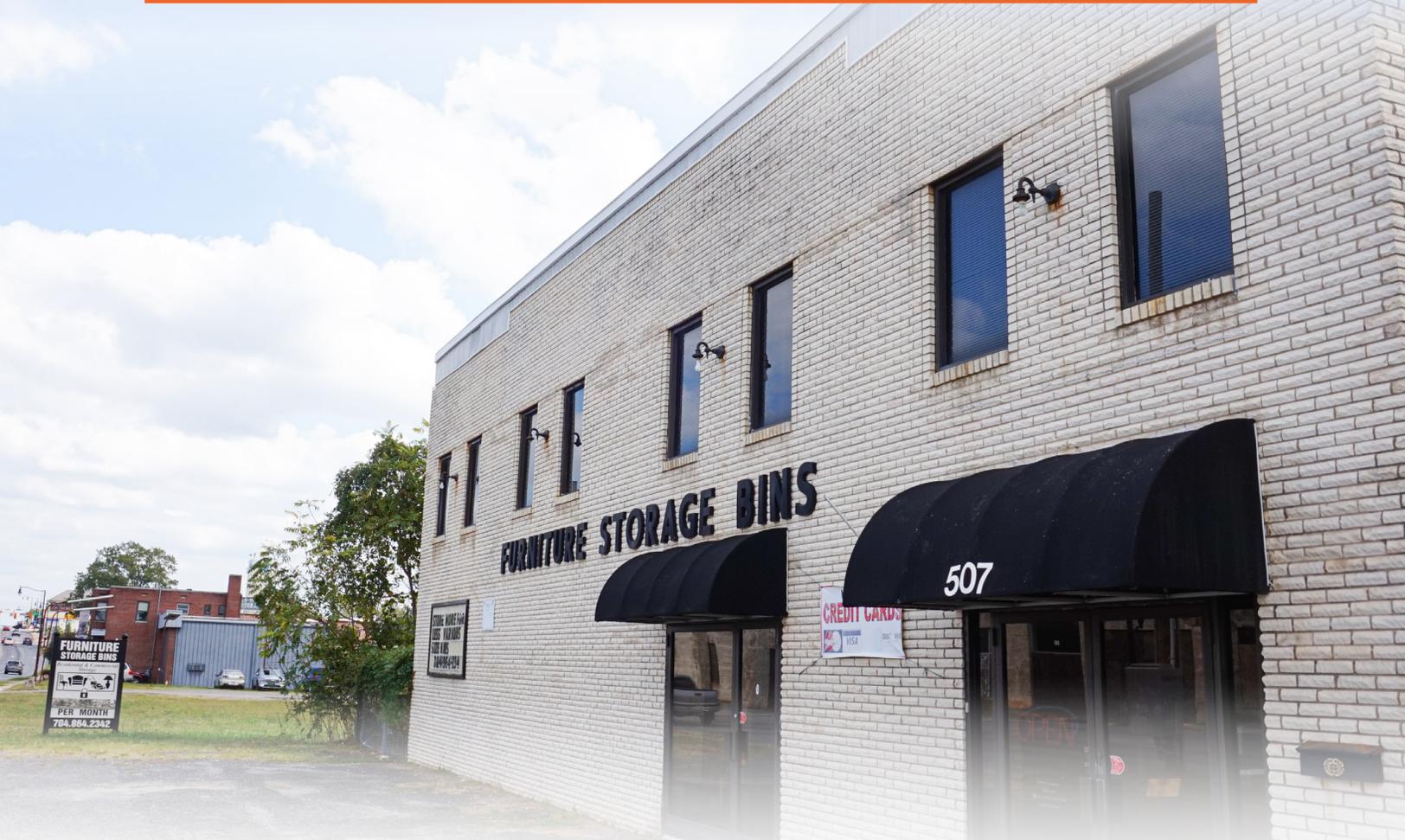


507 W FRANKLIN BLVD
Gastonia, NC 28052



Adaptive Reuse/ Redevelopment Opportunity

DOWNTOWN GASTONIA, NC



CONTACT BROKERS FOR PRICING DETAILS

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**AVISON
YOUNG**

REDEVELOPMENT OPPORTUNITY

507 W Franklin Blvd | Gastonia, NC 28052



Property details

Acreage	±0.90 AC
Building SF	±13,634 SF
Parcel ID	106094
County	Gaston County
Pricing	\$880,000
Zoning	UMU (Urban Mixed Use)

With a prime location in **The FUSE Entertainment District**, 507 W Franklin Blvd is in close proximity to over 300+ new multi-family units, brewery, Waterbean coffee shop, new Lenox Development Food Hall and across the street from the baseball stadium. The UMU district allows for retail, office, multi and single-family homes as well as townhome opportunities.



