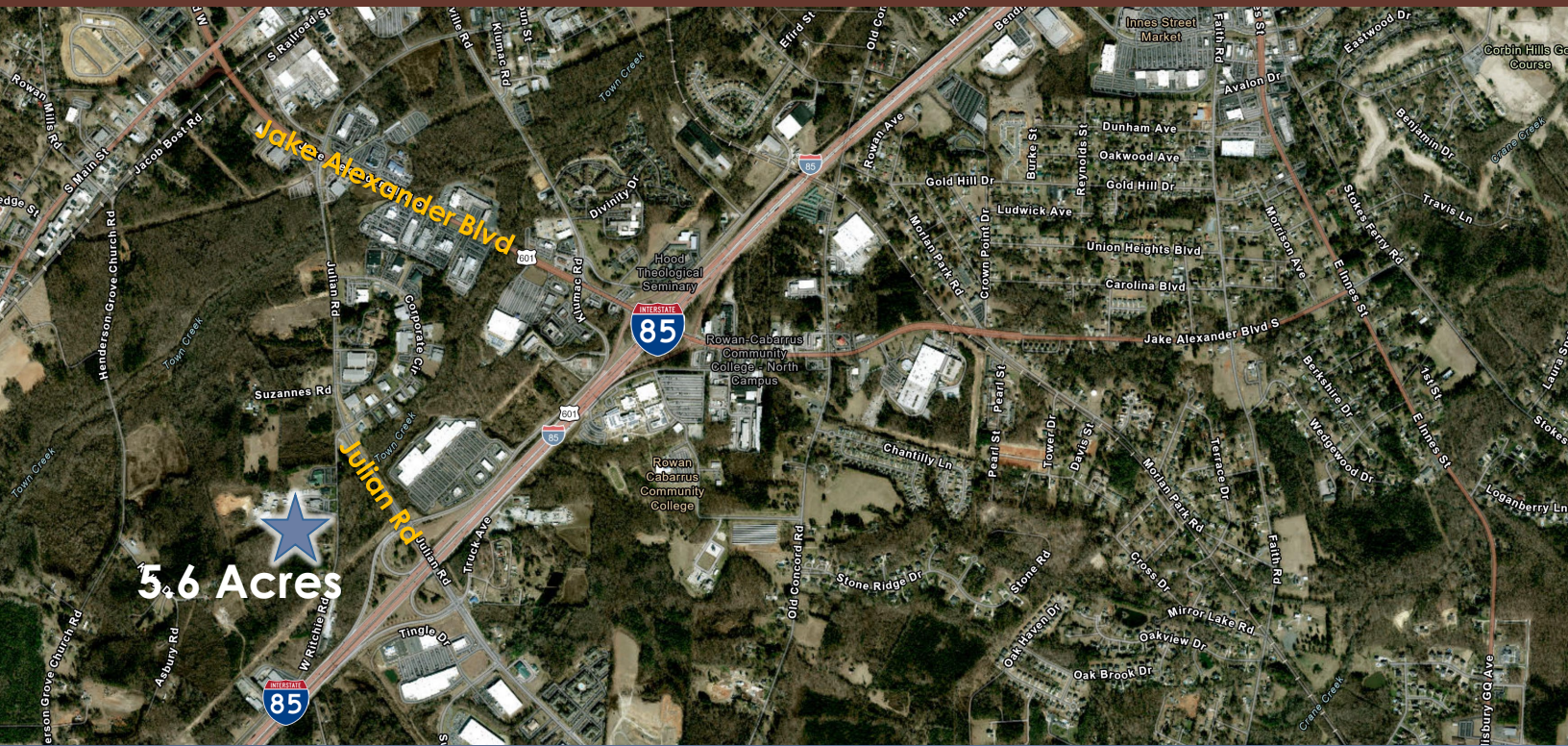
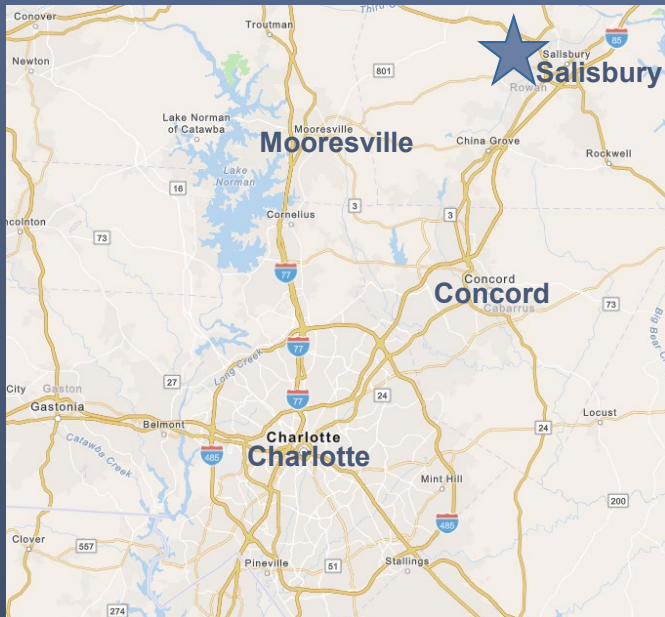


