



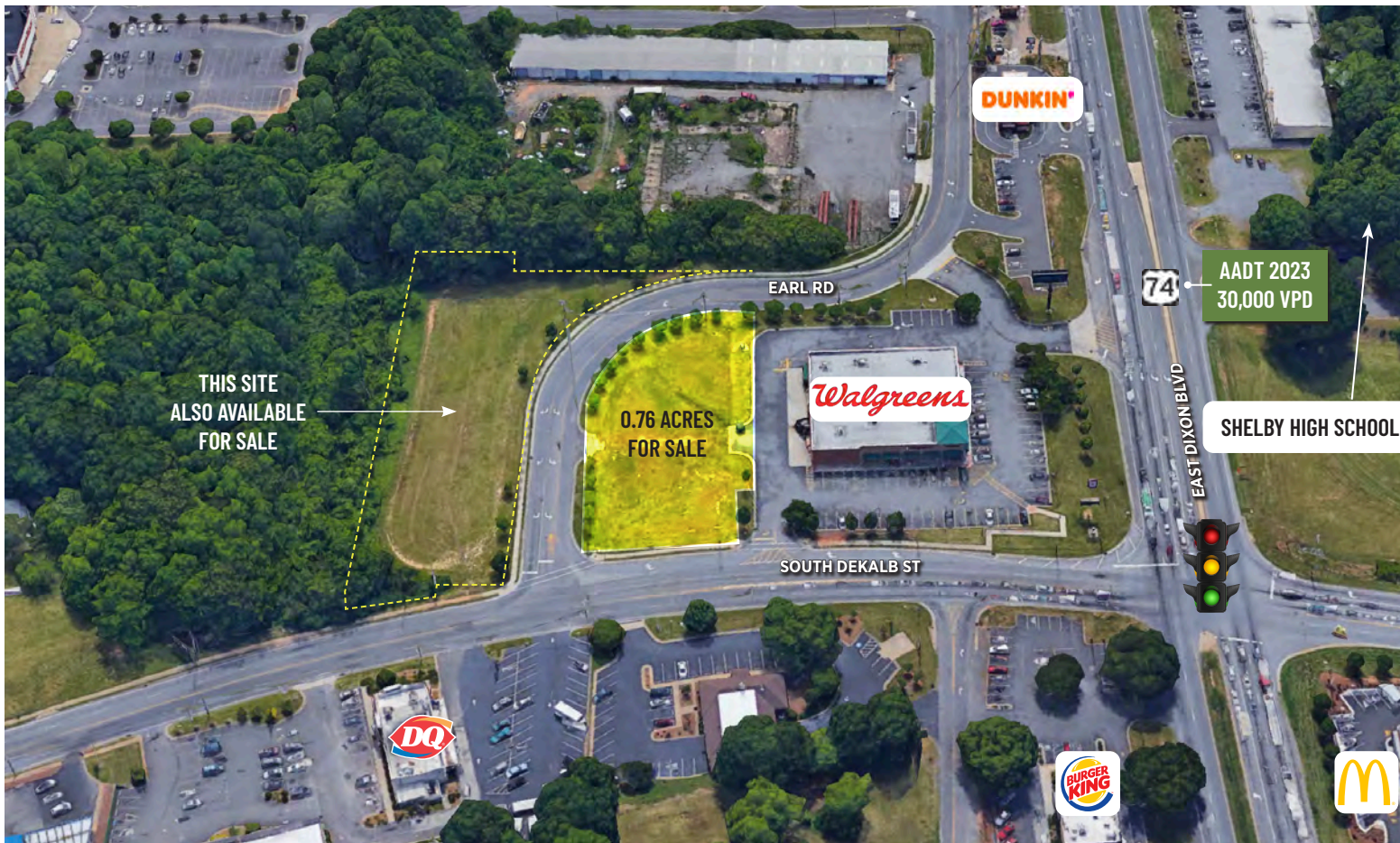
300 EARL ROAD AT SOUTH DEKALB STREET | SHELBY, NC

**LAND
FOR
SALE**

**Retail, Commercial
Development Opportunity**

EDY BERGSTROM
c 704 600 7656
ebergstrom@mecacommercial.com


MECA
COMMERCIAL REAL ESTATE



- Approximately 0.76 acres
- Excellent Visibility & Convenient Access
- Well-suited for multiple development concepts
- Shelby Zoning - GB
- Cleveland County GIS #61090
- City of Shelby utilities available at site

SALE PRICE
\$375,000



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MECA Commercial Real Estate
 102 Main Street, Suite 110
 McAdenville, NC 28101
 704 971 2000

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	Population	5,052	21,738	34,756
	Households	2,173	9,082	14,725
	Families	1,181	5,310	9,079
	Median Age	42.4	42.6	43.4
	Average HH Size	2.24	2.32	2.31
	Median HH Income	\$45,585	\$53,181	\$57,921
	Average HH Income	\$68,637	\$77,298	\$82,683
	Per Capita Income	\$29,445	\$32,486	\$35,048

mecacommercial.com

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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.



