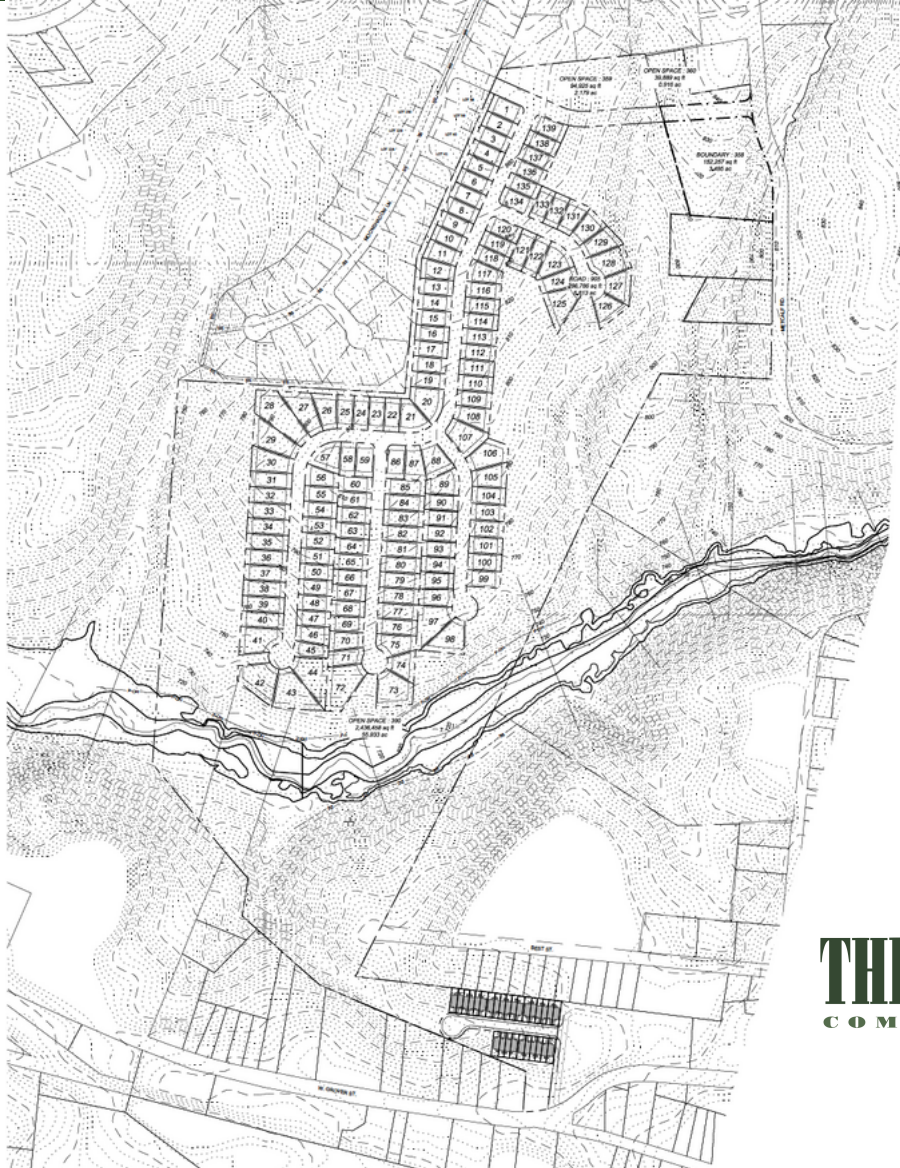


FOR SALE

METCALF ROAD- SHELBY, NC 28150



Approved for +/- 139 Single Family Homes

City of Shelby Water & Sewer Available

- **Acres:** +/- 92.91
- **Jurisdiction:** City of Shelby
- **Tax Parcels:** 21522, 21501, 44116, 51905
- **Zoning:** R-6, R-10 (City of Shelby)
- **Density:** 1.5 Units/Acre

Mackenzie Moser, CCIM

Broker

O: 704:882-1700 x 224

M: 704-280-4649

mmoser@themosergroupinc.com

THE MOSER GROUP, INC.
COMMERCIAL REAL ESTATE



HIGHLIGHTS

Opportunity to develop a residential neighborhood in rapidly growing Shelby, NC in Cleveland County.

Walking distance to uptown Shelby, Atrium Health Cleveland, and Shelby City Parks

Uptown Shelby's tree-lined streets invite locals and visitors alike to a variety of independent businesses and top-notch attractions. Between live music, great shopping, gallery shows, delicious food, and special events, there is always something fun to do in uptown.



SITE PLAN



Single Family Setbacks

Front: 20'

Side: 5'

Back: 20'

[Rail Trail Information Link](#)
[Shelby Development News](#)
[Zoning Map](#)

Asking Price - \$3,980,000

LOCATION MAP



ingles

Walmart

Spinning Leaf
GATHER. CELEBRATE. RETREAT.

ingles

EXXON

Atrium Health

the Y
YMC

JJ
TIMMY JOHN'S SANDWICHES

KFC

Walgreens

Mi Pueblito
Mexican Restaurant

CaroMont Health

PLEASANT CITY
WOOD FIRED GRILLE

WELLS FARGO

MOCKAITIS
ORTHODONTICS

PANTHER STATE

TRUIST

Advance Auto Parts

LOWE'S

MAP

