



Donald Peeler
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2009 E MARION Street, Shelby, North Carolina 28150

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List \$: **\$159,900**

MLS#: **4094023** Category: **Lots/Acres/Farms** County: **Cleveland**
 Status: **ACT** Parcel ID: **21883** Acres: **1.65**
 Legal Desc: **DEED BOOK 1432, DEED PAGE 106** Zoning: **GB**
 City Tax Pd To: **Shelby** Tax Val: **\$51,713** Deed Ref: **1432/106**
 Lot Dim: **167' X 425'** Elevation: **1000-1500 ft.**
 Complex Name: OSN: **Canopy MLS**



General Information

Type: **Lot**
 Can Divide?: **No**
 \$/Acres: **\$96,909.09**
 Levels:

School Information

Elem: **Elizabeth**
 Middle: **Shelby**
 High: **Shelby**

Land Information

Apprx Acres: **1.65**
 Acres Cleared: **1.65**
 Acres Wood: **0.00**
 Min SF to Bld: **0**
 Prop Found:
 Rd Frontage: **State Road**
 Lot Desc: **Cleared, Other - See Remarks**
 Restrictions: **Signage**

Utility/Plan Information

Sewer: **City Sewer**
 Water: **City Water**
 Dwellings: **No**
 Beds Septic:

Additional Information

Prop Finance:
 Ownership: **Seller owned for at least one year**
 Spcl Cond: **None**
 Rd Respons: **Publicly Maintained Road**

Lease Considered: **Yes**

Features

Lot Description: **Cleared, Other - See Remarks**
 Waterbody Nm:
 View: **City**
 Fixtures Exclsn: **No**
 Exterior Cover:
 Road Surface: **Paved**
 Roof:
 Other Equipmnt:
 Suitable Use: **Commercial**
 Utilities: **Cable Available, Fiber Optics, Natural Gas**
 Exterior Feat: **Other - See Remarks**
 Comm Feat: **None**

Lake/Wtr Amen: **None**
 Doors:
 Basement Dtls:
 Road Frontage: **State Road/167**
 Patio/Porch:
 Other Structure: **None**
 Horse Amenities: **None**
 Fire Sprinkler:

Association Information

Subject to HOA: **None** Subj to CCRs: **No** HOA Subj Dues:

Public Remarks

1.65 ACRE COMMERCIAL GENERAL BUSINESS ZONED VACANT LOT Located directly across from Cleveland Mall, Shelby, North Carolina, 28150 ; Hi-Visibility, Hi-Traffic - 167 Feet Frontage, AVERAGE 425 FEET DEPTH - Located Very First Exit entering Shelby, NC (Marion Street / US Hwy. 180) * 3rd lot on right as you exit off of US Hwy. 74 West as you enter into Shelby. *This lot is approx. 1 acre level building area , .65 Acre sloped at rear. **CITY OF SHELBY SEWER ACCESS is across Marion Street, and will require an under bore, but is allowable ; Septic Sewage may be granted on this lot, depending on placement and size of new structure(s)

Agent Remarks

167 Feet Frontage located directly across from Cleveland Mall on Marion Street (US Hwy. 180)

Showing Instructions, Considerations, and Directions

Sign, Vacant, Other - See Remarks

***CORRECT GPS ADDRESS IS 2009 EAST MARION STREET, SHELBY, NORTH CAROLINA 28150**

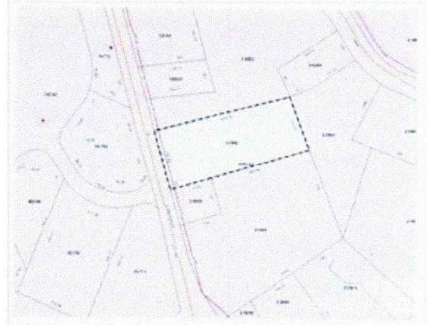
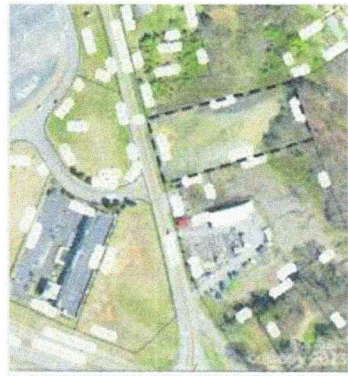
List Agent/Office Information

DOM: **235** CDOM: **235** Expire Dt: **02/24/2025**
 Mkt Dt: **12/13/2023** DDP-End Dt:
 Agent/Own: **No**
 For Appt Call: **800-746-9464**
 List Agent: **Donald Peeler (94757)** 
 List Office: **RE/MAX Select (2377)**
 Seller Name: **CORP.**
 Web URL:
 List Agreement: **Exclusive Right To Sell**
 Agent Phone: **704-913-1033**
 Office Phone: **704-487-7653**
 Full Service: **Full Service**

