

Lines are approximate



FOR SALE
\$800,000

3055 CLEET YORK RD
VALDESE, NC

Five deeded acres zoned General Business directly adjacent to I-40, exit 107 in Valdese, NC. Offering a convenient location with growing traffic counts (55,000 AADT at Exit 107 and average of 5,000 per day at the interchange). Excellent potential for development.





An aerial photograph of a residential area in Valdese, NC, with yellow lines delineating property boundaries. A specific parcel at 3055 Cleet York Rd is highlighted with a thick yellow border. The map includes various street names such as Summers Rd, Drexel Rd, Exit 107, Tom Deal Ave, Cleet York Rd, Morganon Furniture Rd, Stones Throw Ln, Stones Throw Dr, and North Face Dr. Numerous house numbers are visible, including 993, 1025, 1027, 1053, 1063, 1073, 1083, 1135, 1145, 1155, 1012, 140 W, 140 E, 908, 916, 882, 894, 898, 904, 3100, 3098, 3150, 3152, 3139, 3133, 3400, 3415, 3420, 3428, 3402, 3502, 3410, 3545, 3540, 3486, 3470, and 3055. A blue line representing a creek or stream runs through the lower right portion of the map. The text '3055 CLEET YORK RD, Valdese, NC, 28690' is overlaid on the highlighted parcel.

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.03, 0.07, and 0.13. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.05, 0.1, and 0.2. The line is divided into 10 equal segments by 11 tick marks. The first segment (0 to 0.03 mi) corresponds to 0 to 0.05 km. The second segment (0.03 to 0.06 mi) corresponds to 0.05 to 0.1 km. The third segment (0.06 to 0.09 mi) corresponds to 0.1 to 0.15 km. The fourth segment (0.09 to 0.12 mi) corresponds to 0.15 to 0.2 km. The fifth segment (0.12 to 0.13 mi) corresponds to 0.2 to 0.21 km.