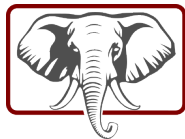# INDUSTRIAL OPPORTUNITY

2304 Bellevue Street
Goldston, NC

CRIMSON CAROLINA LLC
COMMERCIAL REAL ESTATE SERVICES

Ray Snead
919.802.6119
rsnead@crimsoncarolina.com

SITE FEATURES

ADDRESS
2304 Bellevue Street
Goldston, NC 27252

PARCEL ID
9606-28-8989

SIZE
± 20.55 acres

ZONING
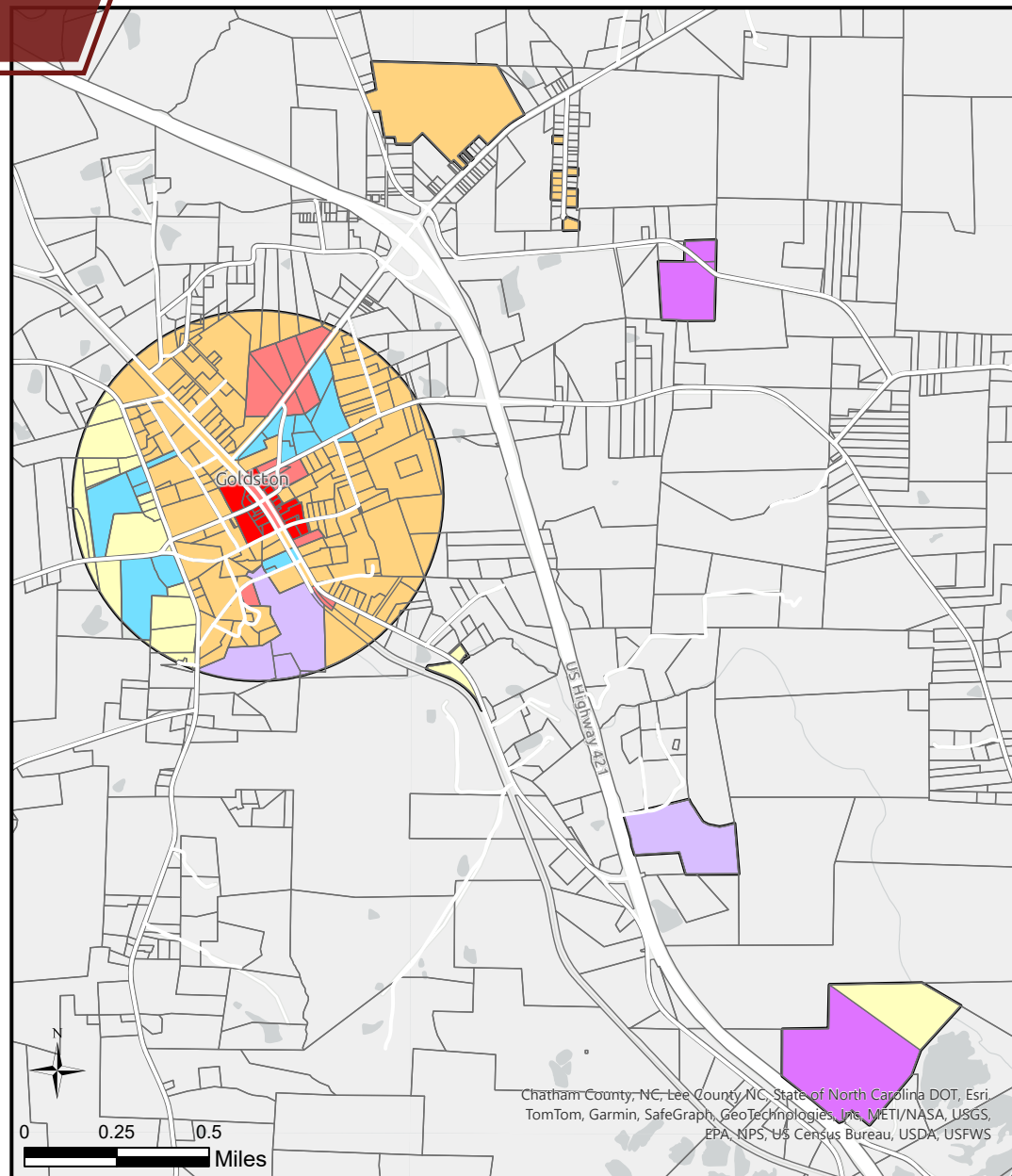LI - Light Industrial

UTILITIES
Goldston Gulf Sanitary District
Town of Goldston

FEATURES
- Norfolk Southern rail runs along the easternn side of the site along Bellevue Street

