

HIGH DENSITY LAND DEVELOPMENT OPPORTUNITY

802 NORTH VINE STREET, GASTONIA, NC 28052

LAND FOR SALE

FOR MORE INFORMATION

MARTY WILCOX

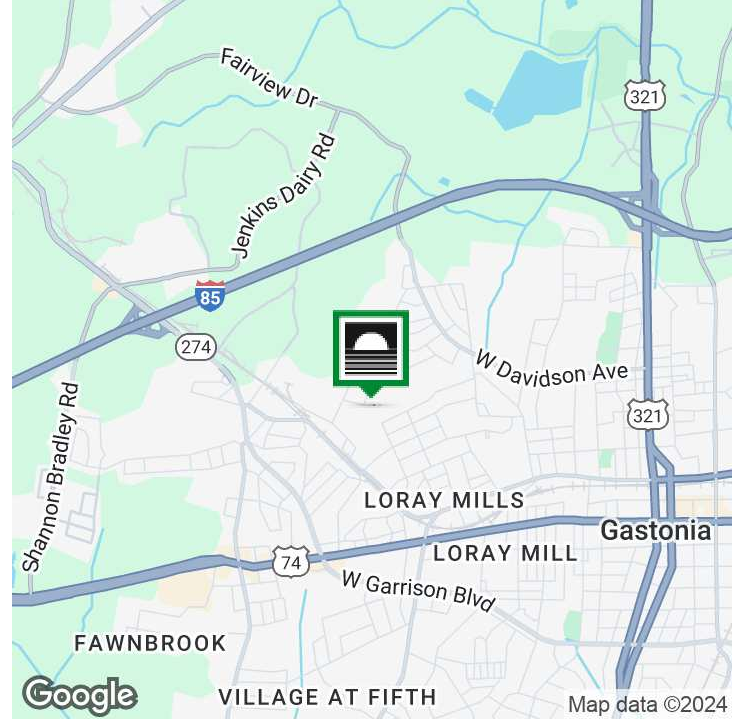
704.745.7176

MARTYW@LAKENORMANREALTY.COM

HIGH DENSITY LAND DEVELOPMENT OPPORTUNITY

802 NORTH VINE STREET, GASTONIA, NC 28052

EXECUTIVE SUMMARY | 2



OFFERING SUMMARY

Sale Price:	\$1,100,000.00
Lot Size:	19.37 Acres
Zoning:	RS-8
Zoning:	RS-8

PROPERTY OVERVIEW

Large acreage, multiple parcel tract available in Gastonia with potential for high density development.

Water & Sewer are available to the site with multiple ingress and egress points.

Walking distance to the Yellow transit line.

Zoned RS-8. The purpose of the RS-8 District is primarily for the development of single family residential with a standard minimum lot size of eight thousand (8,000) square feet. Per Gaston County, higher densities than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) and / or through the satisfaction of certain performance design and construction.

There is a stream on the property.

This listing included the following parcels: 101954, 101955, 210202, 209722, 137428, 101983, 101989, 101996, 209721

ABOUT...

GASTONIA, NC

ABOUT | 3

Gastonia, North Carolina, offers a compelling landscape for real estate development with its blend of historical charm and modern amenities. Here's an overview that might interest you:

