

OFFERING MEMORANDUM

Shuping Mill Road

Salisbury, NC 28146 | Rowan County

ASKING PRICE	LOT SIZE	ZONING	ROAD FRONTAGE
\$155,000	±1.55 Acres	RATR	Three Roads
List Price	±67,518 SF	Rowan County	Shuping Mill Shive Rd Goodwin Rd

"Rare three-road access rural land site — positioned for small-format retail, convenience, or rural service in an underserved Rowan County corridor."

- ±1.55-acre vacant land parcel with access from three public roads — Shuping Mill Rd, Shive Rd & Goodwin Rd
- Corner position at a three-road rural intersection — Litaker Township, Rowan County, NC
- Clean parcel — no structures, no flood zone exposure, remnant asphalt drive in place
- Rowan County — growing Charlotte MSA market with expanding rural demand
- Rural retail and convenience service gap in the immediate trade area
- Motivated seller — priced to transact

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CK SELECT COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

CK Select Commercial Real Estate presents ±1.55 acres of vacant land at the three-road rural intersection of Shuping Mill Road, Shive Road, and Goodwin Road in Litaker Township, Rowan County, NC. The site offers triple public road access, a clean environmental record, and a rural trade area with limited retail and convenience services — a compelling opportunity for a small-format retailer, convenience operator, or rural service provider seeking an affordable entry point in the growing Rowan County market. The parcel is offered vacant with remnant asphalt from a prior access drive. Seller is motivated and priced to transact.

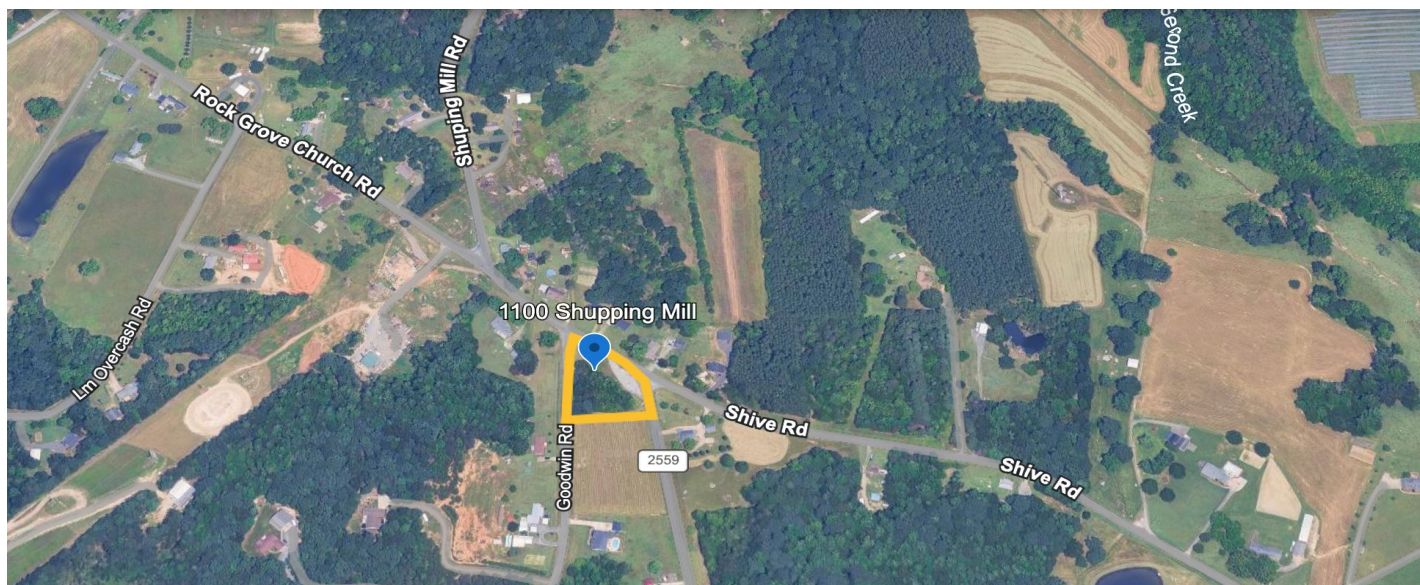
PROPERTY DETAILS

Address	Shuping Mill Rd, Salisbury, NC 28146
County / Township	Rowan County Litaker Township
APN	427-01701 CLIP: 9740156523
Lot Size	±1.55 Acres / ±67,518 SF
Zoning	RATR — Residential Agricultural, Transitional Rural
Land Use Code	Vacant Residential (12) — Rowan County
Road Frontage	Three-road access — Shuping Mill Rd, Shive Rd & Goodwin Rd
Traffic Count	±850–1,000 AADT (per NCDOT counts at two corridor locations)
Utilities	Well & Septic required — no public water/sewer at road
Flood Zone	Not within 250 ft of multiple flood zone — clean record
Improvements	None — vacant land; remnant asphalt drive in place
County Assessed	\$24,723 (2025 — land only)
Asking Price	\$155,000

