

PROPERTY ADDRESS: +/-59 Acres at PIETRYK RD SALISBURY, NC 28146



For Sale

- ◆ \$40,000 per acre
- ◆ +/- 59 acres
- ◆ +/- 80,000 VPD ESRI (2016)
- ◆ Zoning: CBI
- ◆ Exit 71
- ◆ Property is adjacent to Loves Truck stop

- ◆ 4 parcels totaling +/- 58.91 acres alongside I-85
- ◆ I-85 is a major thoroughfare connecting Charlotte with the triad region of N.C.
- ◆ Located at exit 71, with current business including multiple truck stops, Dillard's distribution center, and Industrial parks.
- ◆ Located in Rowan County population: 138,630 (2014)
- ◆ Rowan County is included in the Charlotte MSA which has a population of 2,426,363 (2015)



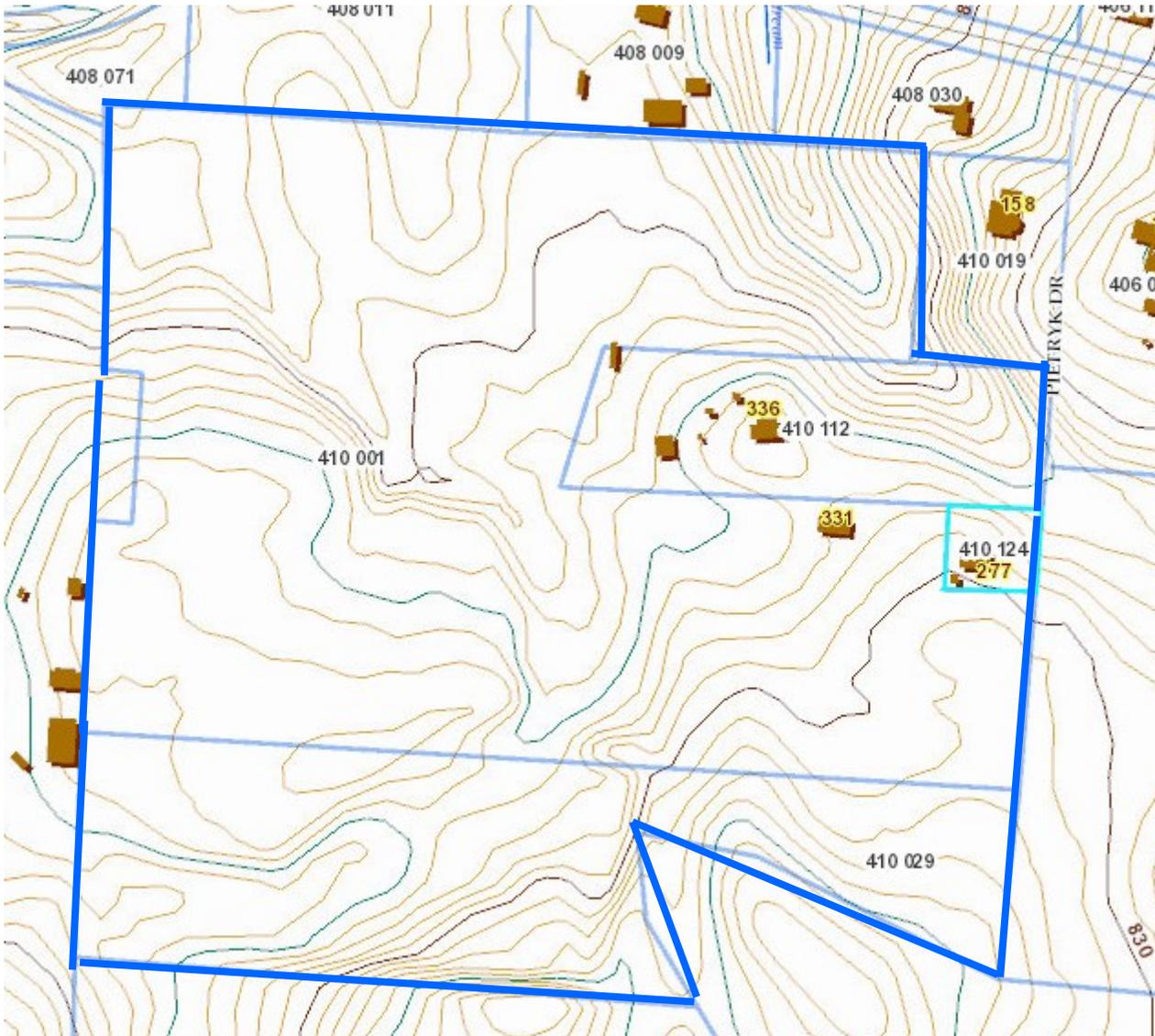
363 CHURCH STREET NORTH, SUITE 240
CONCORD, NC 28025
704-786-8888
WWW.NEWBRANCHRE.COM

REID BAKER
&
MARK HERMANS

Property Specifications Zoning:

Commercial, Business, Industrial, CBI. This zone allows for a wide range of commercial, business and light industrial activities which provide goods and services. This district is typically for more densely developed suburban areas, major transportation corridors, and major cross-roads communities. However this district may also exist or be created in an area other than listed in this subsection if the existing or proposed development is compatible with the surrounding area and the overall public good is served.