GROWING CITY, NEW OPPORTUNITIES

Gastonia, North Carolina



Combine and form a **HARMONIOUS WHOLE**

The FUSE District serves as a bridge between Gastonia's Downtown and the Loray Historic District, seamlessly uniting them along Franklin Boulevard. The essence of "fuse," to merge and create a unified entity, is the guiding principle behind the FUSE District's comprehensive vision. Whether through its versatile sports and entertainment venue, the innovative restoration of historic structures, or the creation of new properties, FUSE aims to link a vibrant tapestry of cultural, social, and economic activities in the heart of Gastonia's city center.

GASTONIA **business INCENTIVES**

Gastonia offers various business incentives and support programs to encourage economic growth and attract businesses to the area such as strategic location, affordable real estate, transportation infrastructure, diverse economy and a supportive business environment.



NUMBER OF EMPLOYEES*
49,178



HOUSEHOLDS*
39,991



*5 mile radius

Natural **ATTRACTIONS**

Gastonia boasts a wealth of enduring institutions and is surrounded by captivating natural landmarks. Situated just a short drive east of downtown is The Schiele Museum of Natural History, recognized as one of the 70 museums in the country affiliated with the Smithsonian Institution. Additionally, the American Military Museum is conveniently located in the heart of the city. Within a brief drive from downtown, residents and visitors can explore Crowders Mountain State Park, the US National Whitewater Center, and the Daniel Stowe Botanical Garden.



3
MUSEUMS
short distance
from downtown

9
MILES
from Crowders
Mountain State Park

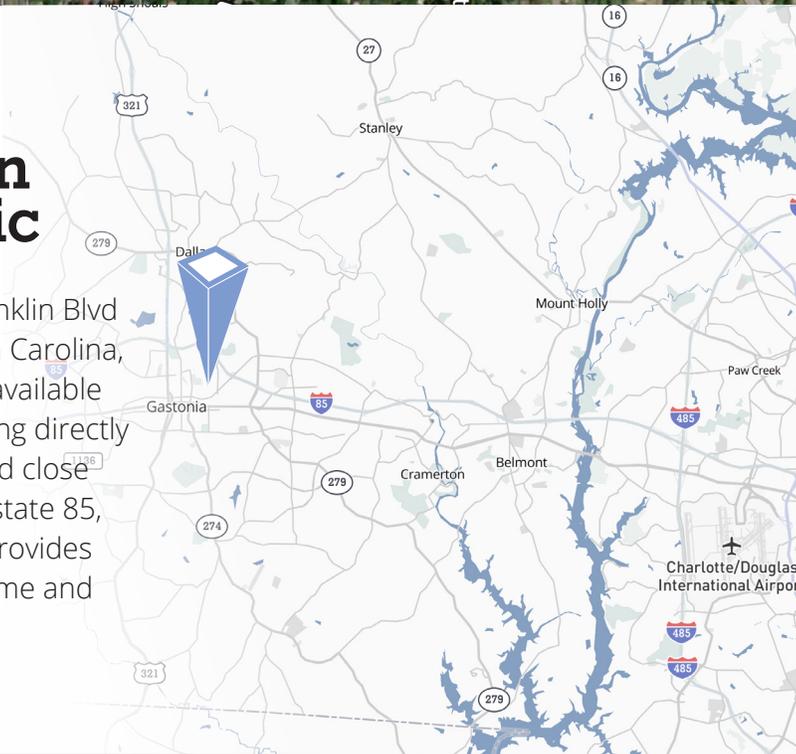
AMENITIES AND PROXIMITY

507 W Franklin Blvd | Gastonia, NC 28052



Location & traffic

Located on W Franklin Blvd in Gastonia, North Carolina, this ±0.9 ac lot is available for purchase. Sitting directly on Highway 74 and close proximity to Interstate 85, the site location provides steady traffic volume and high visibility.



HIGHWAY 74
0.0 miles



INTERSTATE 85
2.3 miles

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