



712 W. Airline Avenue

Gastonia, North Carolina 28052

Located in an Opportunity Zone and
Qualified Census Tract
TAX INCENTIVES AVAILABLE



Development Opportunity

+/- 5,000 SF on 2.21 AC | Available for Sale

Great for MultiFamily and Retail Development in Gastonia's FUSE District

Property Overview

712 W. Airline Ave. Available for Sale

+/- 2.21 AC development opportunity in downtown Gastonia on W. Airline Ave. great for retail and multifamily. The site is in Gastonia's FUSE District, walkable to popular local restaurants, retail, future food hall, and various surrounding new developments. Situated in both a Qualified Census Tract and Opportunity Zone, this prime opportunity offers significant tax incentives to encourage development.

Property Details

Address 712 W. Airline Ave. | Gastonia, NC 28052

Availability +/- 5,000 SF on 2.21 AC | Available for Sale

Use Retail and MultiFamily Development Opportunity

Parcel IDs 103641, 103642

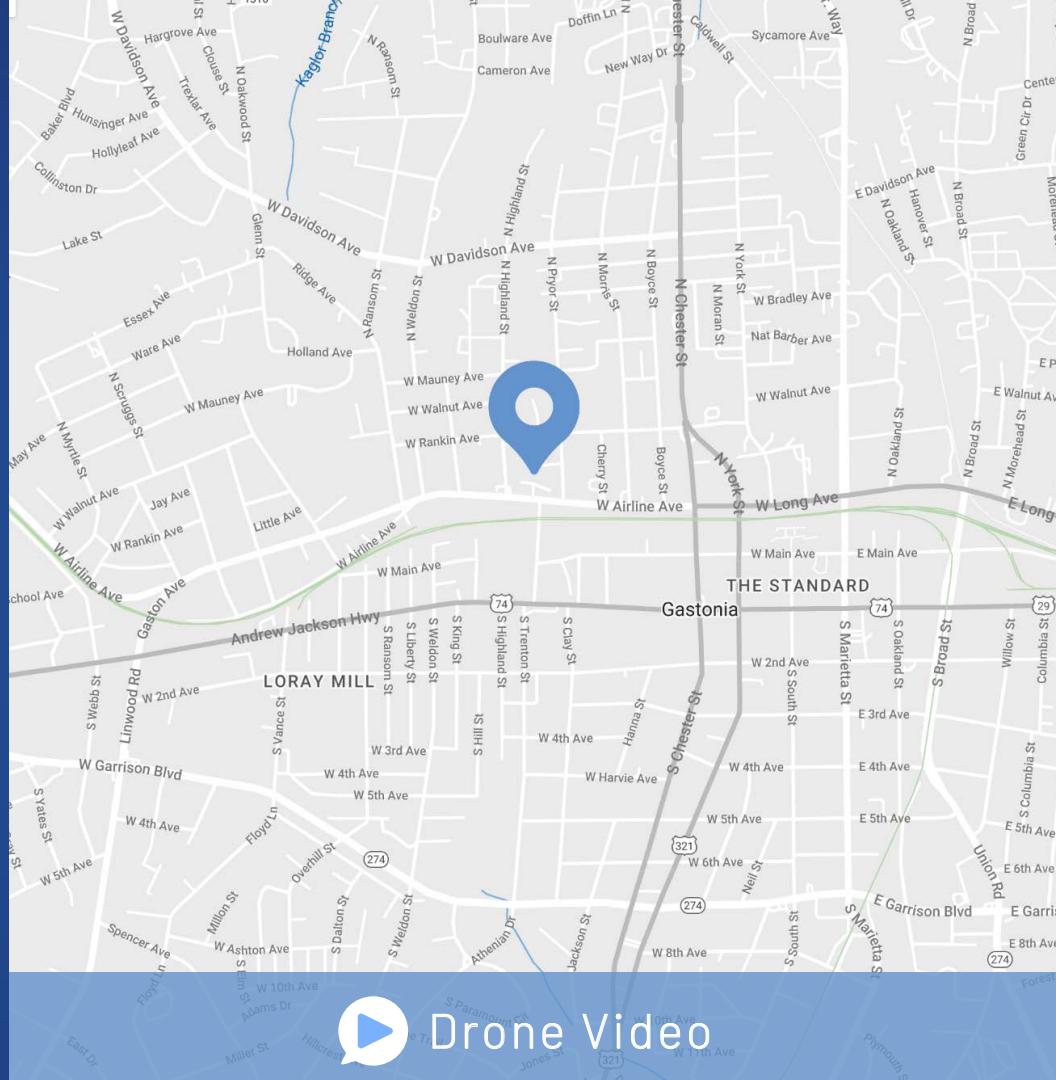
Zoning CBD

Doors Building 1 - Two Dock High Doors
Building 2 - Two Garage Rollup Doors

Traffic Counts W. Airline Ave. | 13,500 VPD

Additional Details Located in an Opportunity Zone and Qualified Census Tract
Tax Incentives available to developers