MECA
 COMMERCIAL REAL ESTATE

DEDICATED TO NCDOT
DEKALB STREET R/W
0.024 ACRES

KENNETH R. HUGHES
1227-482

DEDICATED TO NCDOT
DEKALB STREET R/W
0.03 ACRES

LOT #1

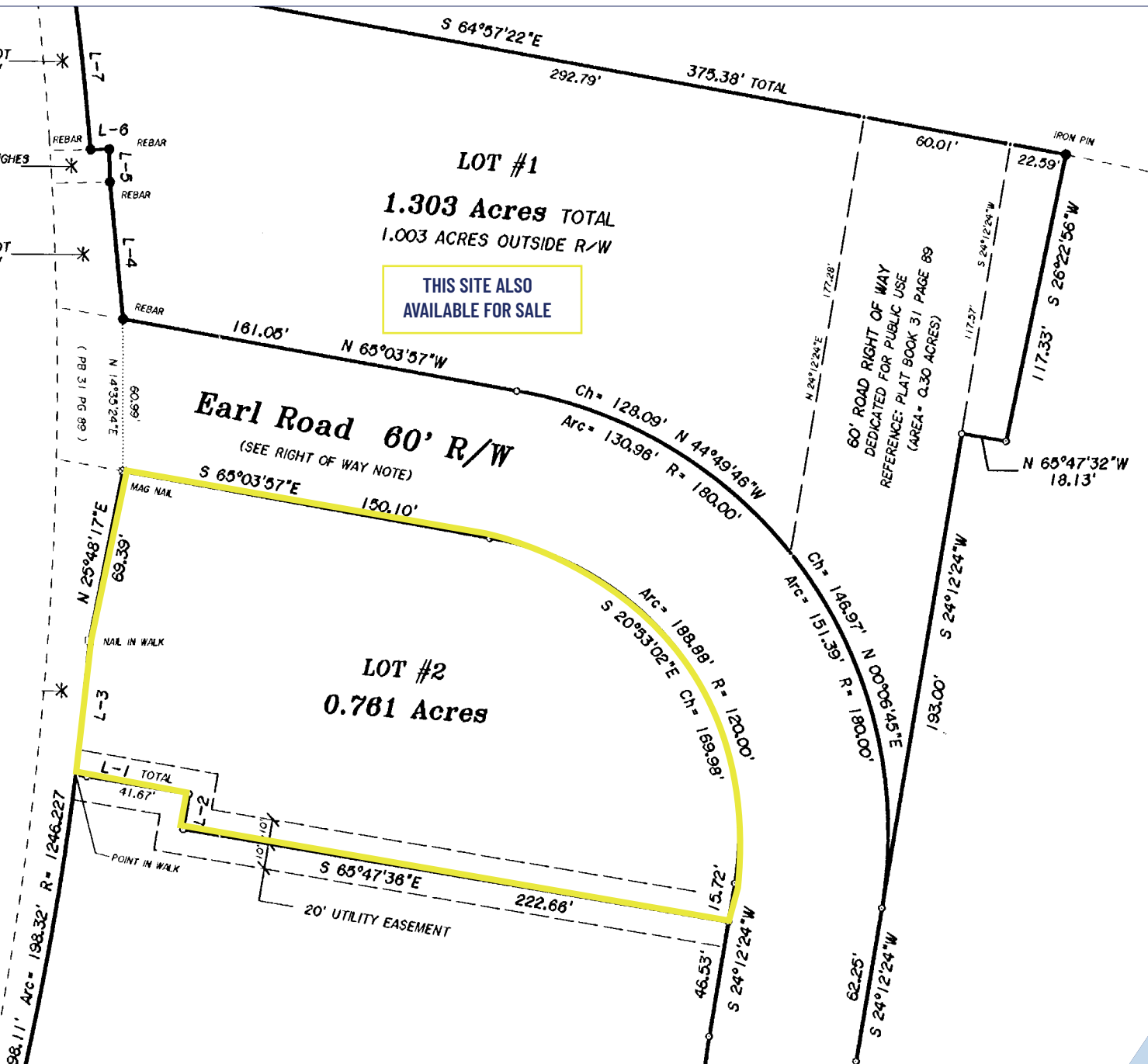
1.303 Acres TOTAL
1.003 ACRES OUTSIDE R/W

THIS SITE ALSO
AVAILABLE FOR SALE

Earl Road 60' R/W
(SEE RIGHT OF WAY NOTE)

LOT #2
0.781 Acres

with DeKalb Street



MECA
COMMERCIAL REAL ESTATE



**CITY OF
PLEASANT
LIVING**

OFFICIAL TOWN
NICKNAME

45 MILES
WEST OF CHARLOTTE, NC

#1
"TOP MICRO"
NATIONAL RECOGNITION FOR
ECONOMIC GROWTH

2.25%
CORPORATE INCOME TAX,
SCHEDULED TO PHASE
OUT BY 2030

SINCE 2011
SHELBY HAS BEEN HOME
TO THE AMERICAN LEGION
WORLD SERIES

Shelby, NC

Located in the foothills of western North Carolina, Shelby, North Carolina offers a compelling combination of small-town charm, economic momentum, and strategic access to the broader Charlotte, North Carolina metro region. As the county seat of Cleveland County, North Carolina, Shelby serves as the commercial and cultural hub for the area, supported by a strong manufacturing base, growing healthcare sector, and ongoing industrial investment. Its revitalized uptown district, anchored by attractions like the Earl Scruggs Center and the Don Gibson Theatre, provides a vibrant downtown environment that enhances quality of life and community appeal. With competitive operating costs, a skilled workforce pipeline through Cleveland Community College and Gardner-Webb University, and easy access to major transportation corridors and the Charlotte market, Shelby presents a strong opportunity for residential growth, commercial investment, and long-term real estate development.



EDY BERGSTROM

Advisor

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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

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