

FOR SALE

1410 MORGAN ST- SHELBY, NC 28150



Approved for +/- 94 Townhomes and/or apartments

City of Shelby Water & Sewer Available

- **Acres:** +/- 10.2
- **Jurisdiction:** City of Shelby
- **Tax Parcels:** 2556018862
- **Zoning:** CPD (Corridor Protection District)
- **Density:** 18.81 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.

- **0.9 miles from Shelby High School**
- **0.5 miles from Shelby Middle School**
- **Just off Hwy 74-Convenient to all Retailers, Restaurants, and the Shelby Mall**

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

SITE PLAN



Single Family Setbacks

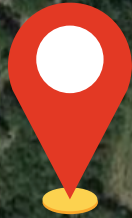
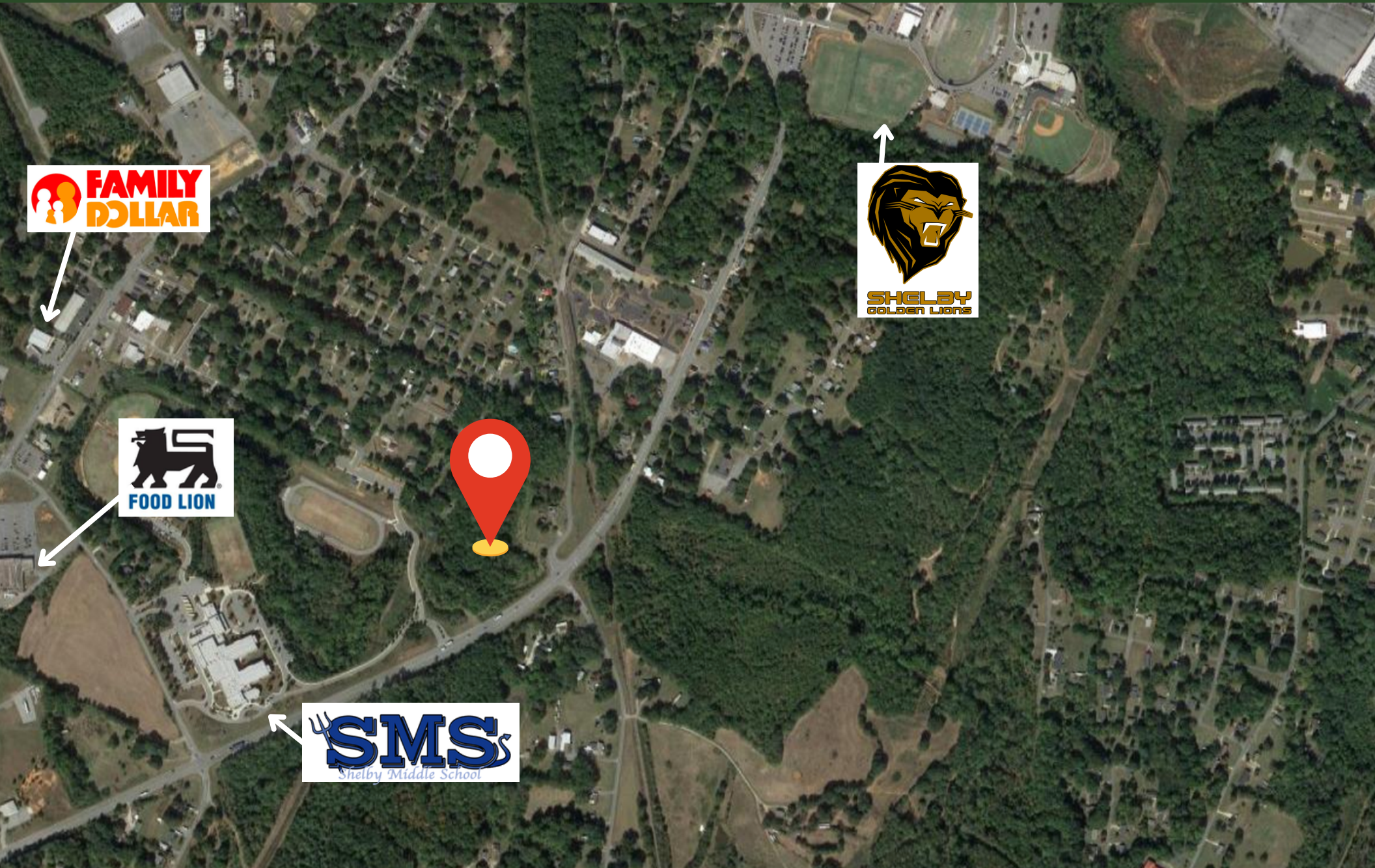
Front: 30'

Side: 5'

Back: 0'

Asking Price - \$1,692,000

LOCATION MAP



MAP