TOPO MAP

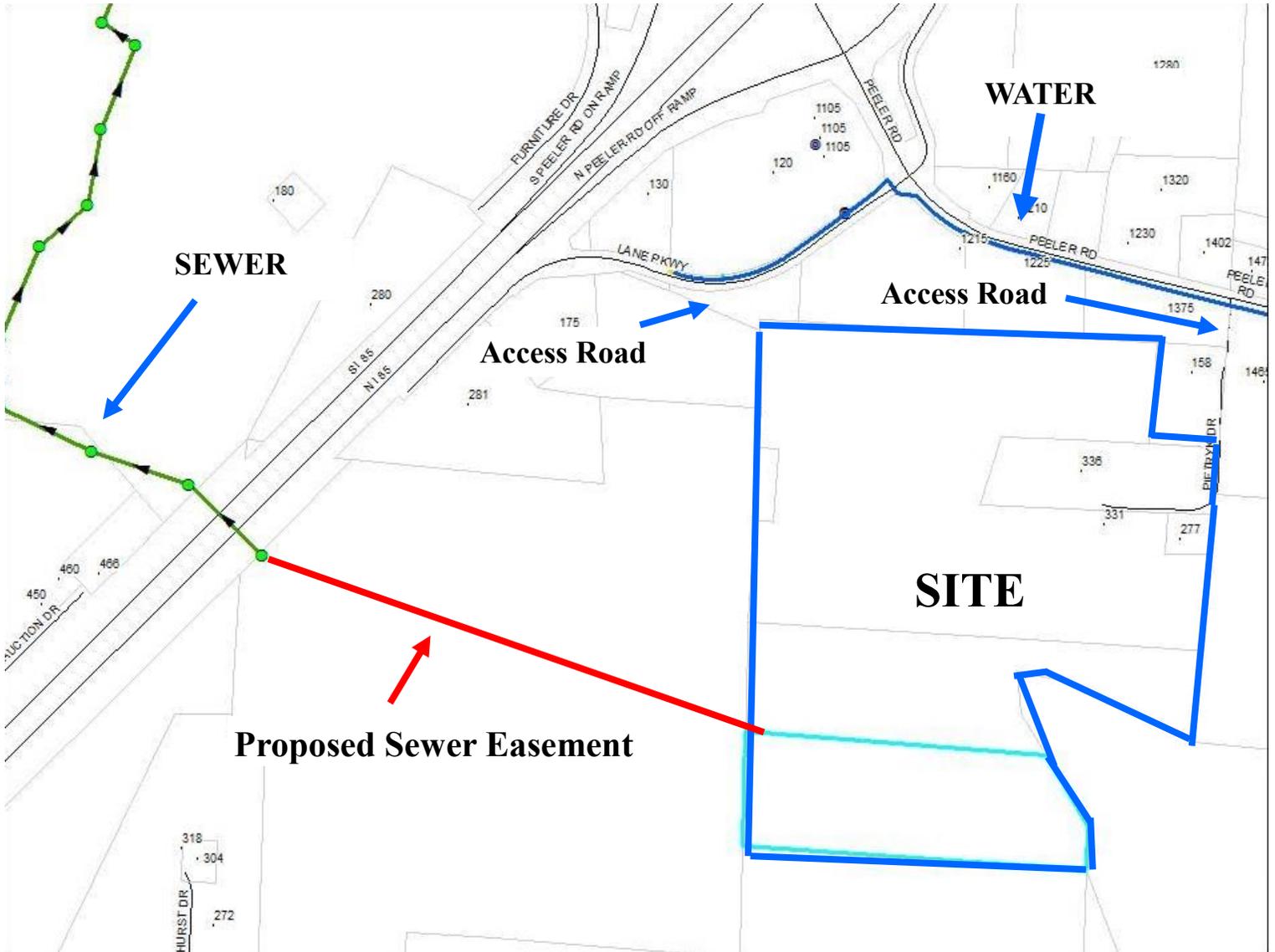


**Contour Intervals are 2ft.*

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Water & Sewer Map



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