INVESTMENT HIGHLIGHTS

01	Three-Road Access — Maximum Operational Flexibility Direct frontage on Shuping Mill Road, Shive Road, and Goodwin Road provides three independent access points — a rare attribute for a rural site of this size and a critical design advantage for drive-through or high-turnover retail and convenience formats.
02	Underserved Rural Trade Area The immediate trade area lacks established small-format retail and convenience options, creating a measurable supply gap for a first-mover operator in this Rowan County corridor.
03	Clean Site — No Demo Cost, No Flood Risk No structures to demo, no flood zone exposure, no known liens. Remnant asphalt drive provides immediate site access.
04	Rowan County Growth Fundamentals Rowan County benefits from Charlotte MSA expansion with population and commercial demand migrating outward from core Cabarrus and Mecklenburg markets.
05	Motivated Seller — Priced to Transact \$155,000 reflects a motivated seller position — competitively priced for a three-road access site in a growing Rowan County corridor.

AERIAL VIEW & LOCATION



Subject parcel outlined in gold at the intersection of Shuping Mill Rd, Shive Rd & Goodwin Rd — Litaker Township, Rowan County, NC. Lot dimensions are estimated (±).

LOCATION & MARKET OVERVIEW

The subject property sits at the convergence of Shuping Mill Road, Shive Road, and Goodwin Road in Litaker Township, Rowan County — a three-road rural intersection with exceptional access and natural visibility from multiple approach directions. NCDOT traffic counts recorded at two corridor locations along the subject roads register ±850–1,000 vehicles per day — meaningful pass-by exposure for a rural intersection site and a strong indicator of demand potential for a convenience or small-format retail operator. The property benefits from steady Rowan County growth driven by Charlotte MSA expansion and sits in a corridor with a documented retail and convenience service gap.

Market	Rowan County, NC — Salisbury MSA, Charlotte metro fringe
Population	±145,000 (Rowan County) — growth driven by Charlotte MSA expansion
Growth Driver	Outward migration from Cabarrus and Mecklenburg counties; I-85 corridor activity
Traffic Count	±850–1,000 AADT recorded at two NCDOT count stations along the corridor — meaningful daily pass-by traffic for a rural intersection site
Retail Gap	Litaker Township rural corridors lack small-format retail and convenience services — underserved relative to population density
Land Values	Rural Rowan County transacting at \$16,000–\$42,000/acre; subject priced at ~\$100,000/acre reflects three-road access premium and motivated positioning

USE CASE & BUYER PROFILE

■	Small-Format Retail Operators	Rural convenience, general merchandise, or dollar-format retail seeking an underserved corridor with low land basis and three-road ingress/egress for traffic flow.
■	Convenience & Fuel Operators	Small footprint convenience center or fuel stop serving the rural Litaker/Bostian Heights community — no competing operators in the immediate corridor.
■	Rural Service Providers	Automotive, agricultural supply, or hardware services benefiting from three-road access and a captive local customer base.
■	Land Investors / Hold Buyers	Investors seeking affordable Rowan County land with development optionality as the Charlotte MSA continues its outward growth.

DUE DILIGENCE CONSIDERATIONS

Environmental	Owner is Carolina Oil Co / Carolina Fast Mart. Buyers should conduct a Phase I ESA to assess any potential UST history or soil concerns prior to closing.
Utilities	No public water or sewer at road. Well and septic required — confirm with Rowan County Environmental Health regarding perc test requirements.
Zoning & Permitting	RATR zoning — confirm permitted uses and any rezoning requirements with Rowan County Planning & Development prior to submitting an offer.
Survey & Title	Lot dimensions are estimated — obtain a current boundary survey. Title search and title insurance through a licensed NC real estate attorney recommended.

OFFERING SUMMARY

Property	Shuping Mill Rd, Salisbury, NC 28146
Lot Size	±1.55 Acres / ±67,518 SF
Zoning	RATR — Residential Agricultural, Transitional Rural
Road Access	Three roads — Shuping Mill Rd, Shive Rd & Goodwin Rd
Asking Price	\$155,000
Sale Terms	Fee simple — all cash or conventional financing
Listing Brokers	Kirk Hanson & Rodney Green CK Select Commercial Real Estate

CONTACT THE LISTING TEAM

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DISCLAIMER: This Offering Memorandum has been prepared by CK Select Commercial Real Estate for qualified prospective purchasers only. No representation or warranty is made as to accuracy or completeness. All measurements are approximate (±). Buyers are encouraged to perform independent due diligence. Not an appraisal or legal advice. All offers subject to seller review and approval.