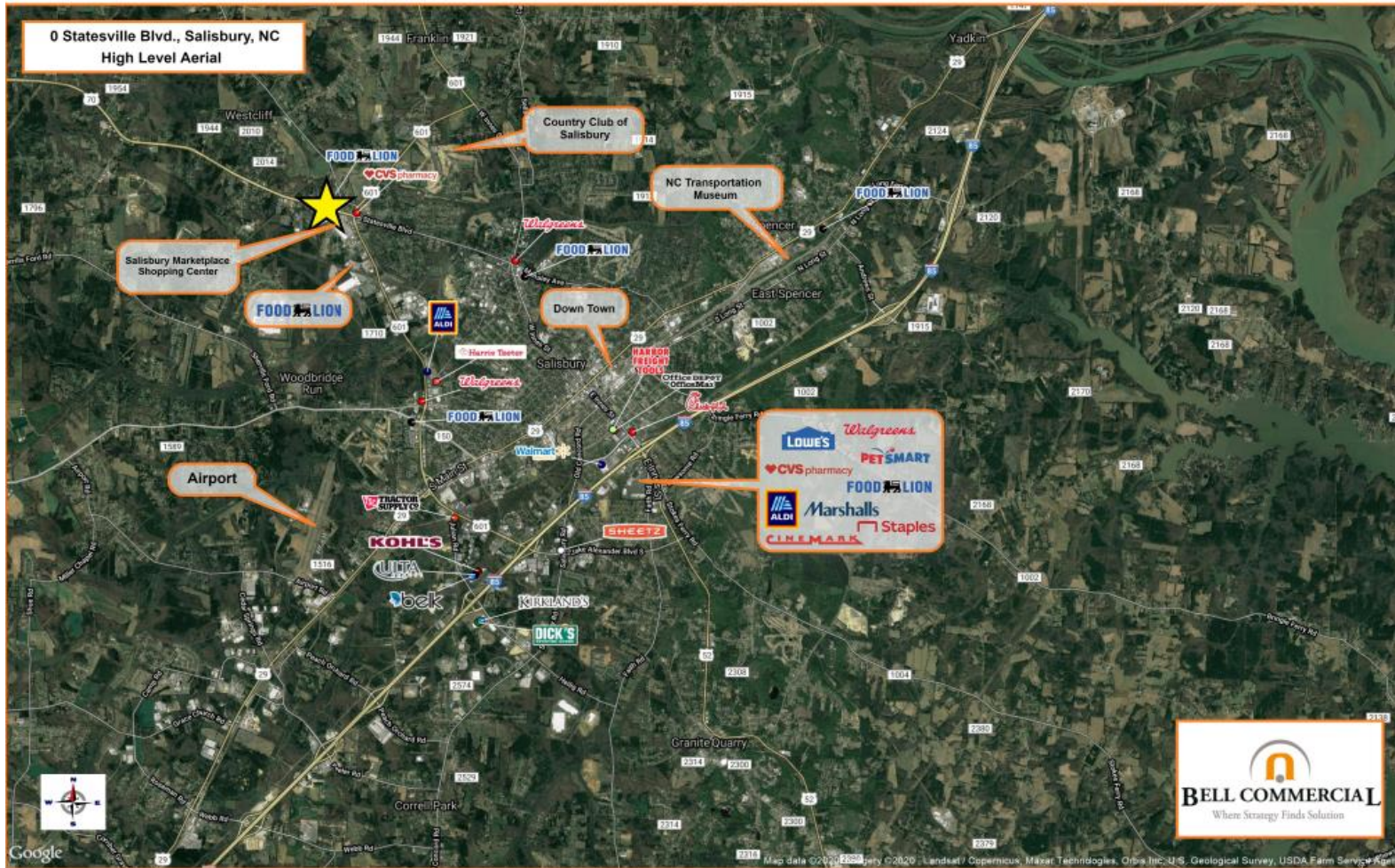


0 Statesville Blvd., Salisbury, NC FOR SALE



DEMOGRAPHICS:

MILES	1 MI	3 MI	5 MI
POPULATION	3,749	22,063	47,082
HOUSEHOLDS	1,707	8,865	19,106
AHI	\$64,639	\$69,372	\$67,695
EMPLOYEES	3,067	13,895	30,749

1.01 Acres

HIGHLIGHTS:

- * Utilities at site
- * Level grade
- * Validated Trade Area

LOCATION:

- * No restrictions from Mall
- * Zoned HB

TRAFFIC COUNTS:

- 20,500 on Statesville Blvd.



