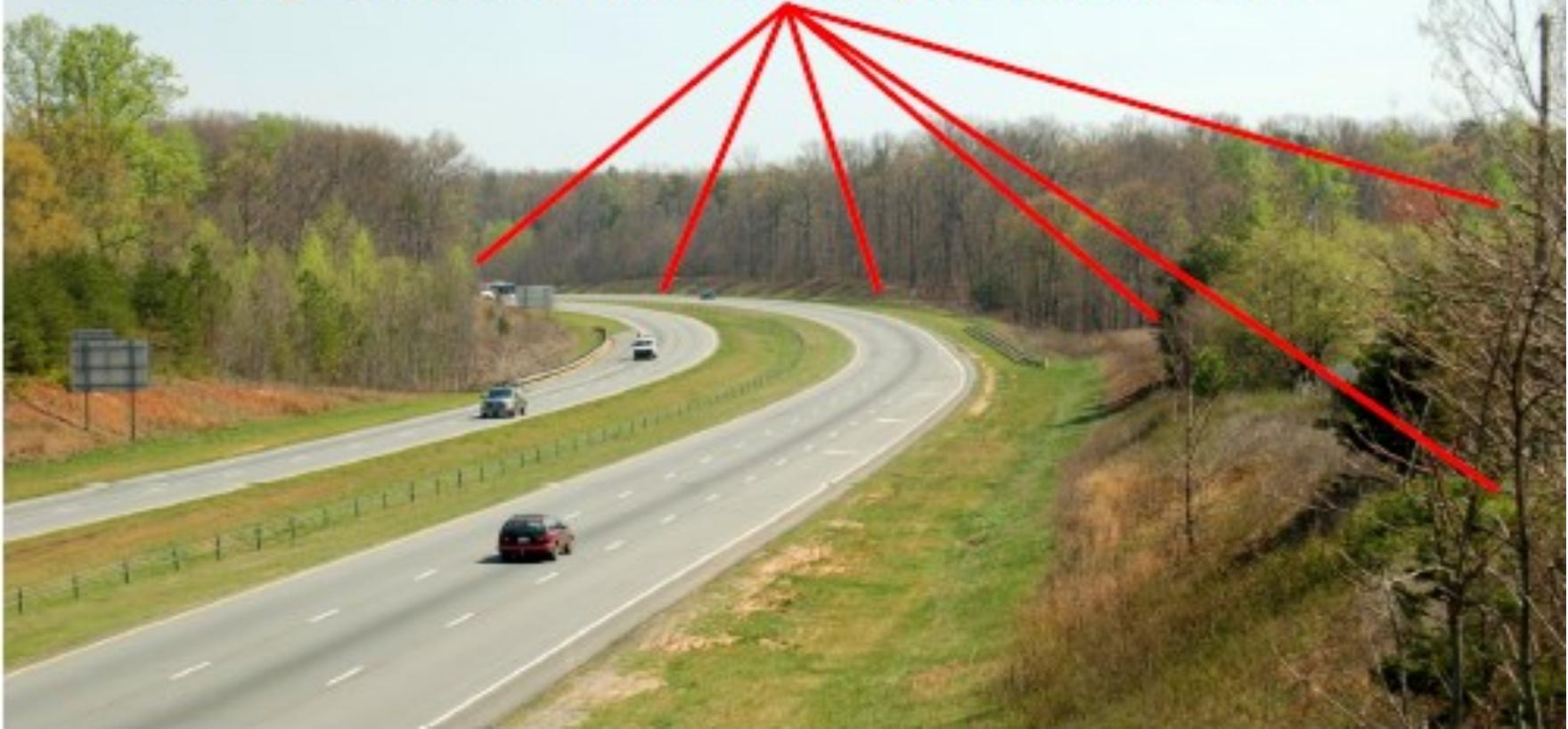


LAND FOR SALE:
E. Gaston St. — Hwy 321 Lincolnton, NC
Property has ½ mile frontage on Hwy #321



