

**RESIDENTIAL LAND FOR SALE**



2720 W Dixon Blvd  
Shelby, North Carolina  
United States

Parcel Size 0

Date Listed 08/01/2024

Listing ID GL-  
1726660989

Asking Price  
**\$450,000**

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11750069>

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## Overview

8.07 TOTAL ACRES DUAL ZONED GB-2 (General Business Two - 3.11 Acres Highway Frontage) AND R-20 (Residential 20 - 4.96 Acres Rear adjoining property) Located inside the City of Shelby, North Carolina City Limits. Over 430 Feet of Hi-Traffic, Hi-Visibility Hwy. 74 West Road Frontage, 355 Feet East from 4-Way Signalized Intersection. City Water at site w/ Septic Tank installed permitted for one 3BR/2BA Model Home year 1999 - 2128 Sq. Ft. DWMH on site. INCLUDES 20' High metal PYLON SIGN at frontage. This property was formerly used as a Corporate Mobile /Modular Home sales and display center. Located 4.2 Miles DUE WEST OF THE uptown courtsquare in Shelby, North Carolina. See attached aerial drone video.

For more details:

Listed by: Don L. Peeler

**Contact**

**Email**

**Phone**