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Permitted Use Tables

CHAPTER 2: DISTRICTS

P	Permitted	SUP	Special Use Permit required and subject to Additional Standards in Chapter 3
PS	Permitted subject to Additional Standards in Chapter 3	—	Not Permitted
PND	Permitted as new development only	CD	SUP is not required when proposed and adopted as part of a Conditional District

BASE DISTRICT	T1	T2	T3	T4	T5	T6	Assigned Districts			Planned Development						
	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	CI	MHD	TND
Manufacturing / Wholesale / Storage																
Agriculture	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Laundry, dry cleaning plant	—	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—
Manufacturing, Light	—	—	—	—	—	—	—	P	P	P	P	P	—	—	—	—
Manufacturing, Neighborhood	—	—	—	—	—	PS	P	P	P	P	P	P	—	—	—	P
Manufacturing, Heavy	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—
Media production	—	—	—	—	—	—	—	P	P	P	P	P	P	—	—	—
Metal products fabrication, machine or welding shop	—	—	—	—	—	—	—	P	P	P	P	P	—	—	—	—
Mix-Warehouse	—	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—
Research and development	—	—	—	—	—	—	—	SUP/CD	SUP/CD	P	P	P	P	—	—	P
Storage: Outdoor Storage Yard as a primary use	—	—	—	—	—	—	—	—	—	—	P	P	—	—	—	—
Storage: Warehouse/Indoor Storage	—	—	—	—	—	—	—	PS	PS	P	P	P	—	—	—	—
Wholesaling and distribution	—	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—
Civic / Institutional																
Carryground	PS	PS	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Cemetery	P	PS	—	—	—	—	PS	PS	P	P	P	P	P	—	P	P
College/University	—	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	—	—	—	P	—	—
Hospital	—	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	—	—	P	P	—	—
Public Safety Station	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	PS	PS	P	P	P	P	P	P	SUP/CD	P	P
Religious Institution	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School: Elem. & Secondary	—	P	P	P	P	P	P	P	P	P	—	—	—	P	—	P
School: Vocational/Technical	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P
Transportation / Infrastructure																
Air Transportation	—	SUP/CD	—	—	—	—	—	—	—	—	—	P	P	—	—	—
Parking Lot (primary use)	—	—	—	—	—	—	P	P	P	P	P	P	P	—	—	—
Parking Structure (primary use)	—	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	—	—	SUP/CD
Road/Rail Transit - Passenger	—	—	—	—	—	—	P	P	P	P	P	P	P	—	P	P
Road/Rail Freight/Courier/Trucking	—	—	—	—	—	—	—	—	—	—	P	P	P	—	—	—
Utilities Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities Class 2	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	—	—	P	P	P	P	P	P	P	SUP/CD
Utilities Class 3	—	SUP/CD	—	—	—	—	—	—	SUP/CD	—	SUP/CD	P	P	—	—	—
Wireless Telecomm Facility: Stealth	—	—	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Wireless Telecomm Facility: Tower	—	—	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	PS	PS	SUP/CD	SUP/CD	—	—

SALISBURY, NC LAND DEVELOPMENT ORDINANCE

2-27

ADOPTED DECEMBER 18, 2007; EFFECTIVE JANUARY 1, 2008

AMENDED 2/5/08, ORD.2008-03; 5/6/08, ORD.2008-17; 9/2/08, ORD.2008-44; 1/18/11, ORD.2011-03; 3/15/11, ORD.2011-13; 6/4/13, ORD.2013-25; 3/17/15, ORD.2015-07; 8/18/15, ORD.2015-27; 3/7/17, ORD.2017-17; 10/2/18, ORD.2018-48; 4/6/2019, ORD.2019-19