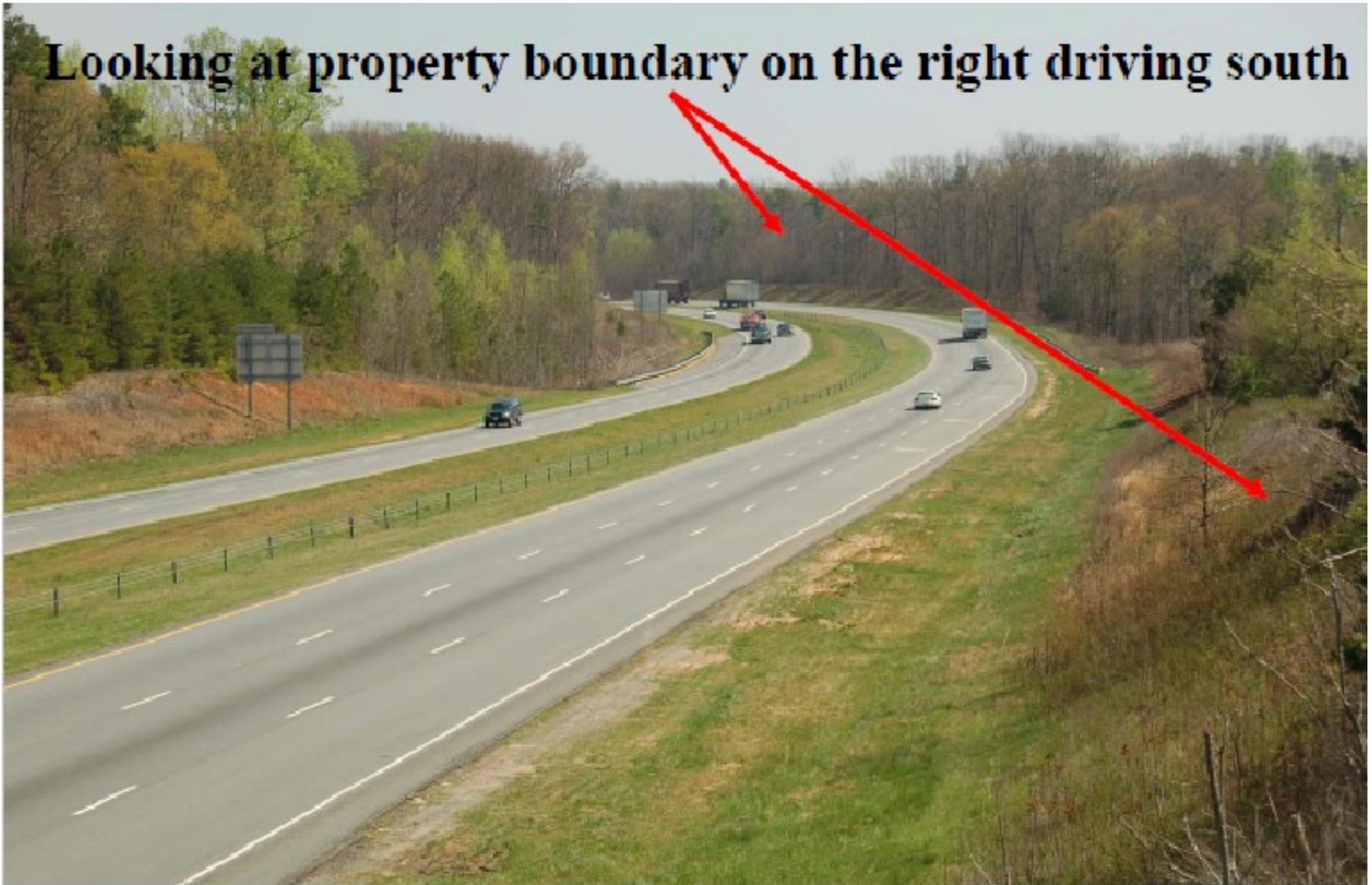
- +/- 46 Acres of Land for Sale
- Currently zoned O-I & R-15; however, Industrial rezoning is recommended
 - Excellent location—adjacent to existing medical office parks
 - Price: \$4,000,000