Goldston

US Highway 421

N

| 0 | 0.25 | 0.5 |
Miles

Zoning Map of
Goldston, North Carolina

Map created by Chatham County
GIS Department | April 25, 2024

TOWN OF GOLDSTON N.C.
Volunteering is Our Way Of Life
INCORPORATED 1907

Zoning Classification

- (CB-1) Central Business District
- (C-1) Commercial District
- (IH) Heavy Industrial District
- (IL) Light Industrial District
- (O&I) Office & Institutional
- (R-1) Residential District 1
- (R-15) Residential District 15

Goldston Gulf Utilities

10/30/2025
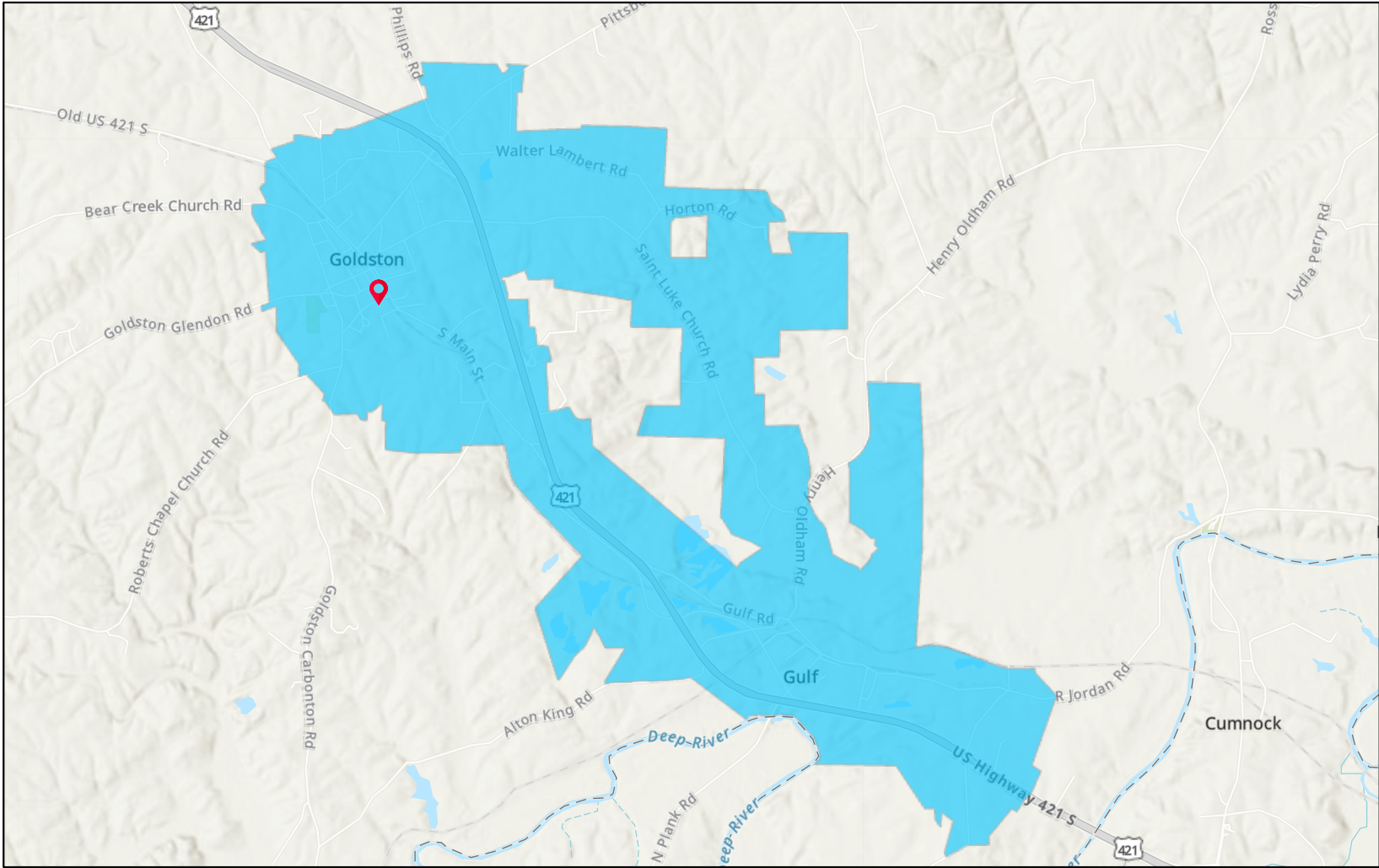
1:62,699

0   0.42   0.85   1.7 mi

0   0.5   1   2 km

■ Goldston-Gulf Sanitary District

World_Hillshade

Chatham County, NC, Lee County NC, State of North Carolina DOT, Esri,
TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,
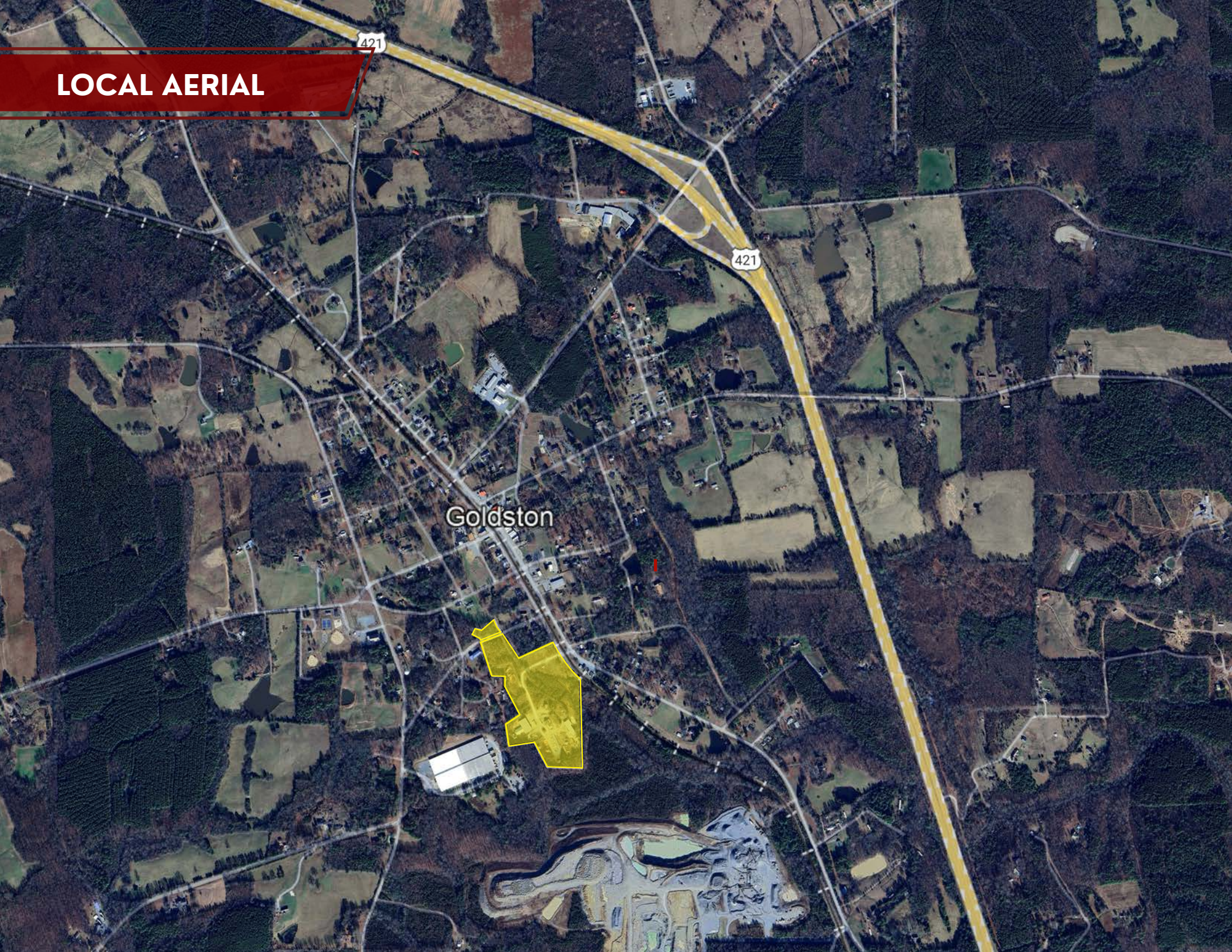
421

421

Goldston

REGIONAL AERIAL

Bonlee

Bear Creek

421

Asbury

501

Goldston

Gulf

Cumnock

501

Osgood

1

Colon

Harpers Crossroads

Carbonton

421

Haw Branch

WEST LAKE VALLEY

501 Sanford

Glendon

Western Hills

Tramway

DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	50	152	357
Average Age	46	46	46
Average Age (Male)	46	46	46
Average Age (Female)	46	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	66	157
# of Persons per HH	2.3	2.3	2.3
Average HH Income	$91,018	$91,018	$90,831
Average House Value	$225,620	$225,620	$224,230

Demographics data derived from AlphaMap

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