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CHAPTER 2: DISTRICTS

C. Use Matrix

P	Permitted	SUP	Special Use Permit required and subject to Additional Standards in Chapter 3
PS	Permitted subject to Additional Standards in Chapter 3	—	Not Permitted
PND	Permitted as new development only	CD	SUP is not required when proposed and adopted as part of a Conditional District

BASE DISTRICT	T1	T2	T3	T4	T5	T6	HB	Assigned Districts			Planned Development						
	OSP	RR	GR	UR	HR	RMX		NMX	CMX	DMX	LI	HI	HS	CI	MHD	TND	
Residential																	
Dwelling Single Family	P	P	P	P	P	P	P	P	P	P	—	—	—	P	P	P	
Dwelling-Multifamily 4 units/bldg. or less	—	—	PND	P	PS	P	P	P	P	P	P	—	—	P	—	P	
Dwelling-Multifamily more than 4 units/bldg.	—	—	—	—	—	P	P	P	P	P	P	—	—	—	—	P	
Dwelling Secondary	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	P	P	P	P	—	—	—	—	—	P	
Family Care Home (6 or less residents)	—	P	P	P	P	P	P	P	P	P	P	—	—	P	—	P	
Home Occupation	PS	PS	PS	PS	PS	PS	—	—	—	—	—	—	—	PS	PS	PS	
Housing Service for the Elderly	—	—	PS	PS	—	—	P	P	P	P	P	—	—	P	P	P	
Live-Work Unit	—	—	—	—	—	PS	PS	PS	PS	PS	—	—	—	PS	—	PS	
Manufactured Housing	—	PS	—	—	—	—	—	—	—	—	—	—	—	—	—	PS	
Lodging																	
Bed and Breakfast	—	P	P	P	P	P	P	P	P	P	P	—	—	P	—	—	P
Hotel/Motel/Inns	—	—	—	—	—	—	—	P	P	P	P	—	—	P	—	—	P
Rooming or Boarding House	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	P
Office / Service																	
Animal Services	—	PS	—	PS	—	—	P	P	P	P	P	P	P	P	—	—	P
Banks, Credit Unions, Financial Services	—	—	—	—	—	P	P	P	P	P	P	—	—	P	—	—	P
Business Support Services	—	—	—	—	—	P	P	P	P	P	P	P	P	—	—	—	P
Child Care Home	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	—	—	PS	PS	PS	PS
Child Care Center in Residence	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	PS	PS	PS	PS	PS	PS	—	—	PS	PS	PS	PS
Commercial Child Care Center	—	—	—	—	—	SUP/CD	PS	PS	PS	PS	PS	—	—	PS	PS	—	PS
Community Service Organization	—	—	—	—	—	P	P	P	P	P	P	—	—	P	P	—	P
Drive Thru Service	—	—	—	—	—	PS	PS	P	SUP/CD	P	—	—	—	—	—	—	SUP/CD
Equipment Rental	—	—	—	—	—	—	—	P	PS	P	P	P	P	—	—	—	—
Funeral Home	—	—	—	—	—	—	P	P	P	P	P	—	—	P	—	—	P
Group Care Facility (More than 6 residents)	—	—	—	SUP/CD	—	PS	PS	PS	PS	PS	PS	—	—	PS	PS	—	PS
Government Services	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD
Laundry Services	—	—	—	—	—	P	P	P	P	P	P	—	—	—	—	—	P
Medical Clinic	—	—	—	—	—	P	P	P	P	P	P	—	—	P	SUP/CD	—	P

