



## Shelton Site

2357 Zephyr Rd, Dobson, North Carolina 27017 - Surry County



### Availability

**For Sale:** Yes

**Sale Terms:** Nego

**Price Negotiable:** Yes

### Description

38 plus acres close to I77. Gently rolling with great access and amenities. All utilities at site

### Site Details

**Lot Size:** 38.2 sf

**Contiguous Acres Available for Development:** 38.2 acres

**Previous Use:** Farm

**Parcel:** 497600577067

**Industrial Park Name:** No

**Property Description:** Privately owned land, great access to I77 with amenities. Good site for light manufacturing or distribution center. Site is in Opportunity Zone for development

**Airport Zone:** No

**Topography:** flat to rolling

**County Tier Designation:** 2

### Property Details

**Latitude/Longitude:** 36.3952, -80.7842

**Type of space:** Industrial

**Min Size:** 38.20 acres

**Max Size:** 38.20 acres

**Last Updated:** 12/14/2021

### Contact Information

**Company:** Surry County Economic Development Partnership

**Contact Name:** Todd Tucker

**Address:** PO Box 7128 1218 State St.

**City:** Mount Airy

**State:** North Carolina

**Phone:** 3364019900

**Cell:** 3364011660

**Email:** [toddtucker@surry.net](mailto:toddtucker@surry.net)

**Website:** <http://www.surryedp.com>

### Incentives

**Opportunity Zone:** Yes

### Transportation

**Nearest Airport:** Piedmont Triad International

**Distance to Airport:** 75 miles

**Closest Airport 2:** Charlotte Douglas International

**Distance to Airport 2:** 87

**Port:** Wilmington

**Distance to Port:** 276 miles

**Port Name 2:** Norfolk

**Distance to Port 2:** 314

**Port 3:** Charleston

**Distance to Port 3:** 293

**Nearest Interstate:** I 77

**Distance to Interstate:** 1 miles



## Documents

[Document 1](#)  
[Sheltonaerial.jpg](#)  
[Document 2](#)

**Name of Interstate 2:** I 81  
**Distance to Interstate 2:** 48  
**Interstate 3:** I40  
**Distance to Interstate 3:** 43  
**Nearest Highway:** 601  
**Distance to Major Highway:** 6 miles  
**Rail Access:** No  
**Rail Spur on Site:** No  
**Rail Adjacent to Site:** No  
**Runway Access:** No

## Utilities

**Power On Site:** Yes  
**Electric Service Provider:** Surry Yadkin EMC  
**Phase:** 3  
**Gas On Site:** Yes  
**Natural Gas Provider:** Frontier Natural Gas  
**Sewer On Site:** Yes  
**Sewer Provider:** Town of Dobson  
**Water On Site:** Yes  
**Water Service Provider:** Town of Dobson  
**Broadband:** Yes  
**Telecom:** Yes  
**Telecom Provider:** Century Link  
**Natural Gas Available:** Yes  
**Water Available:** Yes  
**Septic on Site:** No  
**Proximity to Substation:** .25-1 mile  
**Sewer Available:** Yes

## Other

**Flood Plain:** No  
**Zoning:** B2  
**Industrial Park:** No  
**Phase 1 Environmental Report:** No  
**Barge Access:** No  
**Soil Report Available:** No  
**Wetlands:** No

## Contacts

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