



# LAND FOR SALE

1124 MAJOLICA RD | SALISBURY, NC 28147

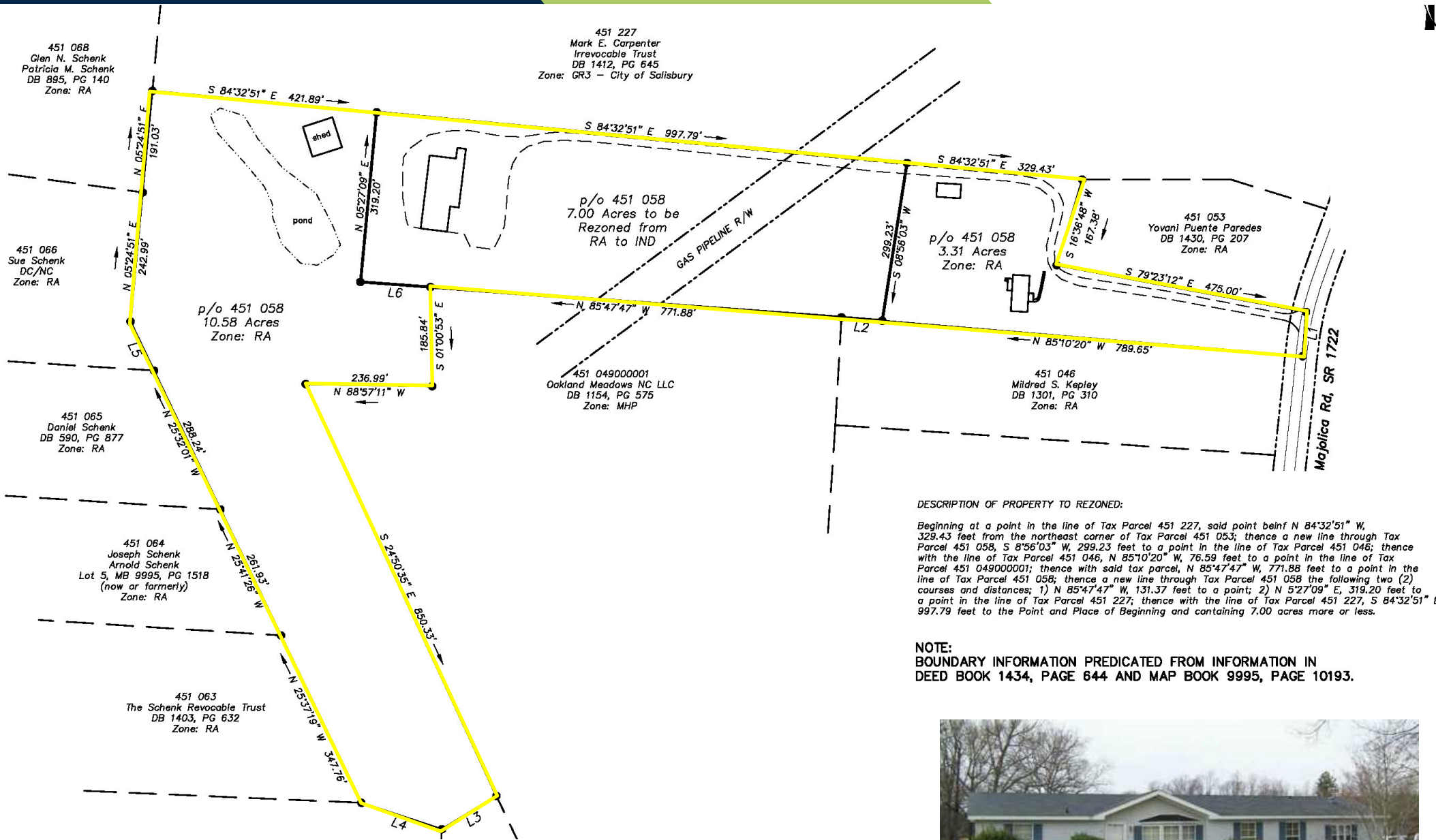
21.03 AC for Sale

- ◆ Asking: \$2,300,000
- ◆ Agricultural Zoning – Expansive tract in the heart of Rowan County's agricultural corridor, offering privacy and the numerous possibilities that come with rural land.
  - ◆ Shop use for business purposes requires owner-occupancy of the residence on the property. Buyer should verify all permitted uses with Rowan County prior to closing.
- ◆ County zoning permits commercial shop use when operated by an owner-occupant, making this a rare chance to run your business where you live.
- ◆ Situated in Rowan County just minutes from I-85, the property is easily accessible from both Charlotte and Greensboro.

## Property Features:

- ◆ 1,784 SF Manufactured Home – Features 3-bedrooms, 2-baths providing the on-site residence required to unlock the full potential of this property.
- ◆ 7,460 SF Hi-Bay Shop with impressive commercial-grade shop with roll-up door. Ideal for a hobby shop, diesel mechanic operation, contractor headquarters, equipment storage, or any number of owner-operator ventures.





DESCRIPTION OF PROPERTY TO REZONED:

Beginning at a point in the line of Tax Parcel 451 227, said point being N 84°32'51" W, 329.43 feet from the northeast corner of Tax Parcel 451 053; thence a new line through Tax Parcel 451 058, S 8°56'03" W, 299.23 feet to a point in the line of Tax Parcel 451 046; thence with the line of Tax Parcel 451 046, N 85°10'20" W, 76.59 feet to a point in the line of Tax Parcel 451 049000001; thence with said tax parcel, N 85°47'47" W, 771.88 feet to a point in the line of Tax Parcel 451 058; thence a new line through Tax Parcel 451 058 the following two (2) courses and distances; 1) N 85°47'47" W, 131.37 feet to a point; 2) N 5°27'09" E, 319.20 feet to a point in the line of Tax Parcel 451 227; thence with the line of Tax Parcel 451 227, S 84°32'51" E, 997.79 feet to the Point and Place of Beginning and containing 7.00 acres more or less.

NOTE:  
BOUNDARY INFORMATION PREDICATED FROM INFORMATION IN  
DEED BOOK 1434, PAGE 644 AND MAP BOOK 9995, PAGE 10193.



1,784 SF MANUFACTURED HOME

