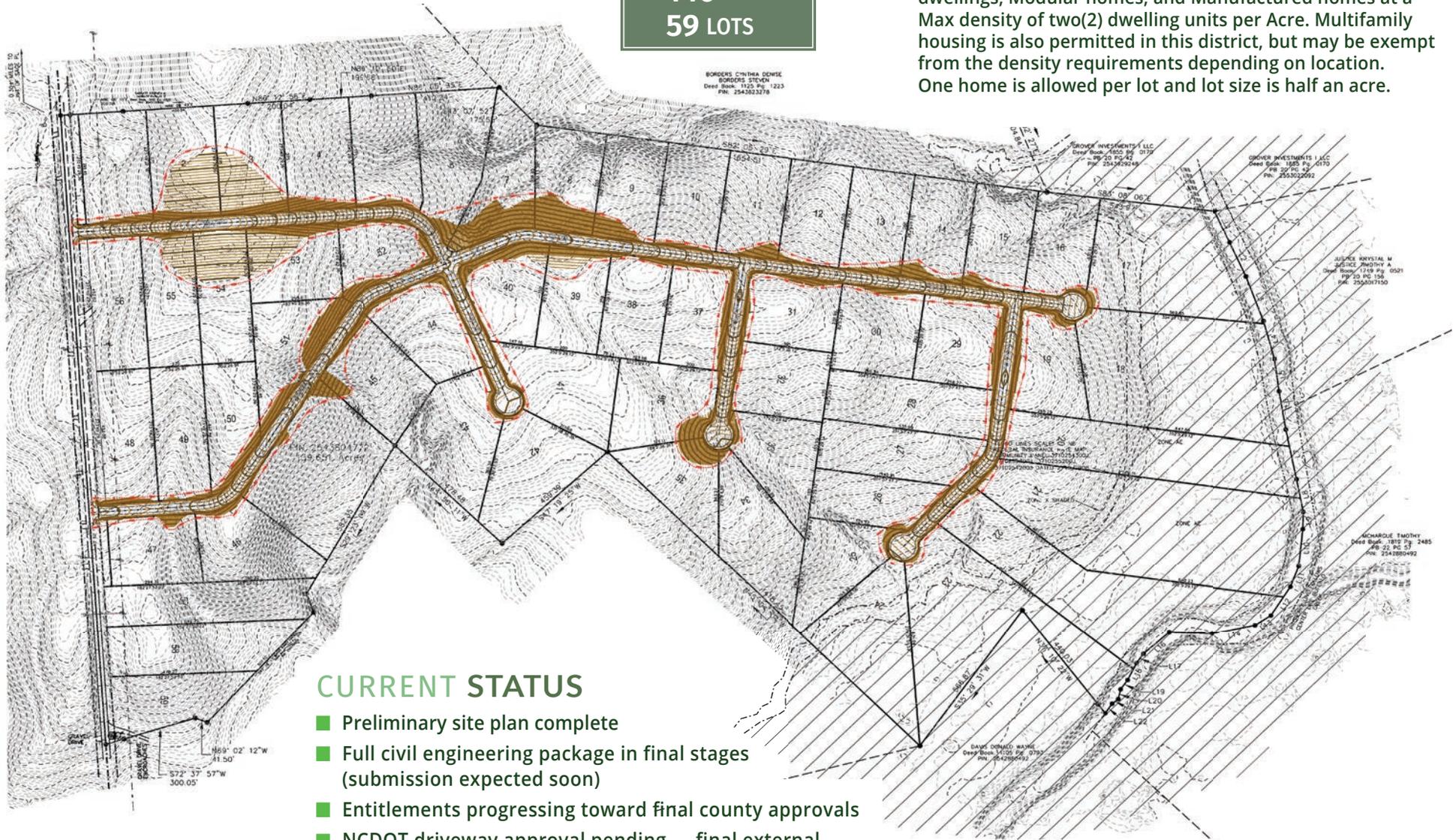
SCALE: 1" = 200' DATE: MAR. 25, 2024 FILE NO: 24118 DWR BY: TWH

# POTENTIAL SITE PLAN

\* FOR ILLUSTRATIVE PURPOSES ONLY

±140 ACRES  
59 LOTS

As per the Cleveland County Zoning, The Residential zoning district purpose is to accommodate low density single family dwellings, Modular homes, and Manufactured homes at a Max density of two(2) dwelling units per Acre. Multifamily housing is also permitted in this district, but may be exempt from the density requirements depending on location. One home is allowed per lot and lot size is half an acre.



## CURRENT STATUS

- Preliminary site plan complete
- Full civil engineering package in final stages (submission expected soon)
- Entitlements progressing toward final county approvals
- NCDOT driveway approval pending — final external sign-off
- Current proposed site plan features Long range mountain style views and several at the rear of the property offer creek/ river frontage premium features

- ✓ Water will-serve letter: **COMPLETE**
- ✓ Electric will-serve letter: **COMPLETE**
- ✓ Internet will-serve letter: **COMPLETE**

# AERIAL PHOTOS