2-24

SALISBURY, NC LAND DEVELOPMENT ORDINANCE

ADOPTED DECEMBER 18, 2007; EFFECTIVE JANUARY 1, 2008

AMENDED 2/5/08, ORD.2008-03; 5/6/08, ORD.2008-17; 9/2/08, ORD.2008-44; 1/18/11,
ORD.2011-03; 3/15/11, ORD.2011-13; 6/4/13, ORD.2013-25; 3/17/15, ORD.2015-07; 8/18/15,
ORD.2015-27; 3/7/17, ORD.2017-17; 10/2/18, ORD.2018-48; 4/6/2019, ORD.2019-19



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CHAPTER 2: DISTRICTS

P	Permitted	SUP	Special Use Permit required and subject to Additional Standards in Chapter 3
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PND	Permitted as new development only	CD	SUP is not required when proposed and adopted as part of a Conditional District

BASE DISTRICT	Assigned Districts										Planned Development		
	T1	T2	T3	T4	T5	T6	HB	LJ	HI	HS	CI	MHD	TND
Office / Service (cont.)													
Outdoor Kennels	—	P	—	—	—	—	—	P	—	—	—	—	—
Post Office	—	—	—	—	—	P	P	P	P	P	P	—	P
Professional Services	—	—	—	PND	—	P	P	P	P	P	P	—	P
Residential Treatment Facility	—	SUP/CD	—	—	—	SUP/CD	SUP/CD	P	—	—	—	—	SUP/CD
Studio: Art, dance, martial arts, music	—	—	—	—	—	P	P	P	P	P	—	—	P
Vehicle Services: Minor Maintenance/Repair	—	—	—	—	—	—	P	P	P	P	P	—	—
Vehicle Services: Major Repair/Body Work	—	—	—	—	—	—	—	SUP/CD	PS	PS	P	P	—
Retail / Restaurant													
Alcoholic Beverage Sales Store	—	—	—	—	—	—	SUP/CD	P	P	P	—	—	P
Auto Parts Sales	—	—	—	—	—	—	P	P	P	P	—	—	—
Bar/Tavern/Night Club	—	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	—	—	P
Drive-Thru Retail/Restaurant	—	—	—	—	—	—	—	P	P	P	—	—	P
Gas Station	—	—	—	—	—	—	PS	PS	PS	PS	P	—	PS
General Retail: 3,500 sf or less	—	—	—	—	—	SUP/CD	PS	P	P	P	—	—	P
General Retail: 3,501 sf – 10,000 sf	—	—	—	—	—	SUP/CD	SUP/CD	P	P	P	—	—	P
General Retail: 10,001 sf – 50,000 sf	—	—	—	—	—	—	—	P	P	P	—	SUP/CD	—
General Retail: Greater than 50,000 sf	—	—	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	—	—	SUP/CD
Restaurant	—	—	—	—	—	SUP/CD	P	P	P	P	—	—	P
Vehicle or Heavy Equipment Sales	—	—	—	—	—	—	—	P	PS	P	P	P	PS
Entertainment / Recreation													
Adult Establishment	—	—	—	—	—	—	—	—	—	PS	—	—	—
Amusements, Indoor	—	—	—	—	—	—	—	P	P	P	P	P	—
Amusements, Outdoor	—	—	—	—	—	—	—	P	P	P	P	P	—
Cultural or Community Facility	—	P	—	—	—	P	P	P	P	P	P	P	P
Internet/Electronic Gaming	—	—	—	—	—	—	—	—	—	PS	—	—	—
Meeting Facility	—	P	—	—	—	P	P	P	P	P	P	P	P
Recreation Facilities, Indoor	—	P	—	—	—	P	P	P	P	P	P	P	—
Recreation Facilities, Outdoor	P	P	P	P	P	P	P	P	P	P	—	SUP/CD	P
Theater, Movie	—	—	—	—	—	—	—	P	P	P	—	—	—
Theater, Live Performance	—	—	—	—	—	—	—	P	P	P	—	P	P

SALISBURY, NC LAND DEVELOPMENT ORDINANCE

2-25

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