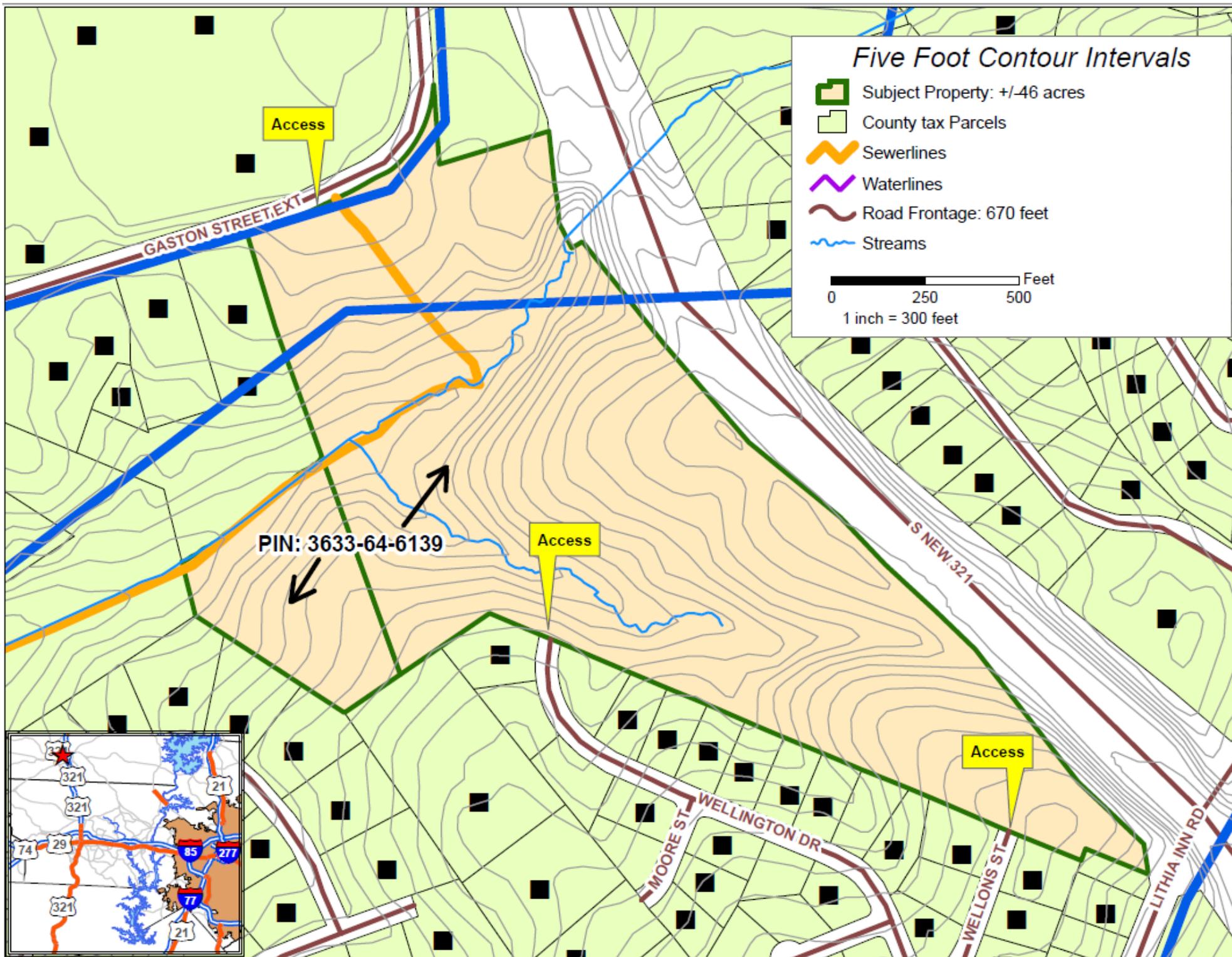
Jim Flowers—Flowers Real Estate 704-574-1008