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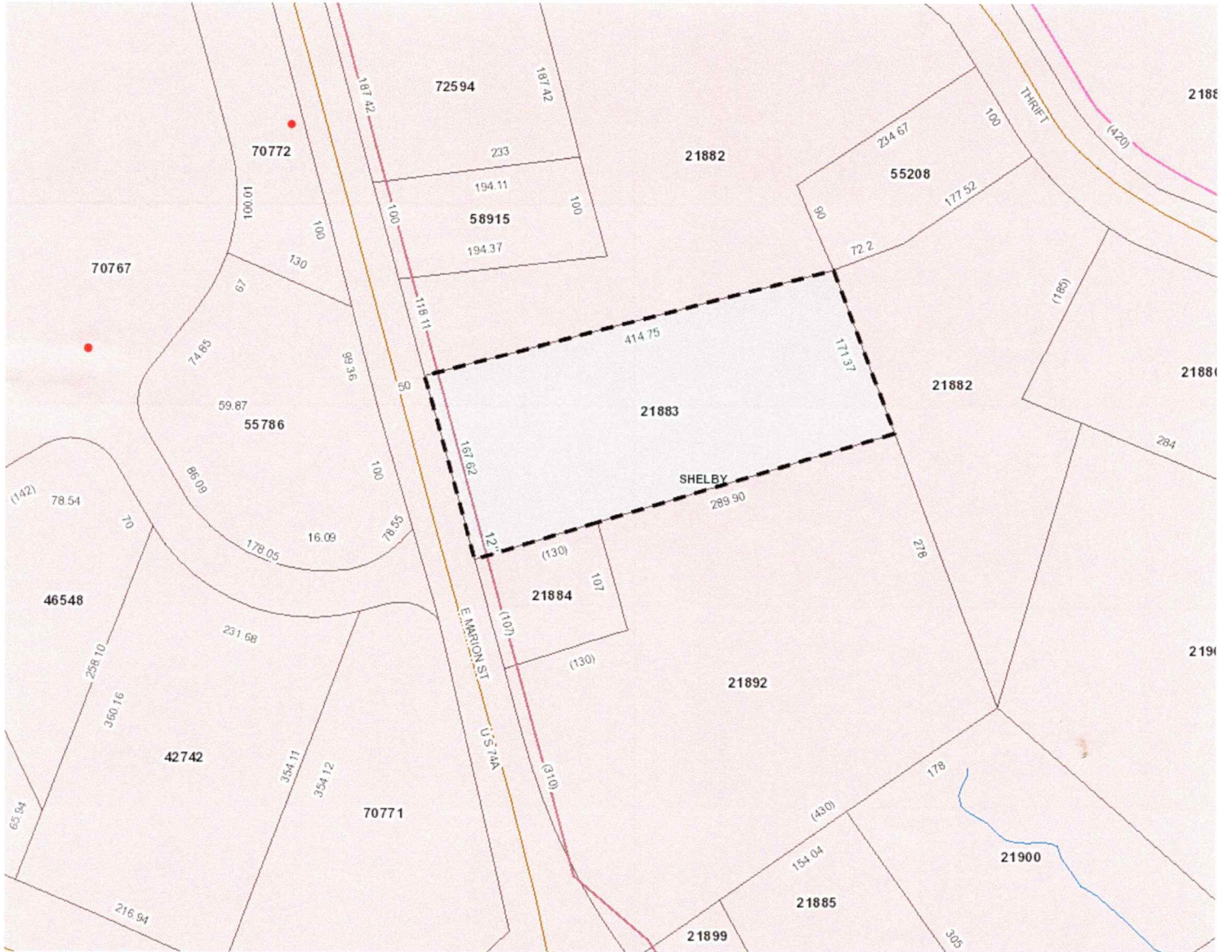






Results

N: 561565, E: 1261067
Lat: 35°16' 03.7", Lng: -81°28' 33.1"



★ \$159,900.00 LIST PRICE

★ ZONED
[G-B
GENERAL BUSINESS

★ COUNTY WATER
★ SEWER POSSIBLE
IF PUMPED ACROSS
ROAD AND ENGINEERED
★ City Water

MARION STREET

171.37

209

1.654 ACRES

414.75

0' 30" CMP • 25% MIN

TEMP. SEDIMENT BASIN (TYP.) (H) C22

5'X15' RIPRAP. SEE I

FLARED END W/RIPRAP (J) C22

TEMP. 12" SLOPE DRAIN

TEMP. DIVERSION

FLARED END SECTION ALL CONFORM TO L SLOPE.

FLARED END SECTION OR HEAD WALL

TEMP. CONSTRUCTION ENTRANCE/EXIT (A) C22

209