AVAILABLE FOR SALE W Ritchie Road Assemblage



★
5.6 Acres

Salisbury Development Opportunity 380 and 420 West Ritchie Road, Salisbury, NC 28147



\$760,050

Property Highlights

- Ease of Access to Interstate 85
- Signalized Left Turn from Julian Road to W Ritchie Road
- Located within Retail & Industrial Node
- Highway Business Zoning
- Over 400 front feet on W Ritchie Road

KATHRYN L. GARNER, BROKER
8336 Lake Providence, Matthews, NC 28104
704-576-5184 mobile
kathy@kathygarner.com



www.kathygarner.com



Property Details

| | | | |
|-----------------|--|------------|-------------------|
| Address | 380 and 420 West Ritchie Road, Salisbury, NC 28147 | | |
| Lot Size | 5.6 Deeded Acres | Market | Charlotte MSA |
| Price | \$760,050 | Submarket | Salisbury, NC |
| Price/Acre | \$135,723 | Front Feet | 400+ feet |
| Zoning | HB: Highway Business | Other | Family Assemblage |
| Cross Streets | Julian Road | | |
| Tax Parcel ID # | 400 025, 400 050, 400 051 | | |
| Utilities | Gas, Private Well, Private Septic, 600+ feet to public sewer | | |
| Ingress/Egress | Via West Ritchie Road to Julian Road | | |
| Best Use | Highway Business | | |
| Zoning District | City of Salisbury | | |

Demographic Business Summary

| Drive Times | 3 Minutes | 30 Minutes | 60 Minutes |
|------------------|-----------|------------|------------|
| Total Businesses | 25 | 14,302 | 130,728 |
| Total Employees | 626 | 162,517 | 155,811 |
| Total Population | 136 | 455,089 | 3,424,021 |