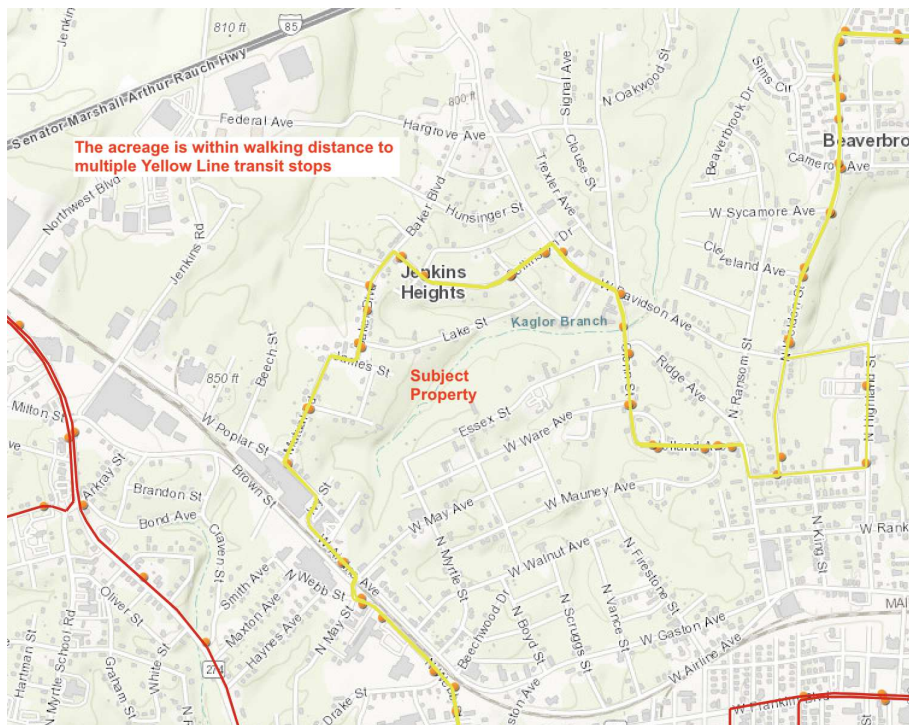
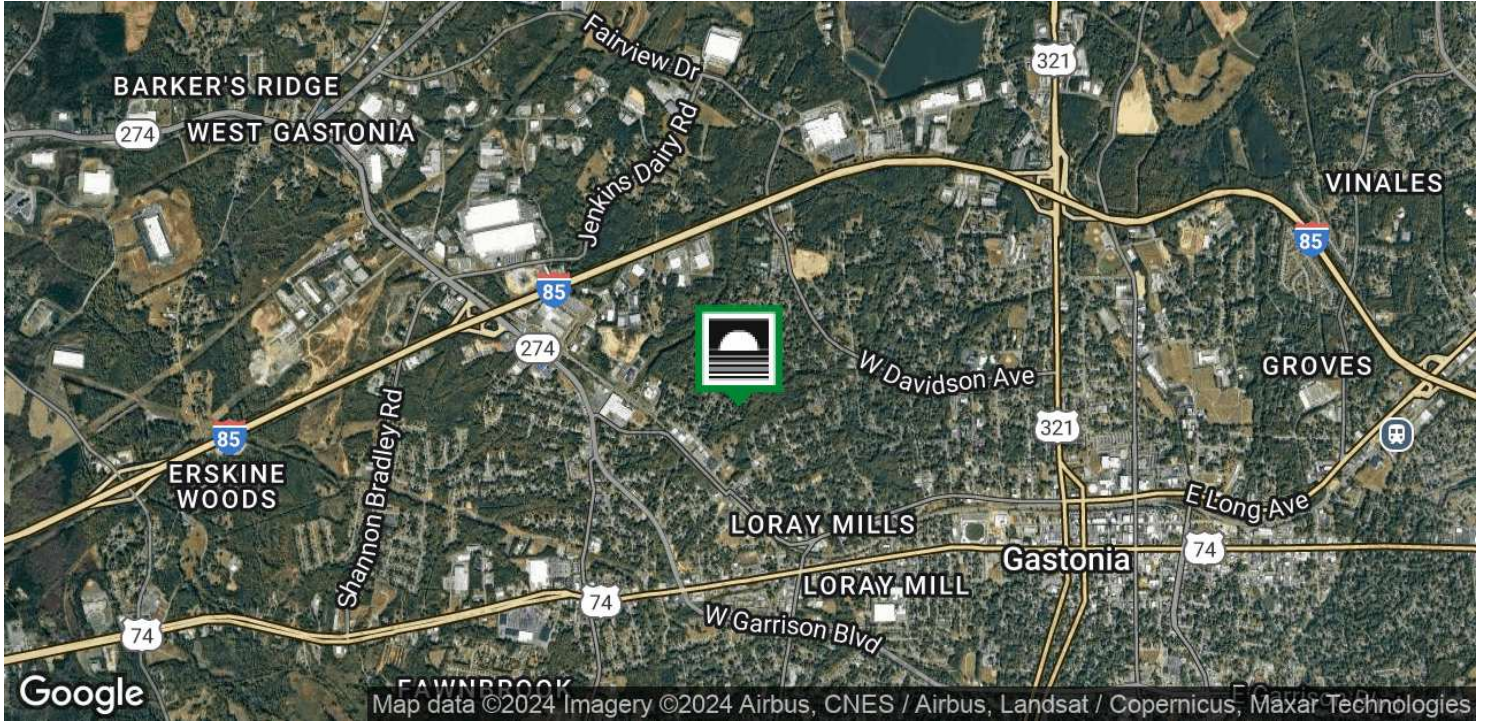
- 1. Location and Accessibility:** Gastonia is strategically located in Gaston County, just west of Charlotte, the largest city in North Carolina. This proximity to Charlotte provides easy access to major transportation networks, including Interstates 85 and 485, making it convenient for commuters and businesses alike.
- 2. Historic Appeal:** As one of the oldest cities in the Piedmont region, Gastonia boasts a rich history that can be leveraged in development projects. The historic downtown area offers opportunities for revitalization, blending historic buildings with new developments to create vibrant mixed-use spaces.
- 3. Economic Growth:** Gastonia has experienced steady economic growth, driven by diverse industries such as manufacturing, healthcare, and retail. This economic stability provides a strong foundation for real estate investments, including commercial, residential, and mixed-use developments.
- 4. Real Estate Market:** The real estate market in Gastonia is dynamic, offering opportunities across various sectors. Residential development can cater to a range of demographics, from young professionals to families and retirees, with options including single-family homes, townhouses, and apartments.
- 5. Community and Amenities:** The city prioritizes community amenities such as parks, recreational facilities, and cultural attractions. Investors can capitalize on the demand for modern amenities that enhance quality of life for residents.
- 6. Educational Institutions:** Gastonia is home to reputable educational institutions, including Gaston College, providing a skilled workforce and attracting students and faculty who contribute to the local economy.
- 7. Quality of Life:** The city's affordable cost of living, coupled with its small-town feel and proximity to urban amenities in Charlotte, appeals to individuals seeking a balanced lifestyle.
- 8. Development Opportunities:** There are opportunities for both infill development within established neighborhoods and greenfield development on the outskirts, offering flexibility in project scale and design.
- 9. Infrastructure and Utilities:** Gastonia's infrastructure supports development projects with reliable utilities, modern transportation networks, and a business-friendly environment.
- 10. Future Prospects:** With ongoing urbanization trends and population growth in the Charlotte metropolitan area, Gastonia is poised for continued development and investment opportunities in the coming years.