Looking at property boundary on the left driving north



Looking at property boundary on the right driving south





Proposed 50' wide Access Road through office park into R-15 property

PIN: 3633-64-6139
+/- 46 acres

OPTION #1

#1

Zoned O-1
+/- 16 acres

Waterline

Sewerline

New Hwy 321

+/- 30 acres
Zoned R-15

#2

100' Duke Power Easement

Access into property

Access into property

GASTON STREET, EXT

S. NEW 321

JULIADR

OLD TRAM ST

LABAN ST LN

LITHIA INN RD

Proposed 50' wide Access Road through medical office park

PIN: 3633-64-6139
+/- 46 acres

Option #2

+/- 46 acres

Access into property

Access into property

100' Duke Power Easement

Waterline

Sewerline

S. NEW 321

New Hwy 321

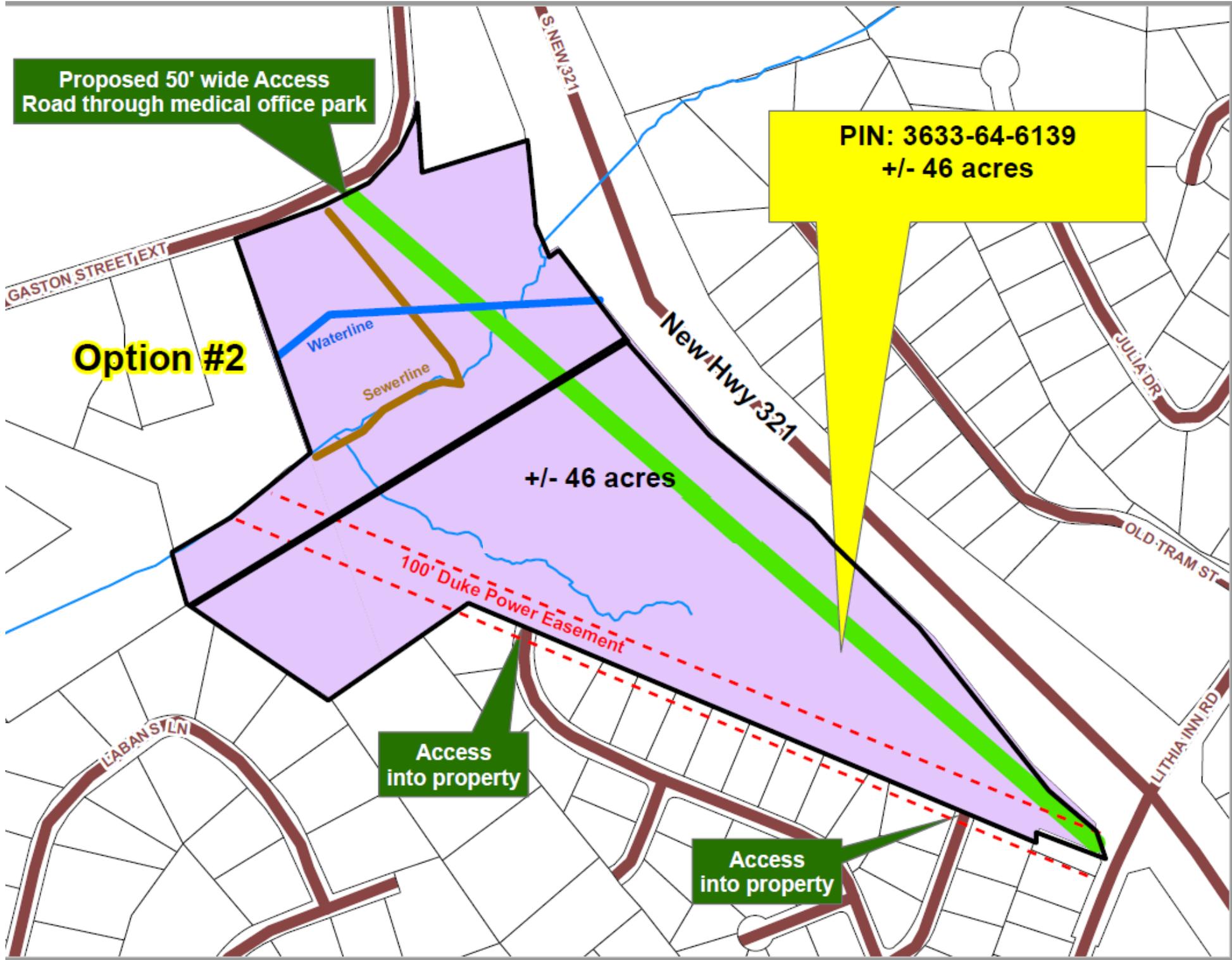
JULIA DR

OLD TRAM ST

LITHIA INN RD

LABAN ST LN

GASTON STREET EXT





EAST MAIN ST

Mohican Mills

Recently Sold Property

Frye Regional Medical Park

E. GASTON ST

CMC

Mohican Mills

Lincolnton Nursing Ctr #307

Subject Property: +/- 46 acres

OLD TRAM ST

JULIA DR

GAMBIE DR

YMCA

Lincolnton Medical Center