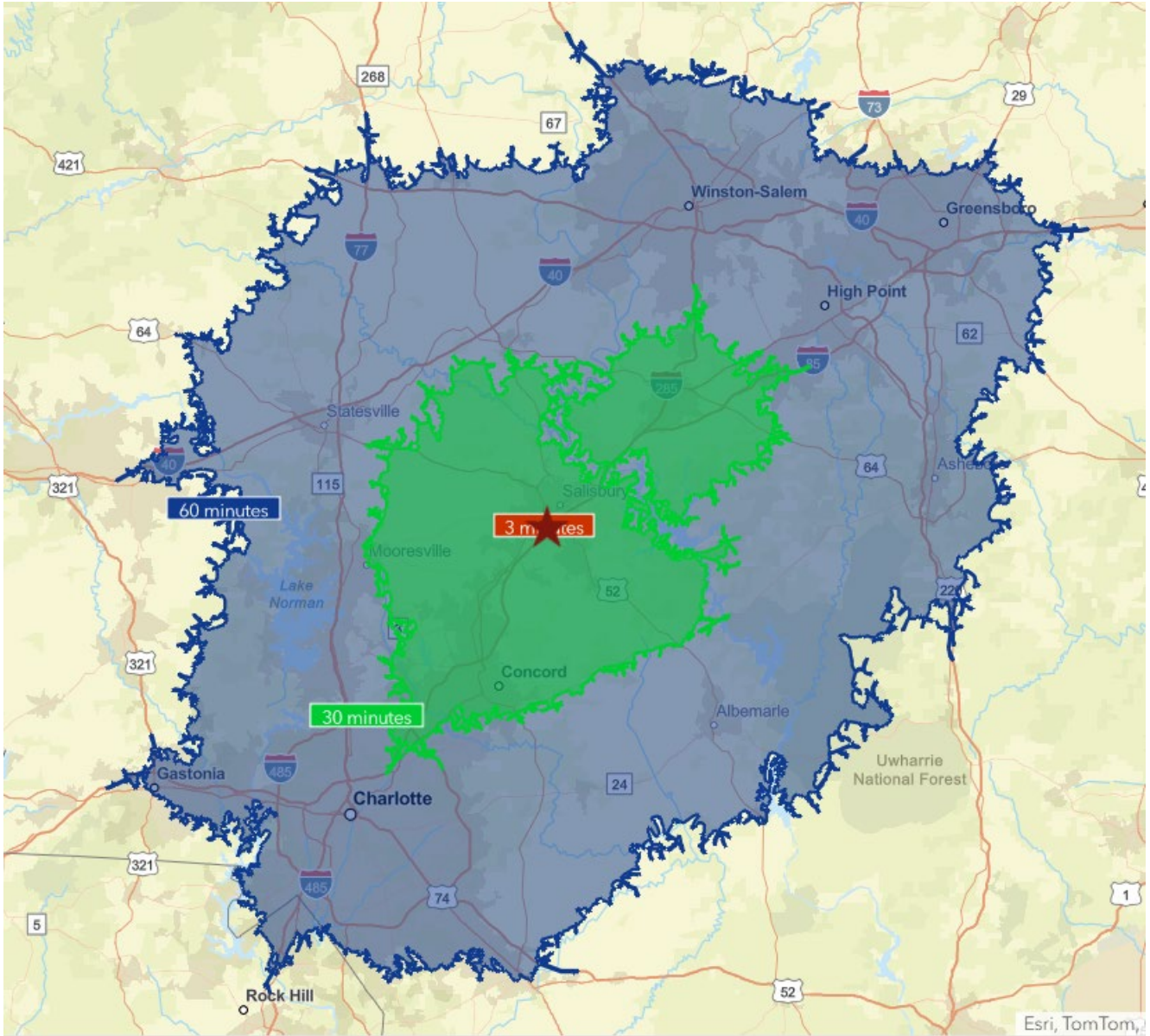
*Source: Site to Do Business Online (stdbonline.esri.com) / ESR 2024I

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Drive Times Map; 3, 30, 60 minutes drive times

