

Bessemer City Road and North Myrtle School Road

Bessemer City Road and North Myrtle School Road, Gastonia NC 28052

OFFERING MEMORANDUM

Jim Pryor

Ardor Commercial Advisors

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ARDOR COMMERCIAL
ADVISORS, LLC

Bessemer City Road and North Myrtle School Road

CONTENTS

01 **Executive Summary**
Investment Summary

02 **Location**
Location Summary

03 **Property Description**
Property Features
Property Images

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<https://Ardorcre.com>

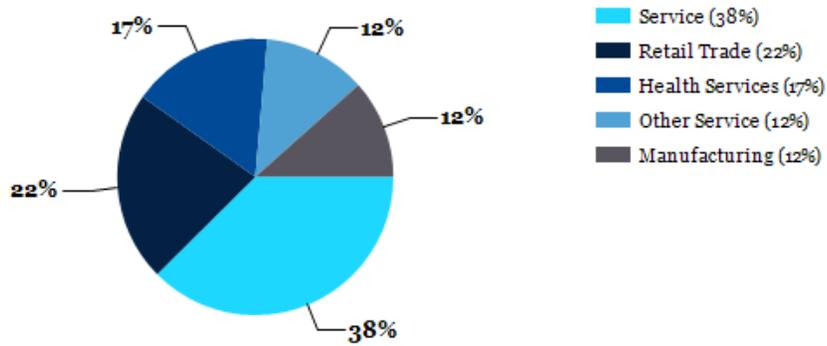
OFFERING SUMMARY

ADDRESS	Bessemer City Road and North Myrtle School Road Gastonia NC 28052
COUNTY	Gaston
LAND ACRES	1.44
ZONING TYPE	Commercial
# OF PARCELS	3

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	5,134	34,278	84,972
2026 Median HH Income	\$44,011	\$46,889	\$56,956
2026 Average HH Income	\$51,397	\$63,343	\$73,994

- 1.44± Acre Commercial Outparcel
- Zoned C-3 (General Business)
- Prime Corner Location at Bessemer City Rd & N Myrtle School Rd
- High Visibility & Strong Traffic Exposure
- Located in a Rapidly Growing Area of Gastonia
- 400 Townhomes Approved Nearby + additional residential growth underway
- Ideal for Retail, Office, or Service Commercial Uses
- Great opportunity for Investor or Owner-User

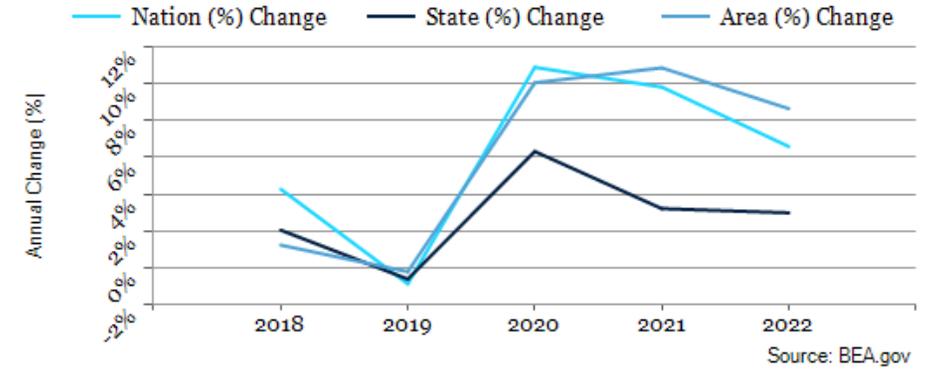
Major Industries by Employee Count



Largest Employers

Pharr Yarns, Inc.	500,999
City of Gastonia	500,999
Dole Fresh Vegetables	500,999
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

Gaston County GDP Trend



PROPERTY FEATURES

LAND ACRES	1.44
# OF PARCELS	3
ZONING TYPE	Commercial