Sale Price \$1,300,000

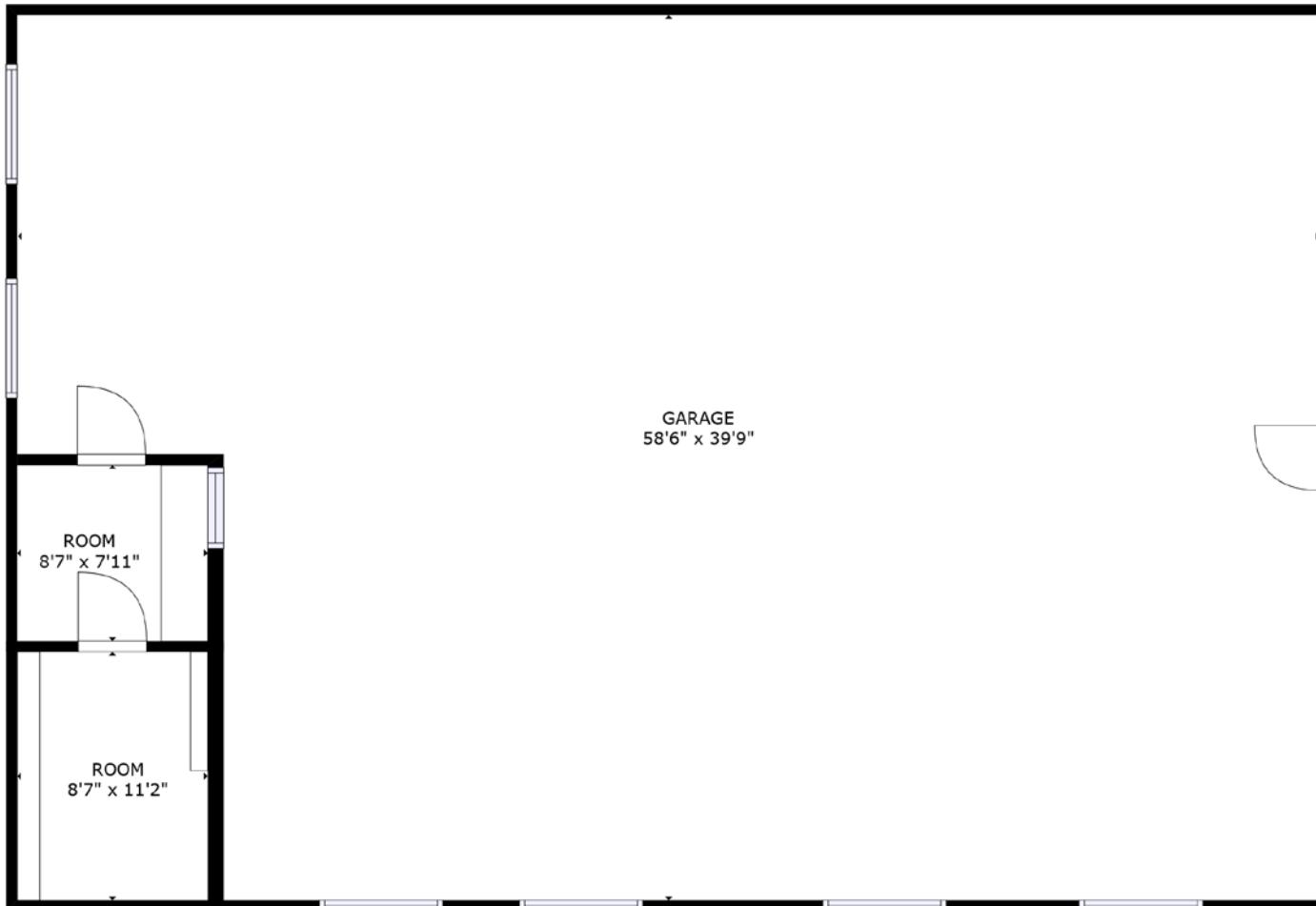


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	15,620	117,730	299,297
Avg. Household Income	\$114,270	\$94,120	\$94,240
Median Household Income	\$85,623	\$65,331	\$63,906
Households	7,853	56,144	131,269
