

SOLD



# US 74 Shelby Bypass Land Investment Opportunity!

32.61 +/- Acres | Cleveland County, NC



## ADDRESS

0 N Post Rd  
Shelby, NC 28150

## LOCATION

From Charlotte, Gastonia, Kings Mountain, take US Hwy 74 West towards Shelby. As you come into Shelby, bare right on BUSINESS Hwy 74 East, then right on NC180 (N Post Rd). Property will be on left where road constructions begins for US74 Shelby bypass and future re-route of NC180

## PROPERTY SUMMARY

Tremendous investment/development opportunity located at the convergence of two major intersections to the northeast of downtown Shelby. This 33 +/- acre tract is located by the future US 74 Shelby Bypass / NC 150 interchange and the intersection of NC 150 and NC 180. The re-routing of NC 180 goes through the subject property, leaving 27.5 +/- acres on the south side and 5 +/- acres on the north side (approx. 780' frontage on the south side of NC 180 and 945' frontage on the north side of NC 180). There is also approx. 65' of frontage off Spake Cir. into the 27.5 +/- acre piece. The property is in the Shelby ETJ. The 5 +/- acre piece and a small portion of the 27.5 +/- acre piece are zoned General Business. The majority of the larger piece is zoned R20. The US 74 Shelby Bypass is currently under construction from the completed portion west of Shelby to NC 150 with this portion expected to be completed by Dec 2023. This tract is the anchor piece for any development at this unique and import

[nationalland.com/listing/us-74-shelby-bypass-commercial-development-opportunity](https://nationalland.com/listing/us-74-shelby-bypass-commercial-development-opportunity)



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