



## PROPERTY HIGHLIGHTS

- 51 shovel ready sites
- Entitled land
- Public sewer/water available
- Proximity to Charlotte Metro
- Positioned in the #9 Micropolitan in NC
- Just 1hr away from Greenville and Spartanburg area
- Expected home values in \$300's
- 2 miles from downtown Shelby

## LEARN MORE ABOUT THIS PROPERTY

### MIKE GATTON

(704) 902-3636

mike@baldwinco.com

ENTITLED LAND FOR SALE

\$1,600,000

## DEVELOPMENT OPPORTUNITY

0 Magness Road, Shelby, NC 28150

With the cost of living well-below the national average, a school system ranking in the top-quarter of the state, and increased demand for housing in NC due to the state's growing business reputation; this location has much to offer. The initial site plan calls for 51 single family homes, .23+ acre lots, with two access points - anticipating 2,400+/- SF homes. Public water and sewer are available and nearby new construction is on the market beginning at \$317,000. Sellers are going through the entitlement process with an anticipated completion date in May. Help meet the area's continued growing demand.

# FOR SALE

## LAND - 51 SHOVEL READY SITES

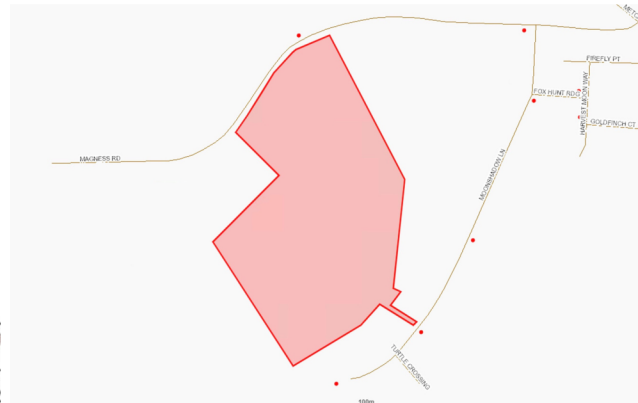
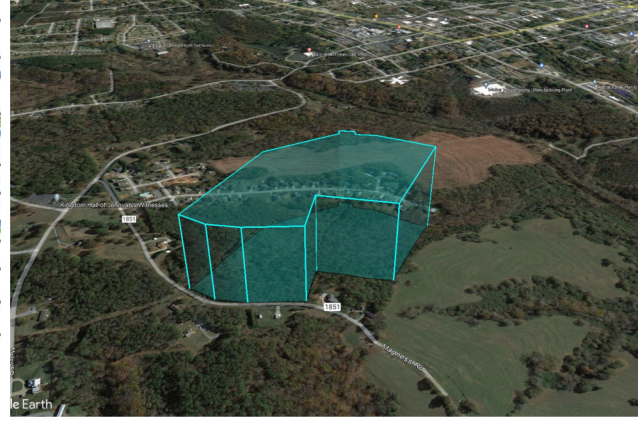
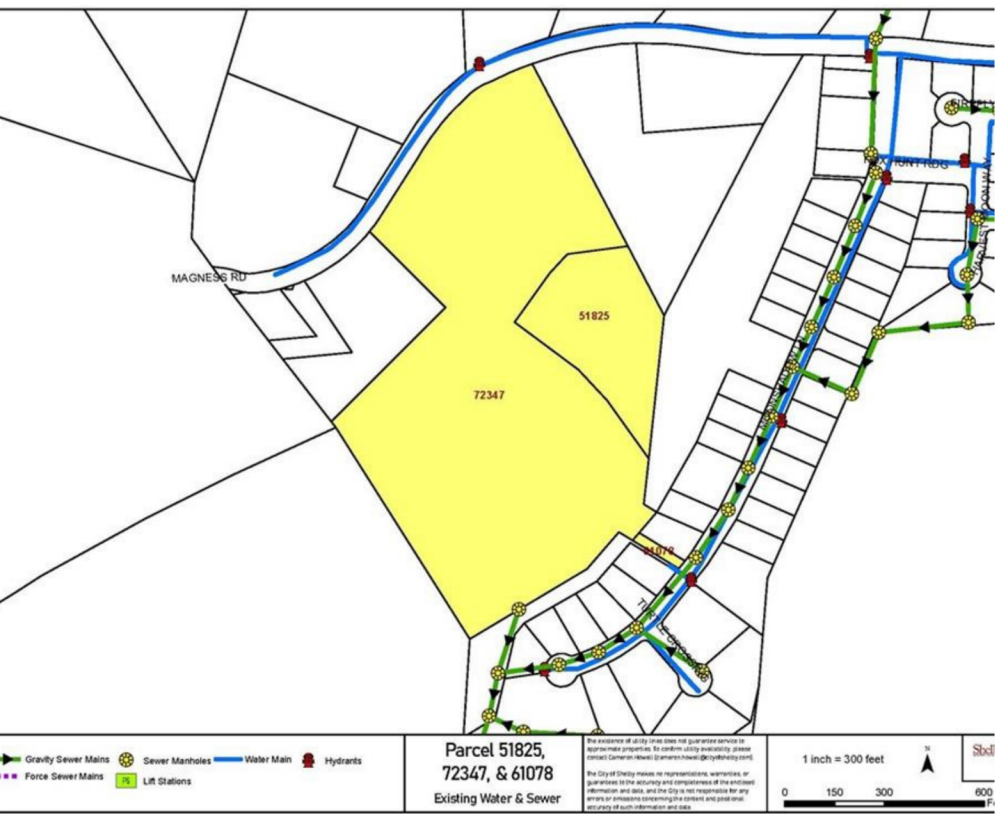


