

PROPERTY REPORT

2302 Kings Rd, Shelby, NC 28152



Presented by

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Red Suit Realty & Auction

109

Toms Cut Road

Statesville, NC 28625

2302 Kings Rd, Shelby, NC 28152

● Active

* Active: 7/25/2023

List Price

\$375,000

Active Date: 7/25/2023

Listing ID: 4053086

Price Per Sq Ft

\$197

Property Facts	Public Facts	Listing Facts	Refinements
Property Type	Single Family	Commercial	-
Property Subtype	Single Family Residential	N/A	-
Number of Units	0	-	-
Number of Stories	1+AB	-	-
Bedrooms	-	-	3
Total Baths	-	-	1
Building Area (sq ft)	1,757	1,902	-
Lot Size	3.82 acres	-	-
Lot Dimensions	3.818 AC	-	-
Year Built	1923	1923	-
Heating	Heat Pump	Natural Gas	-
Cooling	Packaged Unit	-	-
Garage (spaces)	0	-	-
Basement	Basement	Walk-Out	-
Foundation	Footing	Basement	-
Exterior Walls	Brick	-	-

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Extended Property Facts

Structure Details

Basement Features	Walk-Out
Foundation Features	Basement
Parking Features	Circular Driveway, Driveway

Property Features

Foundation Features	Basement
General	Other - See Remarks
Road	Paved
Parking	Circular Driveway, Driveway
Sewer	Public Sewer
Basement	Walk-Out
Floor	Carpet, Wood, Other - See Remarks
Heating	Natural Gas
General	Other - See Remarks
Utilities	Gas
Water	City
Building Sq. Ft.	1,902 sq ft

Interior Details

Number of Plumbing Fixtures	5
Basement Unfinished	366 sq ft
Attic	293 sq ft
Porch Covered	288 sq ft

Exterior Details

Lot Size - Square Feet	166312 sq ft
Lot Size - Acres	3.818 ac
Neighborhood Code	19

Location Details

Directions to Property	From East Dixon turn onto South Post Road, proceed .29 miles and the home is on the right. Across from Hamrick's Produce.
Location Features	Corner Lot, Orchard, Rolling/Sloping

Other Details

Effective Year Built	1981
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Listing Facts and Details

Listing Details

Listing ID: 4053086

Listing Source: Canopy MLS

Original List Price: \$273,586

Original List Date: 7/25/2023

Current List Price: \$375,000

Listing Agreement Type: Exclusive Right to Sell(ER)

Showing Instructions: Call Listing Agent

Utilities: Gas

Details:

This property allows opportunities to abound for this property located on a busy corner lot with acreage. The home has high ceilings, a mix of hardwood, carpeted and tiled floors. Fireplace on main level in living area and bedrooms. The attic features additional square footage of unfinished areas. There is an exterior back door that has served as an office for a car sales operation in the past. The property features mature fruit and nut trees and a fresh water spring on the property. The property is being sold "As Is Where Is" "No Warranties Expressed or Implied" B

Legal:

LOT:25 DIST:6 CITY/MUNI/TWP:SHELBY 4.388 AC HWY 180 MAP REF:6

Price Change History

Change Date	Description	New List Price	% Change
9/5/2023	Price Change	\$375,000	+37.07%
7/24/2023	Active	\$273,586	-
7/24/2023	Coming Soon	\$273,586	-

Public Facts

Owner Information

Owner Name

PAUL POSTON JR, PAUL POSTON

Mailing Address

4912 York Hwy Rock Hill SC 29732-8770

Legal Description

APN	22206
Tax ID	1339225
Census Tract	370459507.013026
Abbreviated Description	LOT:25 DIST:6 CITY/MUNI/TWP:SHELBY 4.388 AC HWY 180 MAP REF:6
City/Municipality/Township	Shelby, NC 28152

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$62,146	\$211,440	\$273,586	-
2022	\$62,146	\$211,440	\$273,586	-
2021	\$62,146	\$211,440	\$273,586	-
2020	\$53,053	\$193,448	\$246,501	\$3,085
2019	\$53,053	\$193,448	\$246,501	-
2018	\$53,053	\$193,448	\$246,501	-
2017	\$53,053	\$193,448	\$246,501	-
2016	\$53,053	\$193,448	\$246,501	\$3,004
2015	\$65,842	\$144,848	\$210,690	\$2,452
2014	\$65,842	\$144,848	\$210,690	\$2,452
2013	-	-	-	\$2,452
2012	\$65,842	\$144,848	\$210,690	-

2011	\$65,842	\$144,848	\$210,690	—
2007	\$62,782	\$103,462	\$166,244	—
2006	\$62,782	\$103,462	\$166,244	—

Deed Records

Recording Date	3/30/2021
Document Type	Grant Deed
Sales Price Code	Document states price as 0
Buyer Name	PAUL DAVID POSTON JR, PAUL DURANT POSTON
Buyer ID	Individual(s)
Seller Name	BONNIE POSTON PUTNAM
Seller ID	Unmarried
Document #	200053013
Book #	1837
Page #	454
Contract Date	3/29/2021

Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

Property Photos



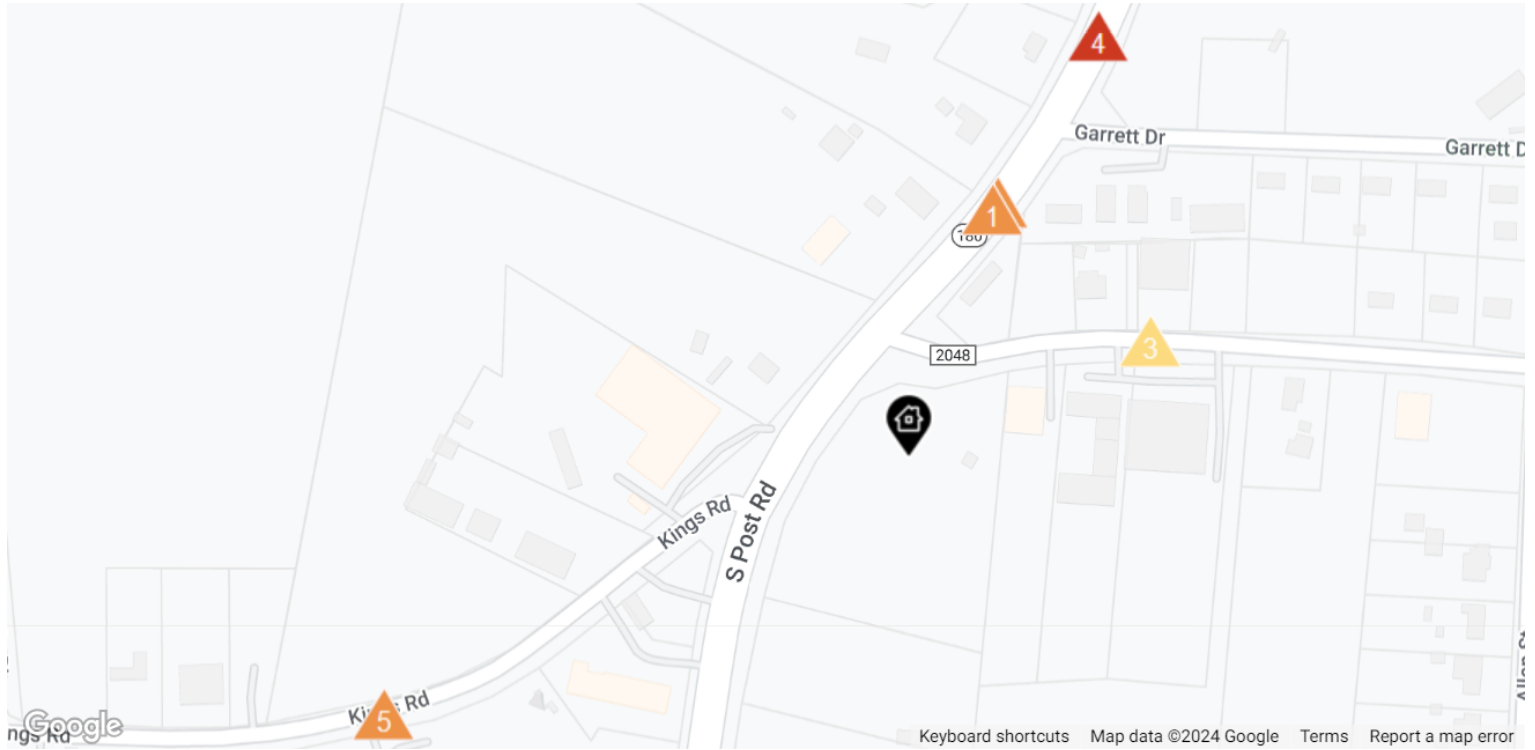


Historical Photos





Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1

12,511

2023 Est. daily traffic counts

Street: **S Post Rd**
Cross: **Garrett Dr**
Cross Dir: **SW**
Dist: **0.32 miles**

Historical counts

Year	Count	Type
2021	▲ 12,500	AADT
2018	▲ 10,500	AADT
2004	▲ 20,000	AADT
1999	▲ 13,000	AADT
1998	▲ 10,000	AADT

▲ 2

12,402

2023 Est. daily traffic counts

Street: **South Post Road**
Cross: **-**
Cross Dir: **-**
Dist: **-**

Historical counts

Year	Count	Type
2020	▲ 11,500	AADT
2019	▲ 13,500	AADT

▲ 3

3,185

2023 Est. daily traffic counts

Street: **Kings Rd**
Cross: **S Post Rd**
Cross Dir: **W**
Dist: **0.09 miles**

Historical counts

Year	Count	Type
2021	▲ 3,200	AADT
1999	▲ 2,800	AADT

▲ 4

16,095

2023 Est. daily traffic counts

Street: **S Post Rd**
Cross: **Garrett Dr**
Cross Dir: **SW**
Dist: **0.04 miles**

Historical counts

Year	Count	Type
2004	▲ 16,000	AADT
1999	▲ 13,000	AADT
1998	▲ 13,000	AADT

▲ 5

7,952

2023 Est. daily traffic counts

Street: **Kings Rd**
Cross: **S Post Rd**
Cross Dir: **NE**
Dist: **0.16 miles**

Historical counts

Year	Count	Type
2018	▲ 8,200	AADT
2004	▲ 7,100	AADT
1999	▲ 6,300	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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