Drive Times and Demographics, from page 2



Aerial Tax Map

5.6 Deeded Acres Total With 400 Front Feet

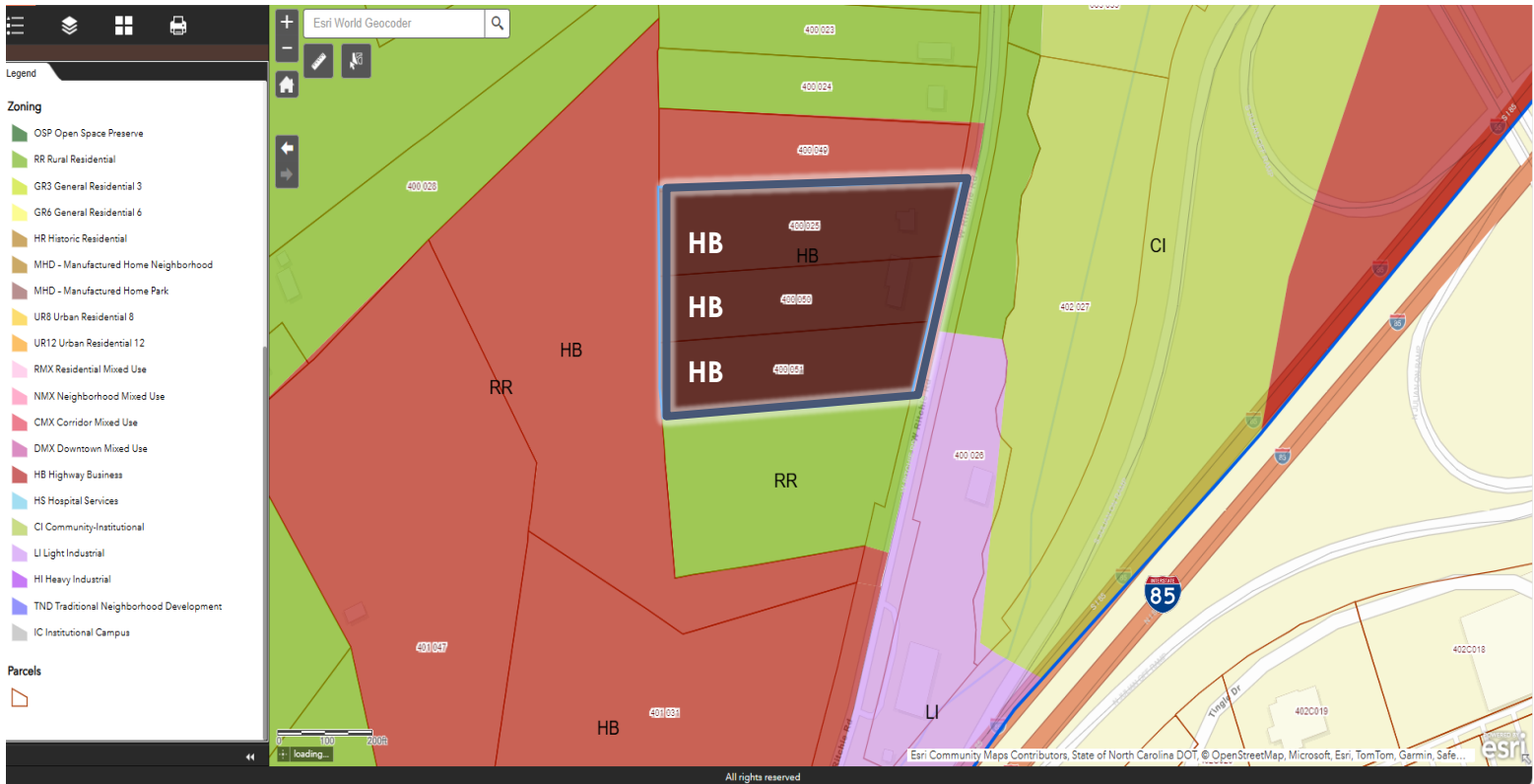


Zoning Map

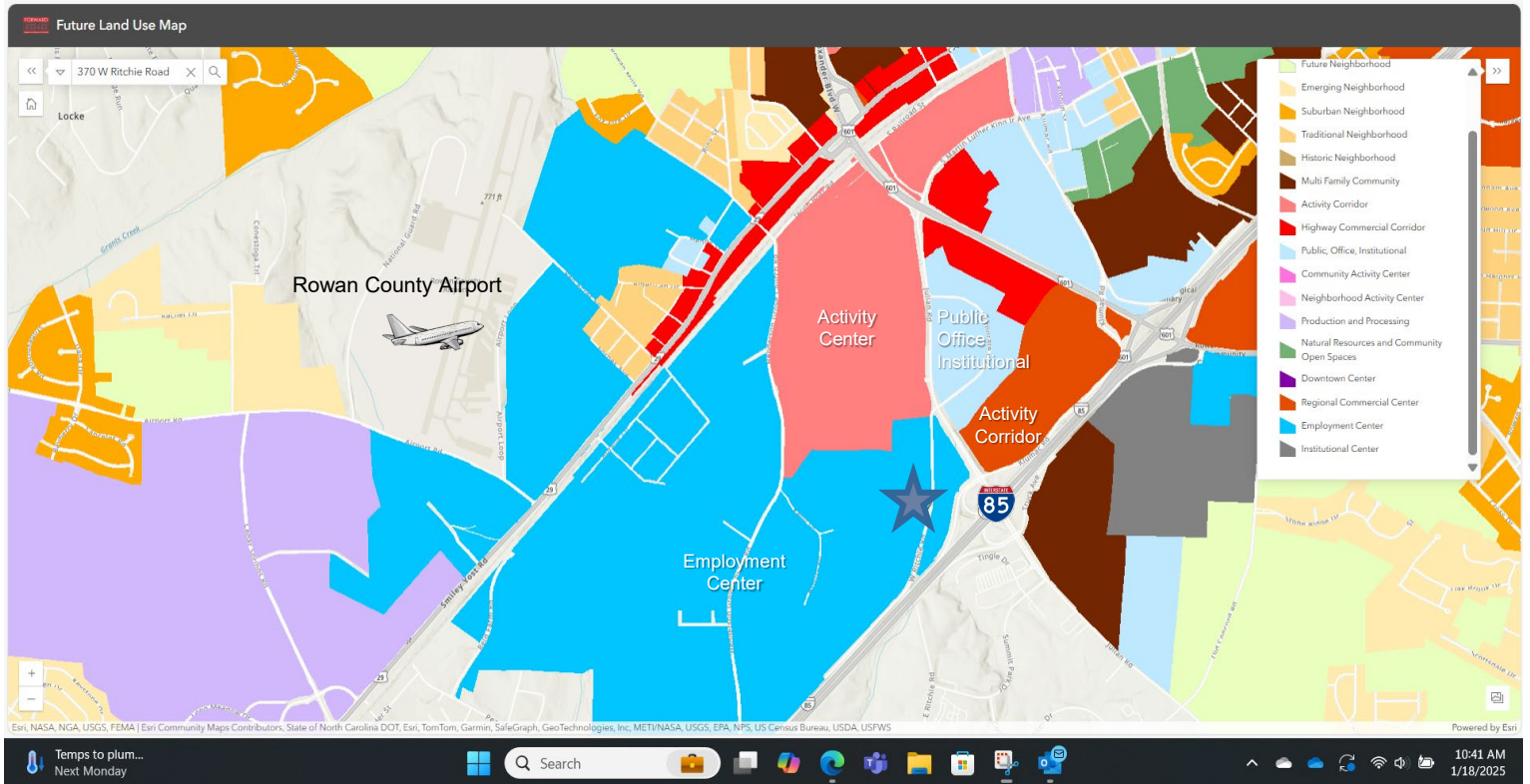
Zoning Information

Highway Business (HB) zoning definition: the intensity of commercial development in the Highway Business District is established by the traffic of the fronting thoroughfare. The intent of these regulations is to facilitate convenient access, minimize traffic congestion, and reduce visual impact of excessive signage and parking lots.

Source: [Land Development Ordinance](#)