Daytime Employees	7,005	30,890	48,922



Click to View Virtual Tour



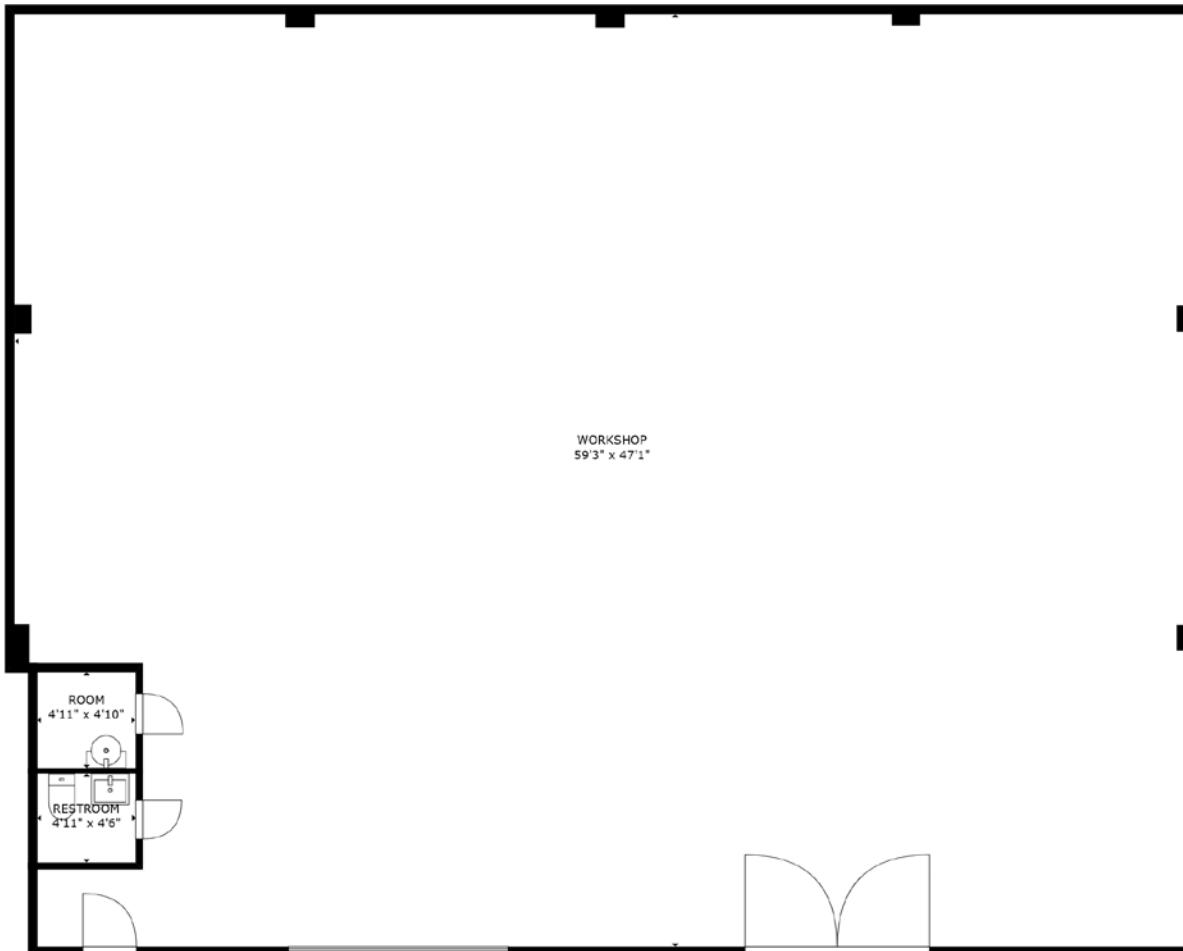
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 163 sq. ft. EXCLUDED AREAS:
GARAGE: 2142 sq. ft
TOTAL: 163 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport



