



135.83 acres Zoned Heavy Industrial Land

120 Oveda Ct, Kings Mountain, NC 28086



Gina Collias
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CONCEPTUAL
TRAFFIC/CIRCULATION
OVEDA DRIVE, KING
MOUNTAIN



CONCEPTUAL SITE PLAN

TRADD COMMERCIAL-MASTER
OVEDA DRIVE, KINGS MOUNTAIN
SCHEME 01 1. CIVIL 1. 05

135.83acres Zoned Heavy Industrial Land

\$5,161,540

Its scale and layout are ideal for data center and tech infrastructure developments, built-to-suit heavy manufacturing campuses, freight logistics, multi-modular facilities, or built-to-suit heavy manufacturing campuses. Equipped with high-capacity power, fiber connectivity, and 24/7 operation zoning, the property is capable of supporting mission-critical uses.

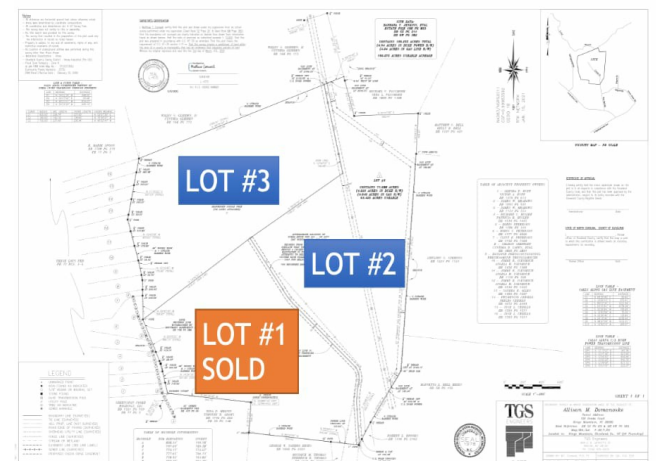
Its proximity to Charlotte and the Charlotte Douglas International...

Strong Value Offering

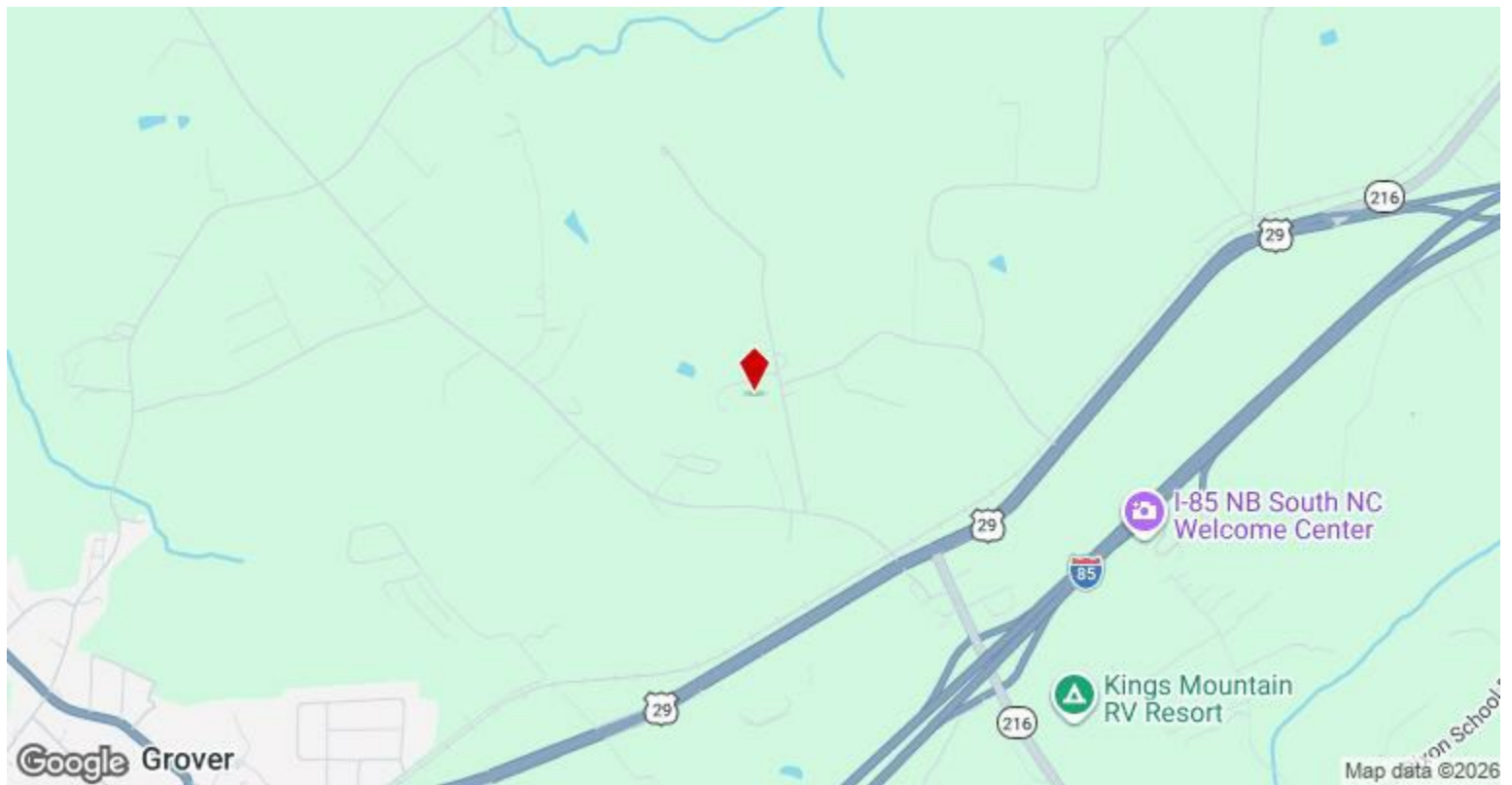
Listed at \$5,161,540 (\$38,000 per acre), this property presents a compelling price point given its size and location to I-85 at Exit 2, between Charlotte and Greenville Spartanburg SC, and ready-to-develop status. This Cleveland County property is close to half of the cost compared to nearby offerings.

TEXT Gina Collias for more information 704-692-4774

- Zoned Heavy Industrial
- Vacant Land



Price:	\$5,161,540
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Industrial
Sale Type:	Investment or Owner User
Total Lot Size:	135.83 AC
No. Lots:	1
Zoning Description:	LI
APN / Parcel ID:	PIN 10613 (71.688ac)



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Its proximity to Charlotte and the Charlotte Douglas International Airport provides access to a skilled workforce, key digital corridors, and airport logistics, making it an excellent candidate for phased or secure perimeter-based development. Located in Cleveland County within one mile of I-85 at Exit 2, between Charlotte and Greenville Spartanburg metro areas.

Flexible Zoning & Development Potential

Currently zoned for Heavy Industrial, the property is eligible for downzoning if needed, opening the door to a variety of development options.

Property Photos

