

AVAILABLE LAND

380 & 420 W RICHIE, SALISBURY, 28147

Size: ±5.63 Deeded Acres

Zoning: Highway Business (HB)

Utilities: Sewer: ±200' South on W Ritchie; Water: Well

Improvements: 2 Residential Homes, No Leases, Occ.

Price: **\$760,000**

PIN's (Rowan): 400 025; 400 050; 400 051

Expansion Acreage: 400 070 (±2.93 Acres - RR)

Easements: Duke Energy Overhead Transmission Lines



INVESTMENT SUMMARY

Located in the Salisbury area, 380 & 420 West Ritchie Road presents ±5.6 acres of prime Highway Business development opportunity. This property offers valuable potential for land or other investors. With its strategic location, this versatile space is a promising asset for those seeking a lucrative investment in the area.



PROPERTY HIGHLIGHTS

- Strategic Location:** Strategically positioned for unparalleled connectivity, this private site offers quiet operations and security just moments from I-85 and the high-traffic Julian Road corridor. The low daily traffic count is ideal for secure logistics, corporate back-offices, or R&D facilities needing proximity without public congestion. The new Henderson Grove Church Rd extension also provides connectivity to Peach Orchard Rd and nearby planned industrial development. It's also positioned near several retail power centers and dining options.
- Flexible Zoning:** Salisbury's Highway Business (HB) zoning offers broad flexibility for high-traffic and auto-dependent commercial uses. It is ideal for Flex Space, as it accommodates a blend of professional offices, retail showrooms, light assembly, and warehousing. Potential uses include hotels, medical offices, fast-food restaurants with drive-thrus, equipment rental, and multi-tenant commercial parks, maximizing investment diversity.
- Strong Workforce Demographics:** The site provides access to a robust labor force of over 1.14 million within a 30-minute commute, boasting a high participation rate (67.4%) and strong annual population growth (1.5%). Workers offer competitive wages with enhanced purchasing power due to a cost of living 2.9% below the U.S. average. The market is further validated by forecast growth in key sectors like Transportation & Logistics, Construction, and Professional Services. (Rowan County EDC, 2025)
- Infrastructure & Expansion Potential:** Sewer connection on West Ritchie Rd ~200 feet south of property corner. 570 W Ritchie Rd, (PIN 400 070) zoned RR (± 2.93 acres) available addition to site and shortens distance to sewer.

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