S NEW 321

Future County Office Building

Wellington Park Sub-division

LABANS LN

WELLINGTON DR

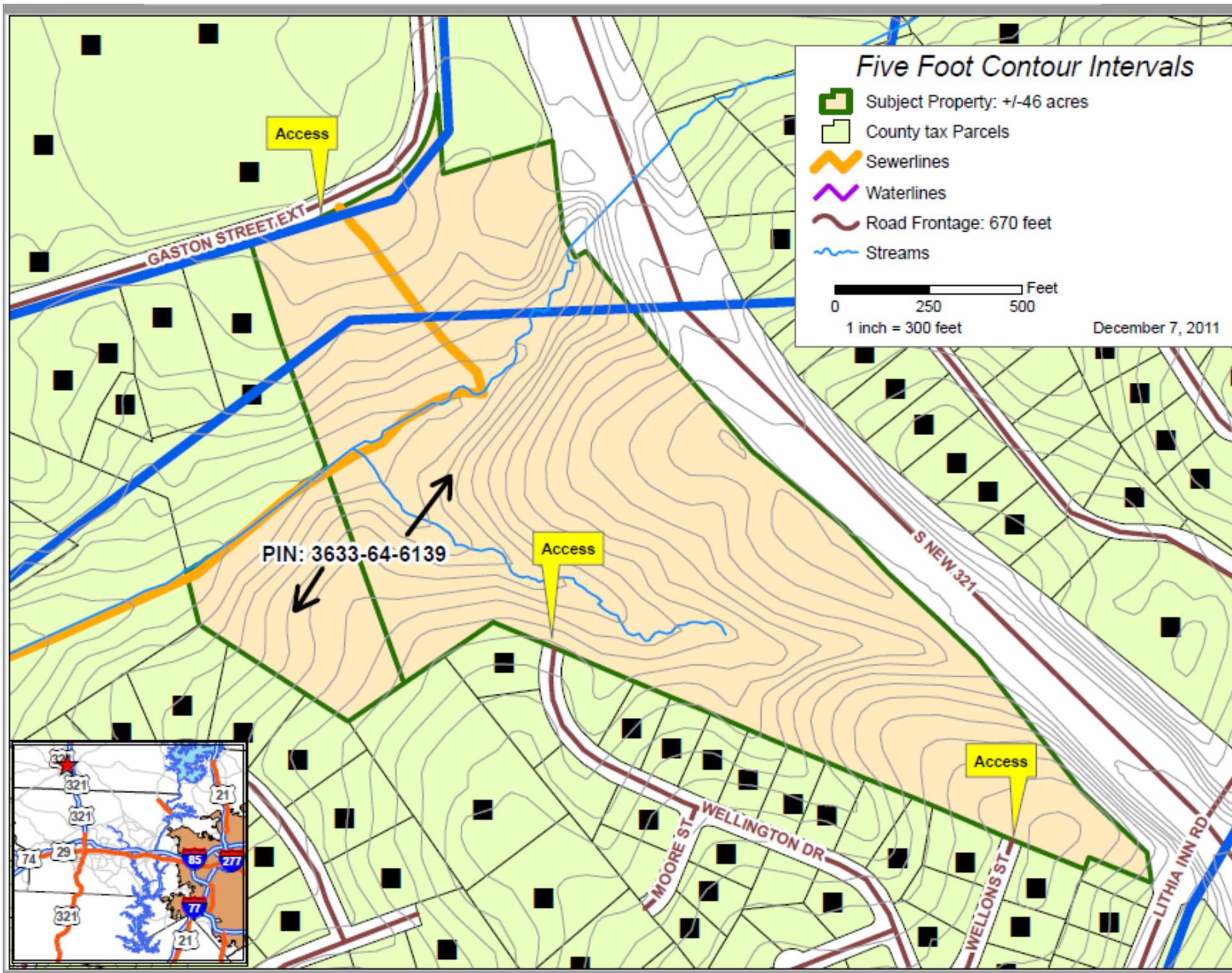
HOLLOW DR

WELLONS ST

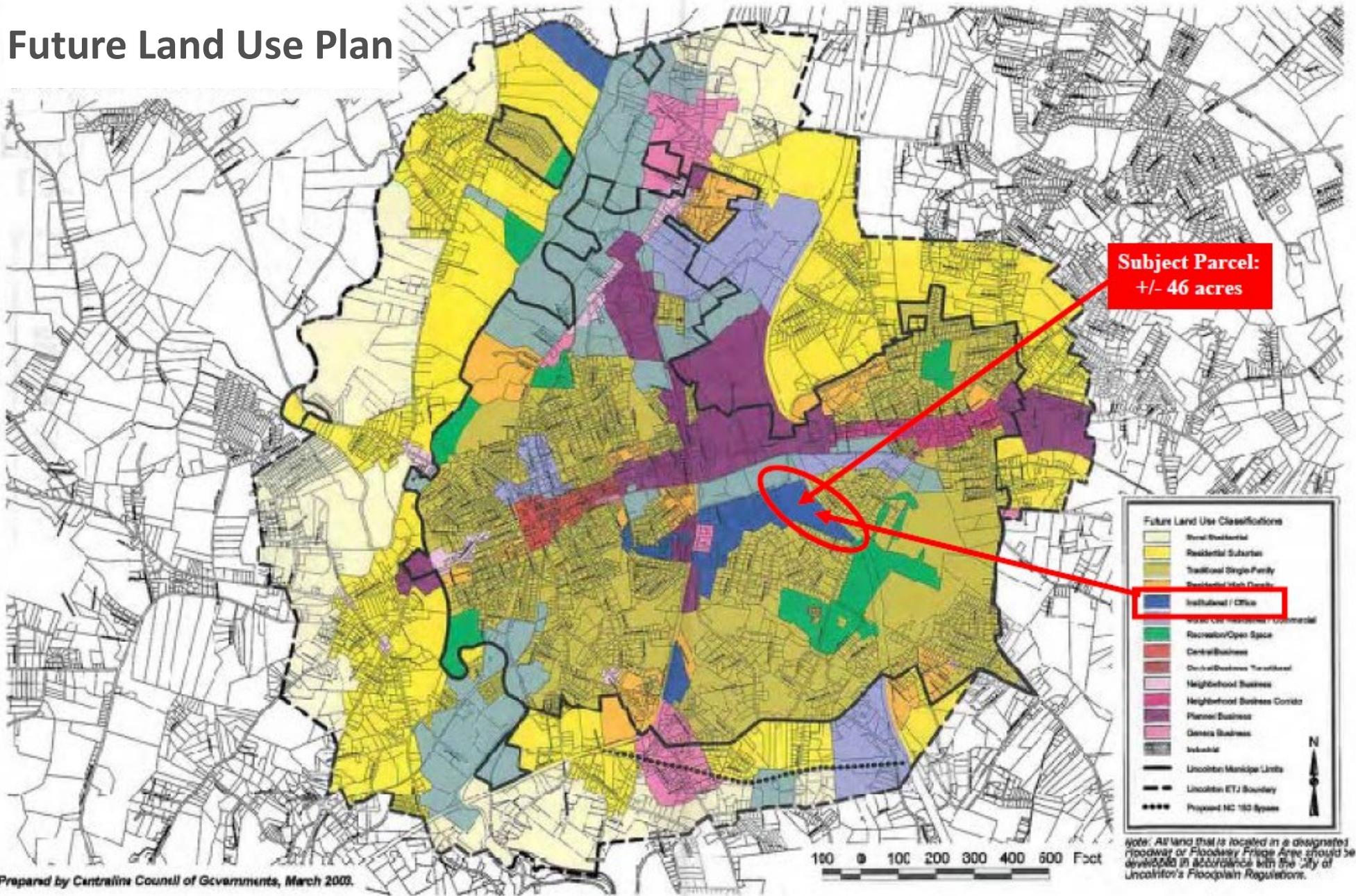
LITHIA INN RD

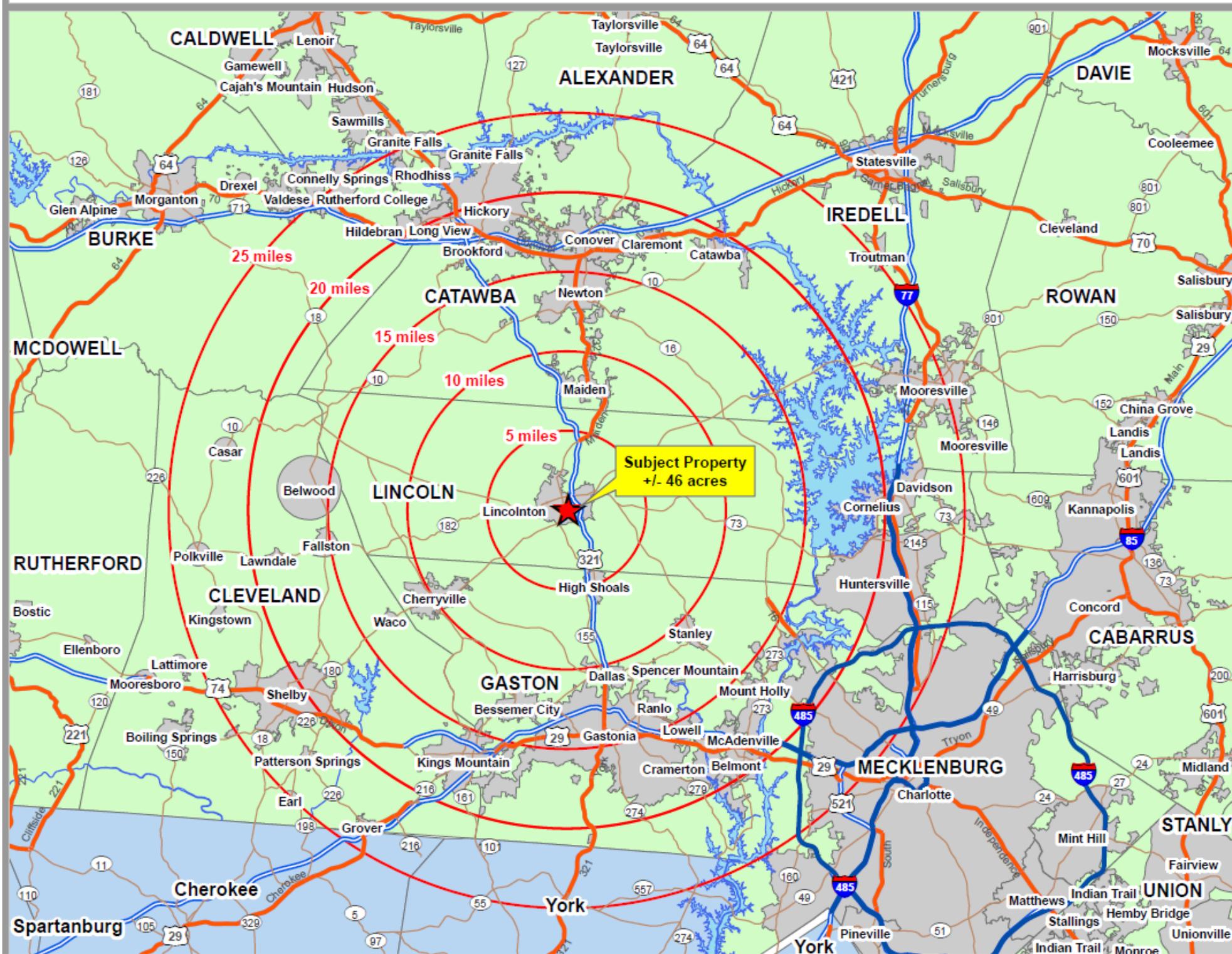
Businesses and Business Parks adjacent to and across from Property fronting on Gaston Street