Future Land Use Map

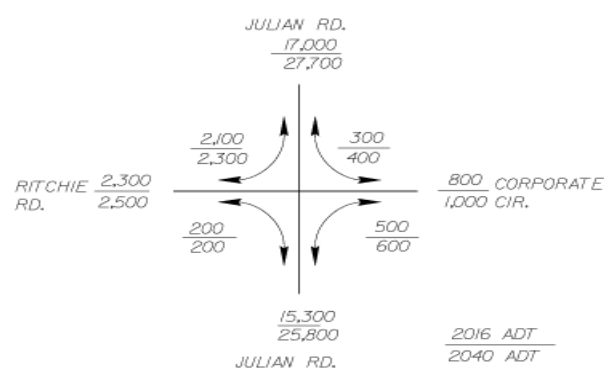
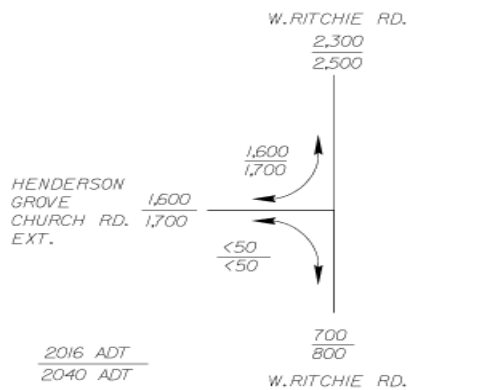
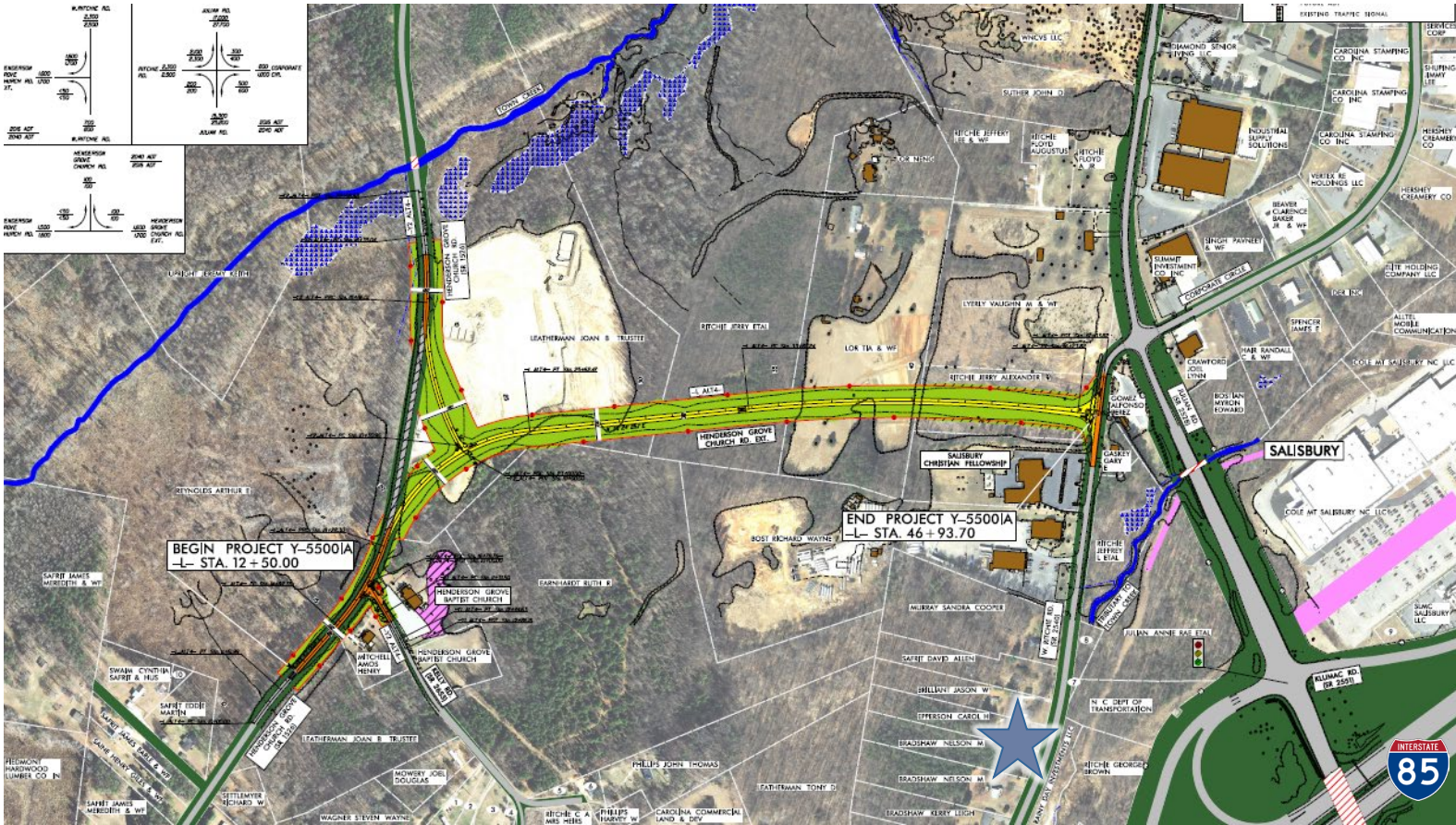


-  Site
-  Activity Center
-  Employment Center
-  Activity Corridor
-  Public, Office, Institutional

Henderson Grove Church Road Extension

Information

Henderson Grove Church Road Extension is under construction to connect West Ritchie Road to existing Henderson Grove Church Road.





Parcel Information

| <u>PHYSICAL ADDRESS</u> | <u>DEEDED ACRES</u> | <u>ZONING</u> | <u>FRONT FEET</u> | <u>ROWAN COUNTY PIN</u> | <u>ROWAN COUNTY PARCEL ID</u> |
|---|---------------------|----------------------------|-------------------|--|--|
| 380 W Ritchie Road | 2.22 | Highway Business | 155 Ft | 5658-02-59-7170 | 400-025 |
| 420 W Ritchie Road | 1.65 | Highway Business | 120 Ft | 5658-02-58-7957 | 400-050 |
| 0 W Ritchie Road | 1.76 | Highway Business | 139 Ft | 5658-02—58-7844 | 400-051 |
| <u>TOTALS AND LINKS FOR INFORMATION</u> | 5.63+/- ACRES | CHAPTER 2: | 414 +/- Feet | Rowan County GIS Website | Rowan County GIS Website |

*** Family Assemblage, owners will not sell parcels separately**