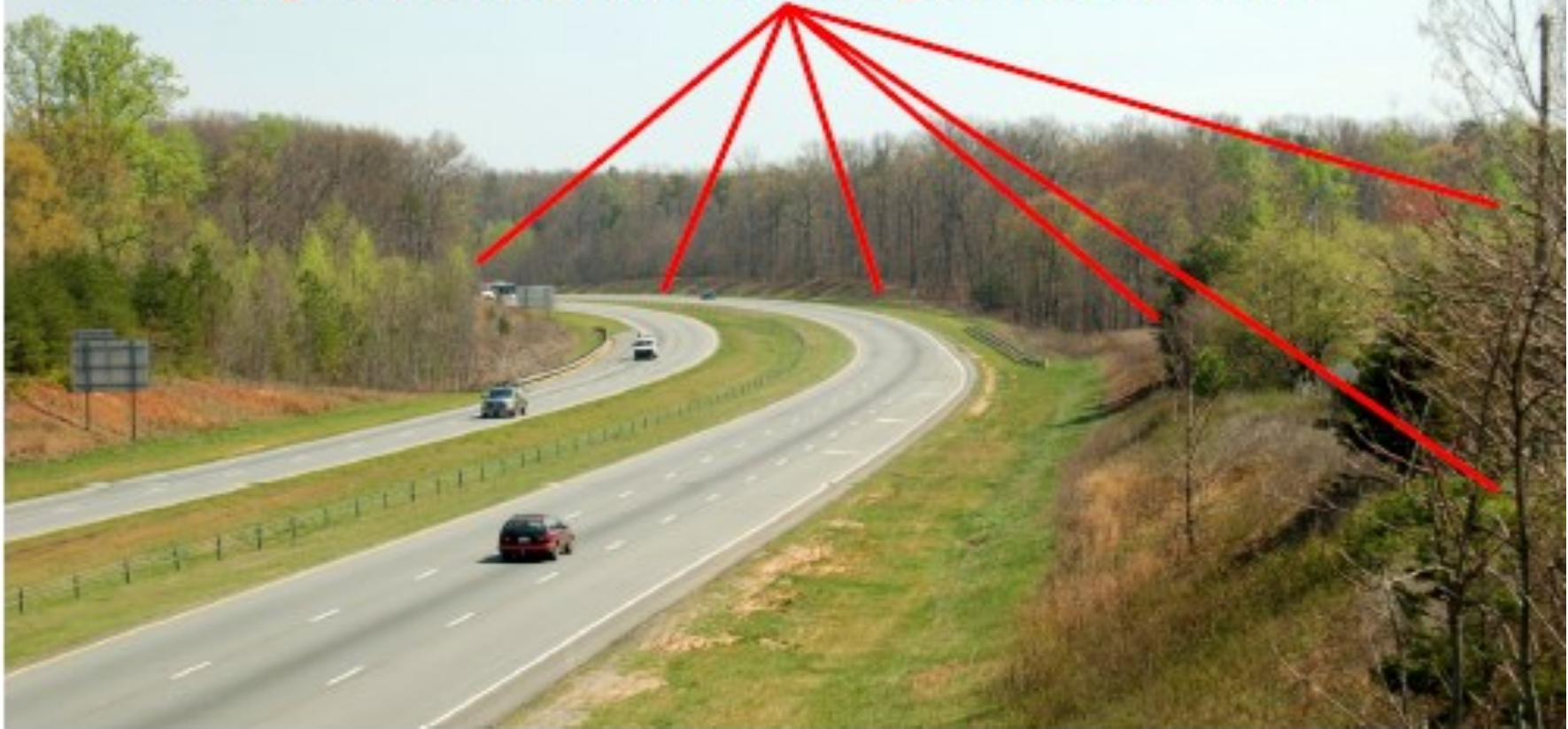


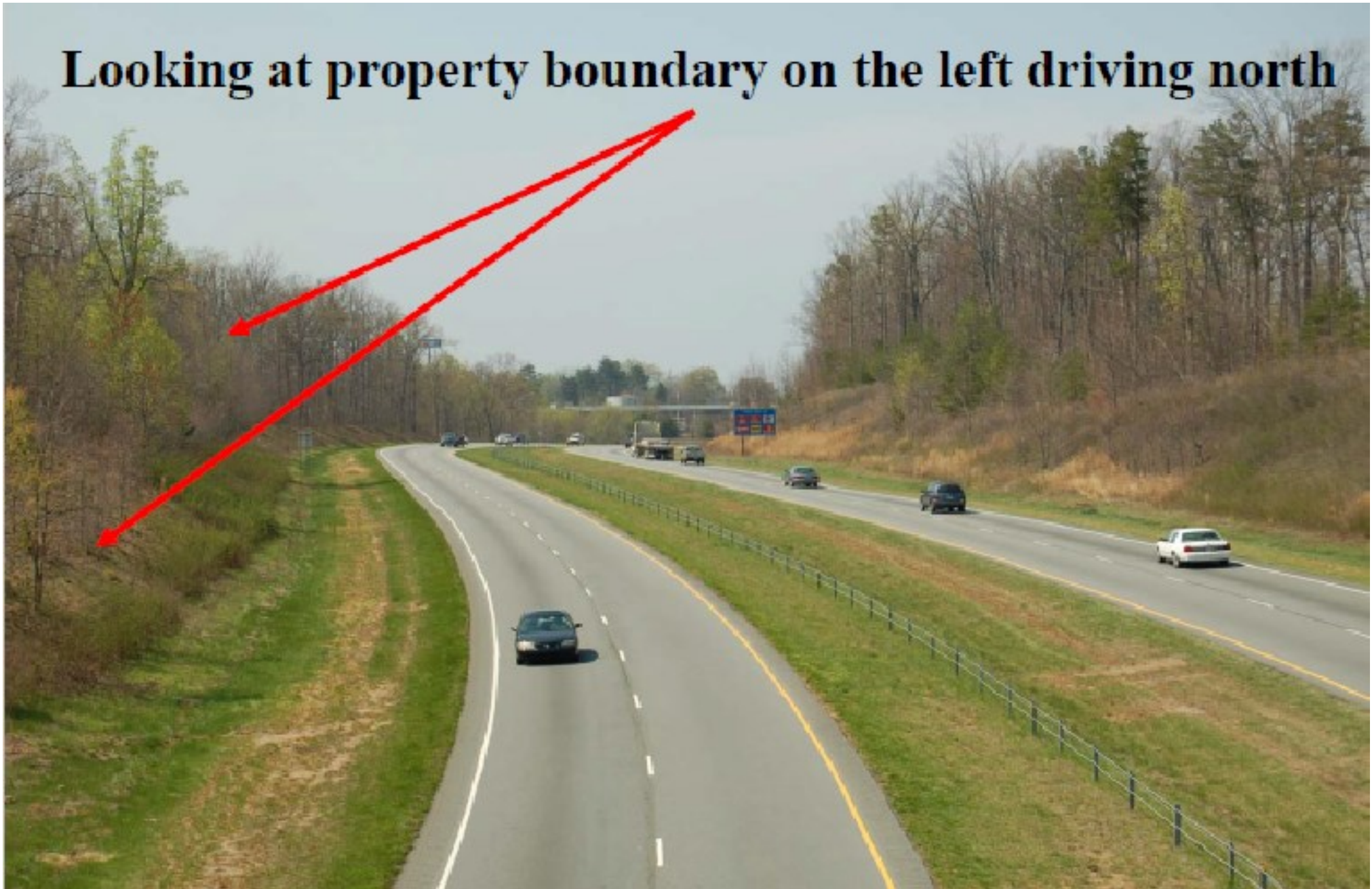
**LAND FOR SALE:**  
**E. Gaston St. — Hwy 321 Lincolnton, NC**  
**Property has ½ mile frontage on Hwy #321**



- +/- 46 Acres of Land for Sale
- Currently zoned O-I & R-15: however, PRD rezoning is highly recommended
  - Excellent location—adjacent to existing medical office parks
  - Price: \$3,000,000

