



TOWER
PROPERTY GROUP

For Sale

Commercial Land +/- 1.14 Acres

NC HWY 49 Harrisburg, NC



Property

Summary Info.

- **PIN 55076660810000 – Cabarrus Co.**
- **Municipality – Harrisburg**
- **1.141 Acres**
- **Zoned – General Commercial (GC)**
- **Allowable Uses: Public Use, College, Civic, Religious, Office, Restaurant, Retail Sales, Dry Cleaner, Convenience Store, Automotive Sales and Repair, Car Wash and more.**
- **Easement with 5/3 Bank for access to traffic light and NC HWY 49**
- **Frontage on NC HWY 49 (249 Feet)**

Facing West



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UNC Charlotte & I-485



Traffic Light



Patricia Ave.

Harris Depot Rd.

Property



Traffic Count
(32,468 Cars)

Facing East



Harrisburg Town Hall

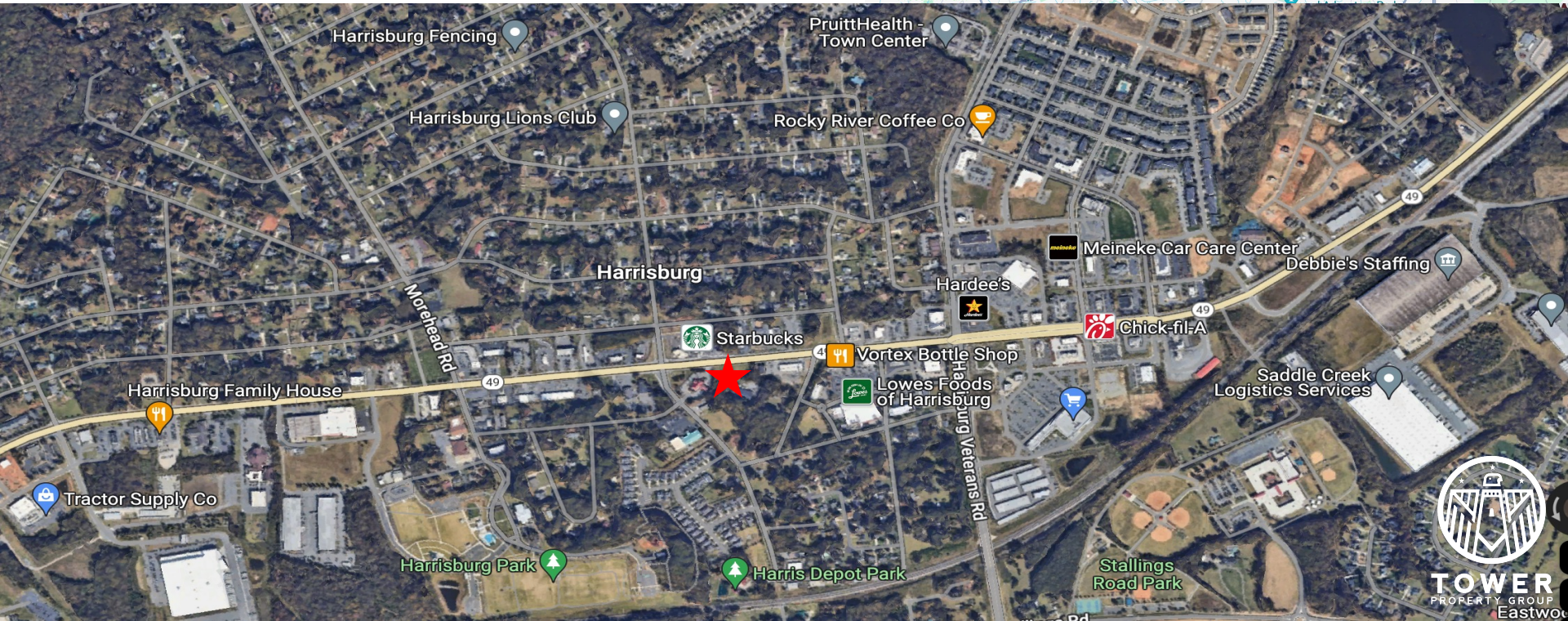
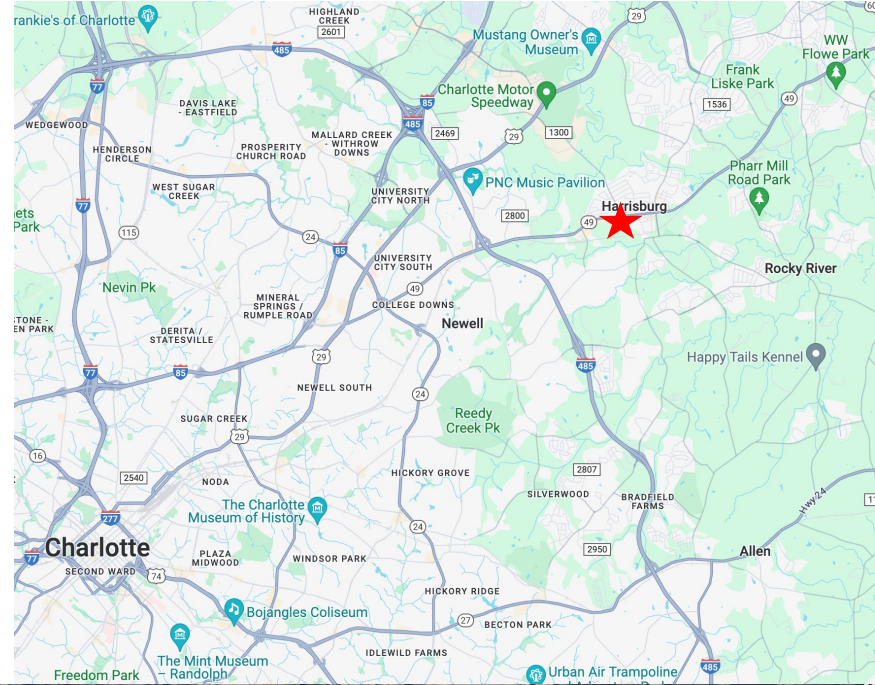


