



## SOLD!! 20.68 ACRES OF MULTI-USE LAND FOR SALE IN ROWAN COUNTY NC!

### SOLD

For immediate assistance with this listing call Jimmy Underwood at 980-734-8065.

**This tract offers tons of opportunities from residential to business use. The property features beautiful open fields, some woodlands, and fantastic road frontage. Call Jimmy Underwood at 980-734-8065 to schedule a showing today!**

Investors and builders take note! This beautiful tract sits between Salisbury and East Spencer and is just a short distance away from easy access to I85. It's hard to overemphasize how great this location is for residential or business. Sitting on the corner of McCanless Road and Choate Road, this property has fantastic access. The property is currently under a farm lease with 13.5 +/- acres on gently rolling terrain and the other 7 +/- acres in a forestry program. This tract would make an excellent spot for multiple houses or would work great for someone who is looking to put some room between themselves and their neighbors. Tracts of this size in this location are hard to find so call us today to come see this fantastic offering.

- 3 minutes from East Spencer
- 8 minutes from Salisbury
- 17 minutes from Lexington
- 30 minutes from Concord
- 46 minutes from Charlotte
- 47 minutes from Greensboro
- 1,578 +/- feet of road frontage on McCanless Road
- 632 +/- feet of road frontage on Choate Road
- Multiple use zoning from East Spencer jurisdiction
- Water available at the road
- Power available at the road
- Possible access to sewer with lift station
- Currently under a farm lease
- In a forestry program

### MORE DETAILS

**Address:**  
Off McCanless Road  
Salisbury, NC 28146

**Acreage:** 20.7 acres

**County:** Rowan

**MOPLS ID:** 20

**GPS Location:**  
35.667400 x -80.428900

**PRICE: \$258,500**

### CONTACT AGENT



**JIMMY UNDERWOOD**

**BROKER IN CHARGE - SC | BROKER - NC**

**(980) 734-8065**

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