Click to View Virtual Tour



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 2774 sq. ft
TOTAL: 2774 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport

Conceptual Site Plan | Apartments



UNIT TYPE	AREA SF	UNITS	TOTAL UNITS	PERCENTAGE	AREA PER FLOOR
1BEDROOM	A1	680 SF	30		
	A2	736 SF	47	81	
	A3	727 SF	4		
2 BEDROOM	B1	1024 SF	25		
	B2	1104 SF	14	39	
120					
24,647 SF					

BUILDING FLOOR PLAN - 1 ST FLOOR

W. AIRLINE AVENUE

TOTAL UNITS - 120
161 PARKING SPACES
PARKING RATIO OF 1.34

712 W AIRLINE AVENUE APARTMENTS
GASTONIA, NC
06.01.2020

Studio
FUSION
ARCHITECTURE + INTERIORS

Conceptual Site Plan | Townhomes



FUSE DISTRICT TOWNHOMES | CONCEPT PLAN A

0 20 40 60

1" = 20'
APRIL 2024



Join Gastonia's FUSE District



CaroMont Health Park
5,000 Seat, \$26MM Multi-Purpose Sports & Entertainment Facility
Future Residential, Retail, Restaurants, and Office Space



Future Food Hall
Lenox Development Group
\$5.2M Investment



HONEY HUNTERS
CaroMont Health Park



Franklin Yards
250 Apartment Units
5,300 SF Commercial Space
Delivery: 2026



The Foundry
Lansing Melbourne Group
150-225 Apartment Units
9,000 SF Retail Space



13,500 VPD

N. Chester St

15,500 VPD

Gaston County Police Department

13,000 VPD

Hangar 618
Lenox Development Group
Urban Flex Space

WATERMAN COFFEE

**Downtown
Gastonia**



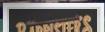
Gaston County Sheriff's Office

Gaston County Courthouse



Center City Crossings
90 Apartment Units

Kimbrell's



E. Main St



Gaston Pour House

EAT SIP LOUNGE

HH

TRUIST

8,600 VPD



Gaston Social District
Open Container, Walkable Entertainment

S. Broad St

74

74

Nearby Development



0.1 mi from Site

CaroMont Health Park
5,000 Seat Sports & Entertainment Venue
Future Residential, Retail, Restaurants, and Office

\$38 Million Investment

0.8 mi from Site

Future Food Hall
Lennox Development Group

\$5.2 Million Investment

The Franklin Urban Sports and Entertainment (FUSE) District is an economic development and revitalization project in Gastonia designed to bring new life to the area between Downtown Gastonia and the Loray Mill Historic District. The facility and surrounding private development is expected to generate investment estimated at over \$75+ million, create jobs, increase the tax base, and fuel economic growth

0.6 mi from Site

The Dillinger
20 Loft Apartments

\$15 Million Investment

12.7 mi from Site

Catawba Two Kings Casino Resort
Phase 1 Delivery: Spring 2026

\$1 Billion Investment



Contact for Details

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