Property

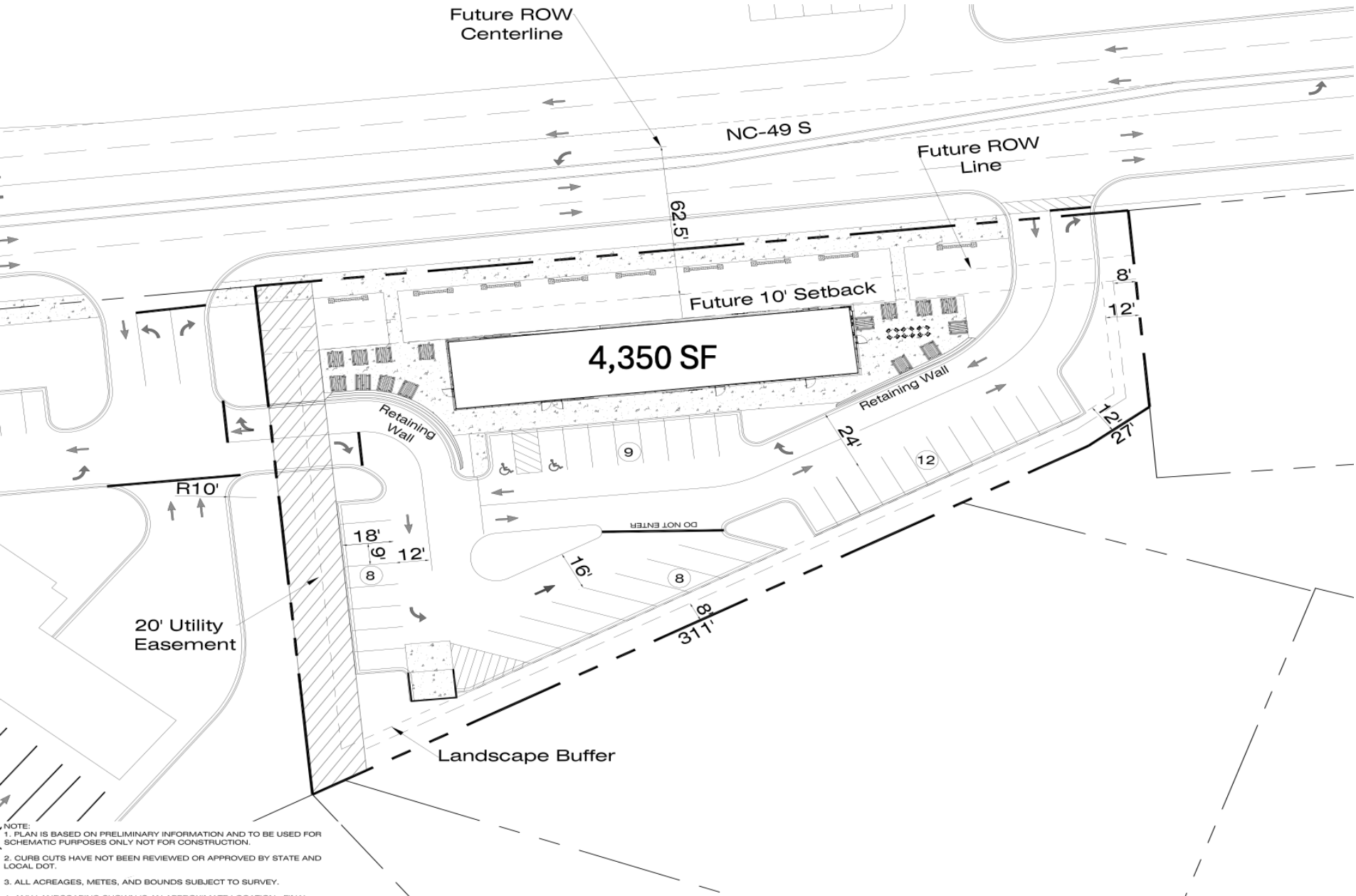


Locator Map

- 4 Miles to UNC Charlotte
- 3 Miles I-485

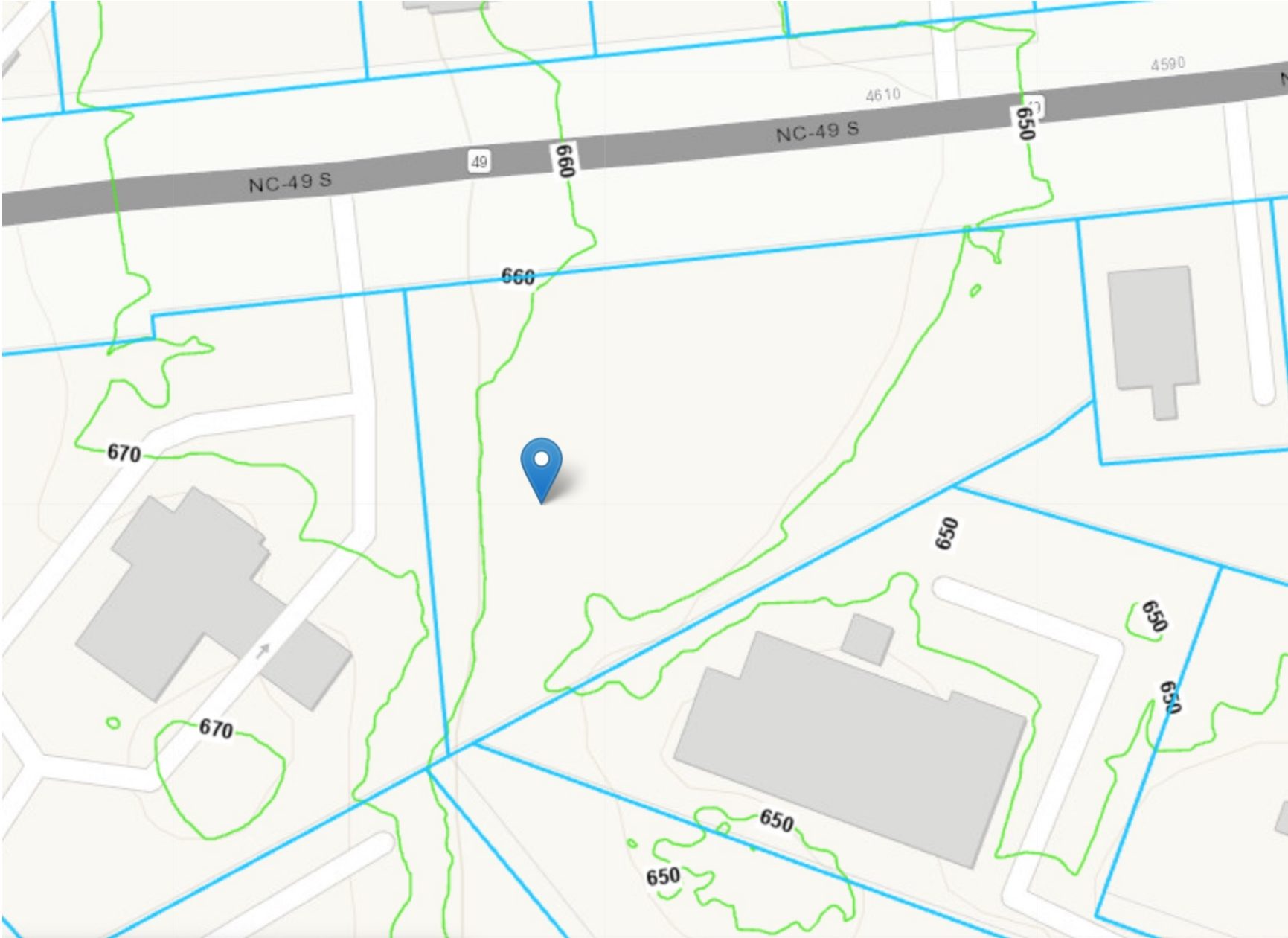


Conceptual Site Plan



NOTE:
1. PLAN IS BASED ON PRELIMINARY INFORMATION AND TO BE USED FOR SCHEMATIC PURPOSES ONLY NOT FOR CONSTRUCTION.
2. CURB CUTS HAVE NOT BEEN REVIEWED OR APPROVED BY STATE AND LOCAL DOT.
3. ALL ACREAGES, METES, AND BOUNDS SUBJECT TO SURVEY.
4. ANY LANDSCAPING SHOWN IS AN APPROXIMATE LOCATION. FINAL

Topography





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1.14 Acres



For Information Please Contact:

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Please Call For Pricing



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