



LAND | **FOR SALE**

2104 EAST DIXON BOULEVARD | SHELBY

Three adjacent parcels available along the heavily trafficked East Dixon Boulevard/Highway 74 – roughly 6.02± acres, prime for development.

BOB CLAY, CCIM
c 704 616 5048
bclay@mecacommercial.com





PROPERTY INFORMATION

ACREAGE

Total 6.02 acres

ZONING

GB

TAX PARCELS

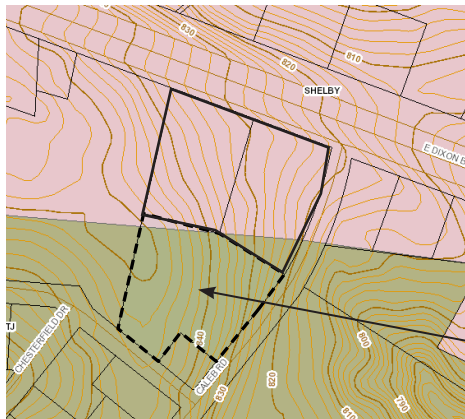
64886, 64885 & 64884

FEATURES

- Properties are contiguous
- Located along a highly-trafficked corridor

LIST PRICE

\$3,338,500.00



Owner is currently working to annex parcel and has filed a rezoning application to General Business for the lower tracts.

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MECA Commercial Real Estate

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.