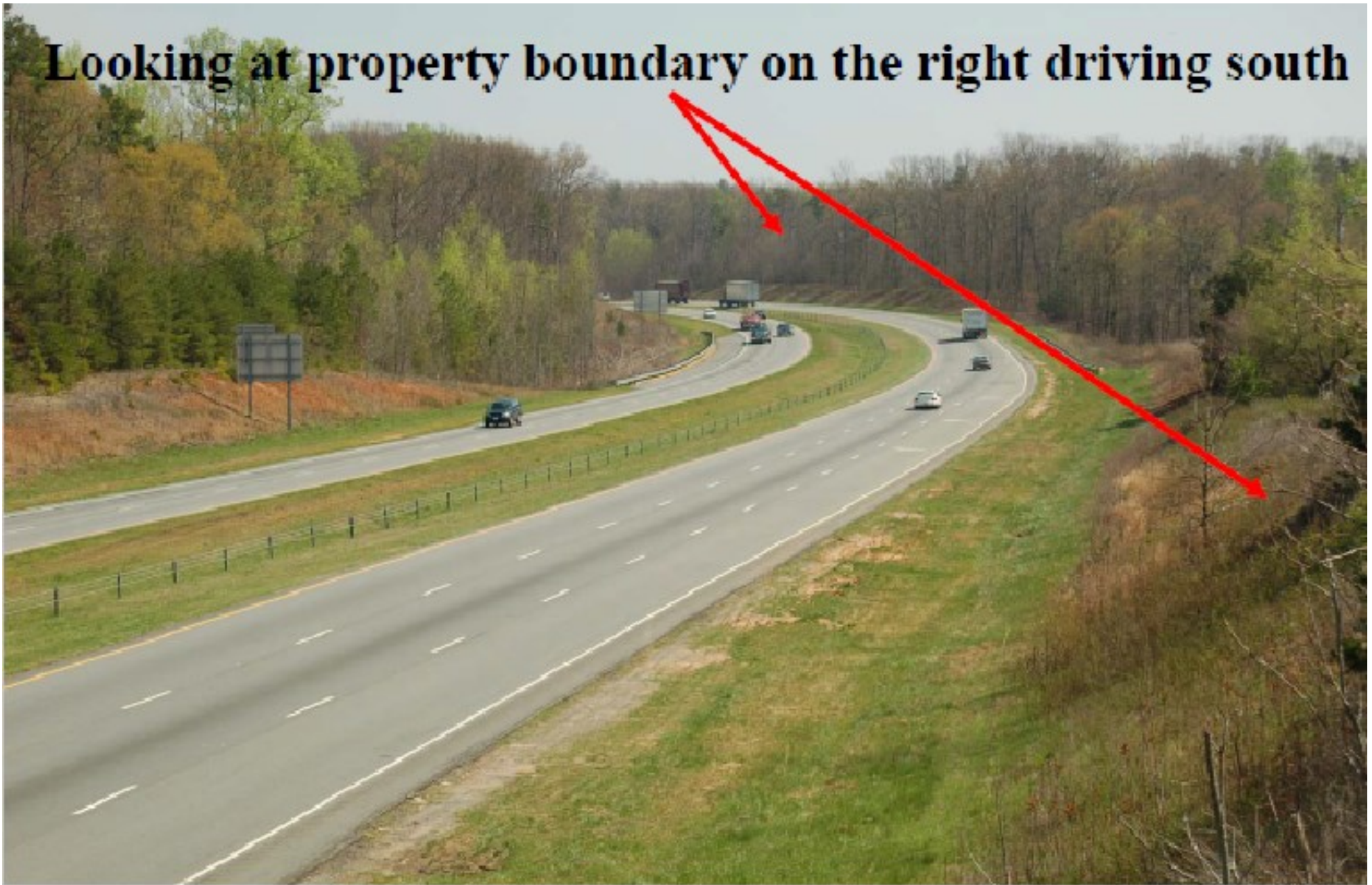
**Jim Flowers—Flowers Real Estate 704-574-1008**

