

Bessemer City Road

205 Bessemer City Rd, Gastonia NC 28052

OFFERING MEMORANDUM

Jim Pryor

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ARDOR COMMERCIAL
ADVISORS, LLC

Bessemer City Road

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<https://Ardorcre.com>

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BESSEMER CITY ROAD

Executive Summary
Investment Summary

01

OFFERING SUMMARY

ADDRESS	205 Bessemer City Rd Gastonia NC 28052
LAND ACRES	3.45
ZONING TYPE	Commercial
# OF PARCELS	2

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	6,485	37,807	90,214
2025 Median HH Income	\$50,000	\$47,073	\$58,239
2025 Average HH Income	\$58,922	\$63,193	\$75,535

- Unlock the potential of this 3.45-acre commercial gem on Bessemer City Road in Gastonia, NC. Prime for development, this property boasts high visibility and accessibility in a thriving trade hub, surrounded by bustling retail, service, and residential hubs.
- Zoned C-1 for endless possibilities, from retail to medical services, this parcel is a developer's dream. Benefit from available public water and sewer connections, streamlining your development process and cutting costs significantly.
- Strategically located with easy access to major roads, this site is a golden opportunity for owner-users and savvy investors alike. Don't miss your chance to secure a lucrative spot in the heart of Gaston County's commercial landscape.

BESSEMER CITY ROAD

Location

Location Summary

02

- 3.45 acres of commercially zoned land

Zoning: C-1 Commercial

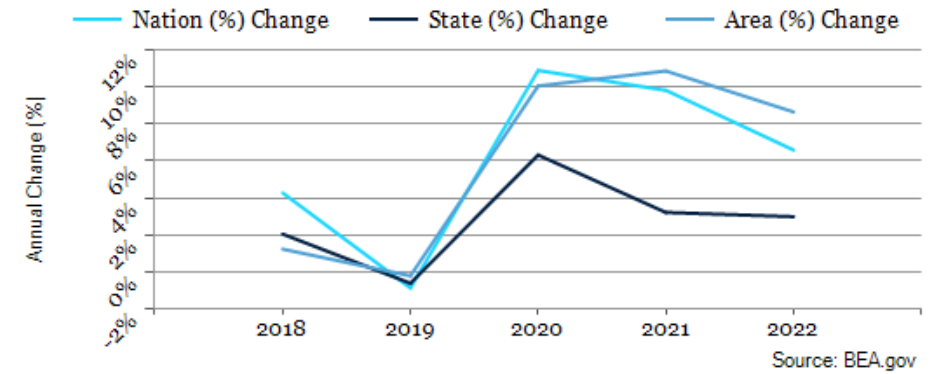
Water and sewer available

Strong road frontage and visibility

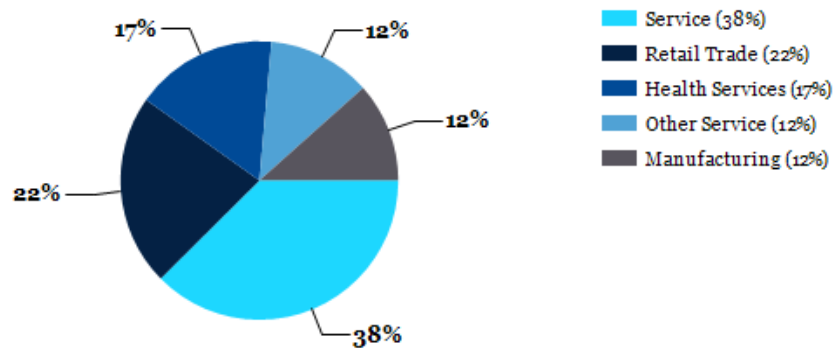
Flexible development potential

Convenient access to downtown Gastonia and surrounding markets

Gaston County GDP Trend



Major Industries by Employee Count



Largest Employers

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
Walmart	673

BESSEMER CITY ROAD

03

Property Description

Property Features

Property Images

PROPERTY FEATURES

LAND ACRES	3.45
# OF PARCELS	2
ZONING TYPE	Commercial
TOPOGRAPHY	Rolling

UTILITIES

WATER	yes
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