

1417 Davis Park Rd

1417 Davis Park Rd, Gastonia NC 28052

OFFERING MEMORANDUM

Jim Pryor

Ardor Commercial Advisors

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ARDOR COMMERCIAL
ADVISORS, LLC

1417 Davis Park Rd

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<https://Ardorcre.com>

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1417 DAVIS PARK RD

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1417 Davis Park Rd Gastonia NC 28052
COUNTY	Gaston
LAND ACRES	1.64
ZONING TYPE	O-1 CUP
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	5,589	37,696	81,729
2026 Median HH Income	\$55,829	\$48,929	\$58,222
2026 Average HH Income	\$67,253	\$64,480	\$76,121

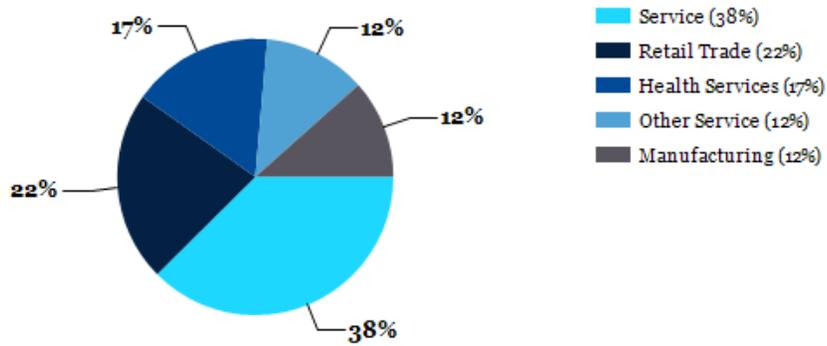
- Located in one of Gastonia's most active development areas with strong growth momentum. Multiple new residential communities are currently being built nearby, and additional approvals are in place that will further increase population density and demand for neighborhood services.
- 1.64± acre commercial development site
- Excellent location for medical office, professional office, or assisted living development
- Situated in a rapidly growing Gastonia corridor
- Surrounded by multiple new residential developments under construction
- 400 townhomes approved in the vicinity
- Additional retail approvals nearby
- Strong long-term upside supported by increasing rooftops and demand for services

1417 DAVIS PARK RD

02 Location

Location Summary

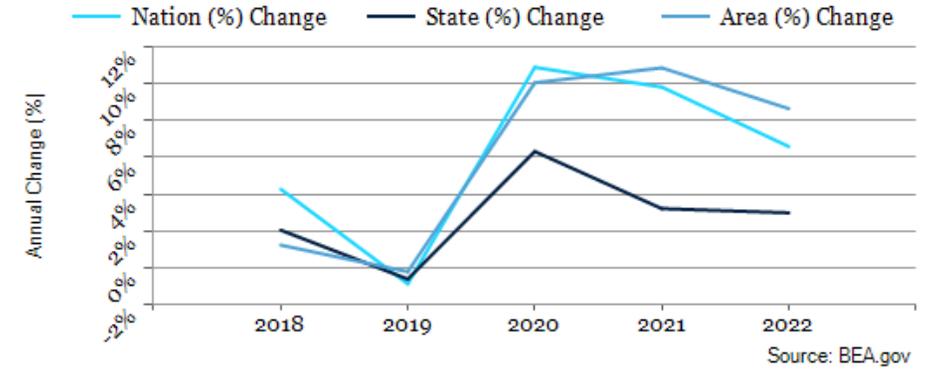
Major Industries by Employee Count



Largest Employers

Parkdale Mills	4,500
Parkdale Mills	4,500
Gaston County Schools	1,000
CaroMont Health	1,000
Wal-Mart Associates Inc.	1,000
County of Gaston	1,000
Wix Filtration Corporation	1,000
Pharr Yarns, Inc.	1,000

Gaston County GDP Trend



03 Property Description

Property Features

Property Images

1417 DAVIS PARK RD

PROPERTY FEATURES

LAND ACRES	1.64
# OF PARCELS	1
ZONING TYPE	O-1 CUP

UTILITIES

WATER	yes
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