In conclusion, Gastonia presents a compelling case for real estate development, combining historical character with economic growth and modern amenities. Whether you're considering residential, commercial, or mixed-use projects, Gastonia's strategic location and community appeal make it a promising investment opportunity in North Carolina's thriving real estate market.

HIGH DENSITY LAND DEVELOPMENT OPPORTUNITY

802 NORTH VINE STREET, GASTONIA, NC 28052

AERIAL MAP | 4



20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

MARTY WILCOX

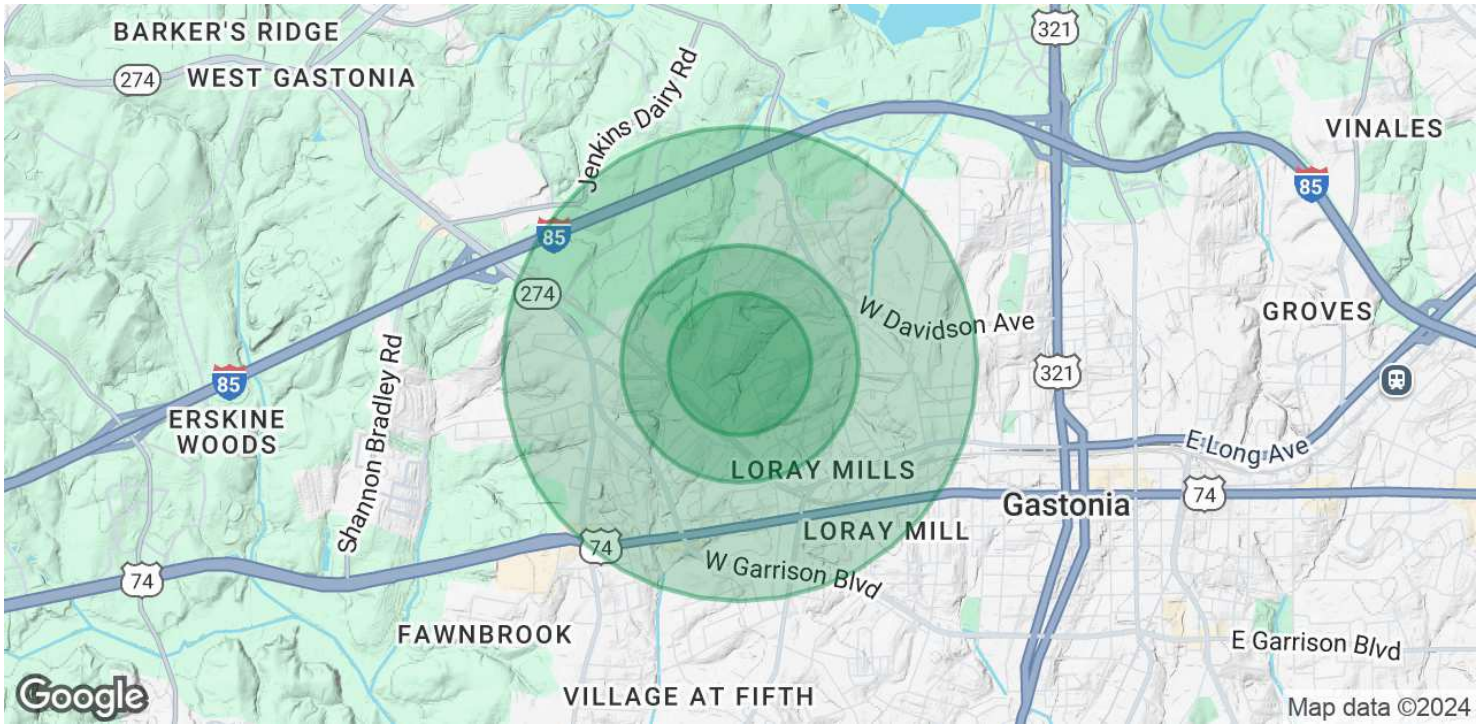
704.745.7176

MARTYW@LAKENORMANREALTY.COM

HIGH DENSITY LAND DEVELOPMENT OPPORTUNITY

802 NORTH VINE STREET, GASTONIA, NC 28052

DEMOGRAPHICS MAP & REPORT | 5



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	593	1,747	5,836
Average Age	39	38	38
Average Age (Male)	38	38	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	235	696	2,371
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$40,739	\$41,940	\$43,835
Average House Value	\$136,137	\$123,856	\$127,348

Demographics data derived from AlphaMap