Future Land Use Plan





Permitted Uses for this +/- 46 acres of property

Section 7.7 O-I Office Institutional District:

7.7.1 Permitted Uses:

The following uses are permitted by right:

1. All uses as permitted in the R-O District but the 5,000 square foot limit for office buildings shall not apply.
2. Art and photography studios (excluding adult establishments).
3. Bed and breakfast inns.
4. Cemeteries as a principal use.
5. Churches.
6. Colleges and trade schools, except truck and heavy construction equipment operating schools.
7. Community centers.
8. Copy service.
9. Day care centers.
10. Essential Services, Class II.
11. Florist.
12. Food catering service.
13. Funeral homes.
14. Gift shop having less than 2,500 square feet gross floor area.
15. Hospitals.
16. Laboratories.
17. Libraries.
18. Museums.
19. Optician.
20. Pharmacy (less than 3,000 square feet gross floor area).

(Permitted uses continued)

21. Recreation facilities: country clubs, privately owned outdoor recreation facilities and publicly owned outdoor recreation facilities greater than one (1) acre on the same basis as permitted in 7.5.1 of this Ordinance.
22. Rest homes, nursing care facilities and continuing care communities.
23. Health Centers
24. Hospitals including but not limited to university/teaching hospitals and physical rehabilitation hospitals.
25. Medical Clinics
26. Personal Health Clinics

7.7.2 Conditional Uses:

The following uses may be allowed upon the issuance of a conditional use permit by the Lincolnnton City Council in accordance with Part 13 of this Ordinance:

1. Multi-family dwellings with a gross density of up to ten (10) units per acre.
2. Planned residential developments in accordance with Part 12 of this Ordinance and provided the allowed densities for such developments shall be the same as for the RMF District.
3. Planned Unit Developments (Mixed Use) in accordance with Section 12.2 of this Ordinance and provided the uses within the development are otherwise listed as permitted or conditional uses allowed in the O-I District.
4. Jails
5. Financial institutions.
6. Post office.
7. Traditional infill developments (TID) in accordance with Section 12.5 of this Ordinance. A TID may only contain residential uses that are otherwise allowed in this zoning district (either as a permitted use or a conditional use).

Executive Summary:

Industrial development is the highest and best use for this land.

Please contact us for additional information

Jim Flowers—Flowers Real Estate 704-574-1008