**PRELIMINARY**  
 JANUARY 25, 2024  
**FOR REVIEW ONLY**  
**NOT FOR CONSTRUCTION**

**HAGEN ENGINEERING, PA**  
 3849 BATTLEGROUND AVE, SUITE 300  
 GREENSBORO, NC 27410  
 PHONE: (336) 386-3300  
 www.hageneng.com

**OVERALL SITE PLAN**  
**SHELBY HOMES**  
 SHELBY, NORTH CAROLINA

NO.	BY	DATE	DESCRIPTION





## DEVELOPMENT OPPORTUNITY

0 Magness Road, Shelby, NC 28150

### TAX YEAR

2023

### PARCEL NUMBER

51825, 72347, 61078

### LOT SIZE

25.34 acre

### ZONING

R-20 (Residential)

### SITES

51

### COUNTY

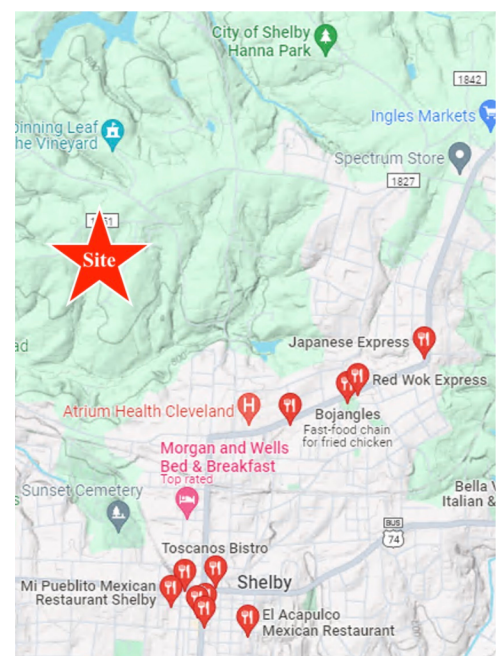
Cleveland

### EST. SITE SIZE

0.23+/- acres

### WATER/SEWER

Public



# FOR SALE

LAND - 51 SHOVEL READY SITES

**Baldwin**  
PROPERTIES

ENTITLED LAND FOR SALE

\$1,600,000



## LEARN MORE ABOUT THIS PROPERTY

**MIKE GATTON**

Commercial Broker

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[mike@baldwinco.com](mailto:mike@baldwinco.com)