**Looking at property boundary on the left driving north**





**Looking at property boundary on the right driving south**

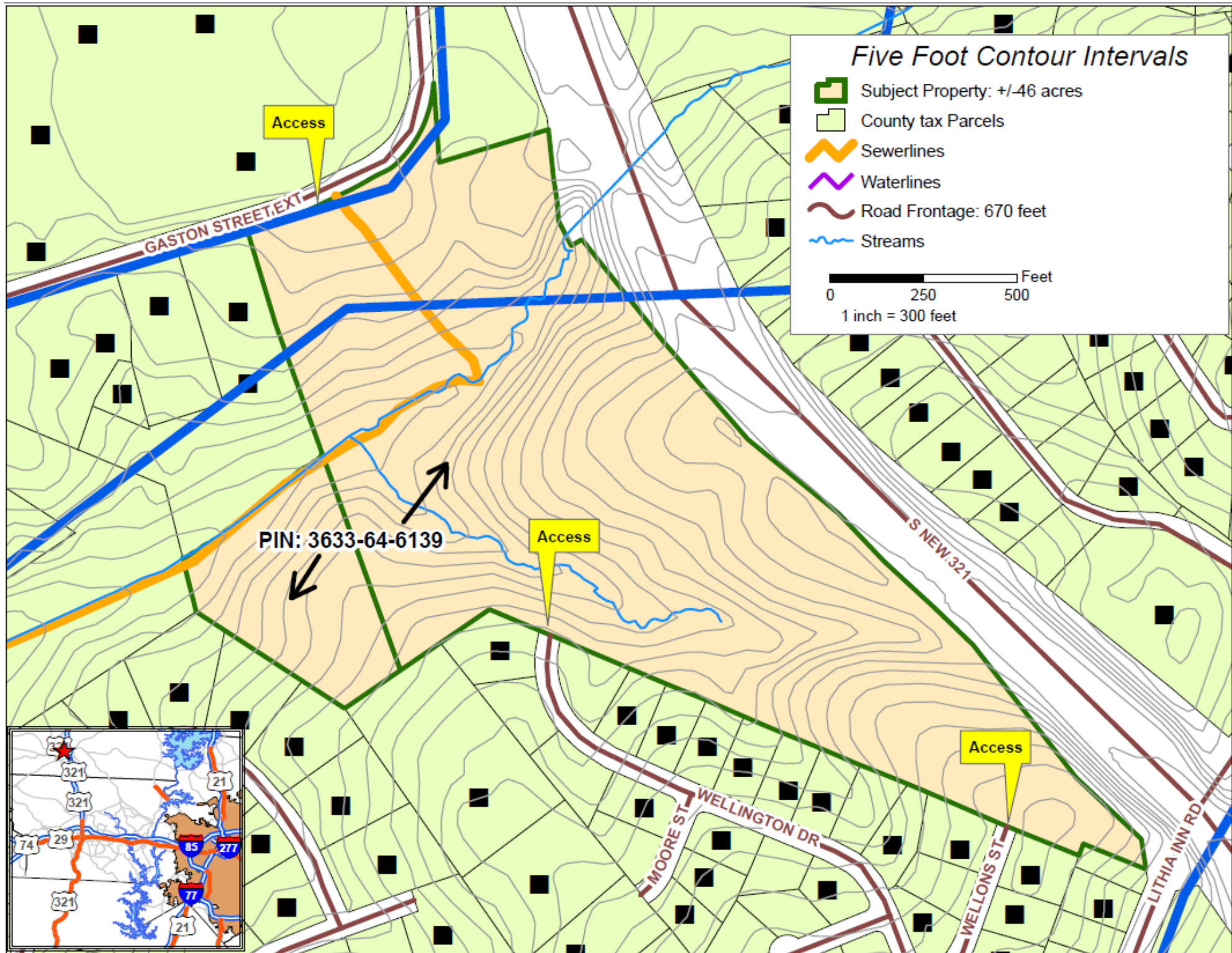




# A 207-Unit Townhome Proposal







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

PIN: 3633-64-6139  
+/- 46 acres  
(This is a possible permitted use for this property)  
# 1 is +/- 16 acres for medical office park  
#2 is +/- 30 acres for multi-family residential/apartments

# OPTION #1

Zoned O-1  
+/- 16 acres

# 1

Waterline

Sewerline

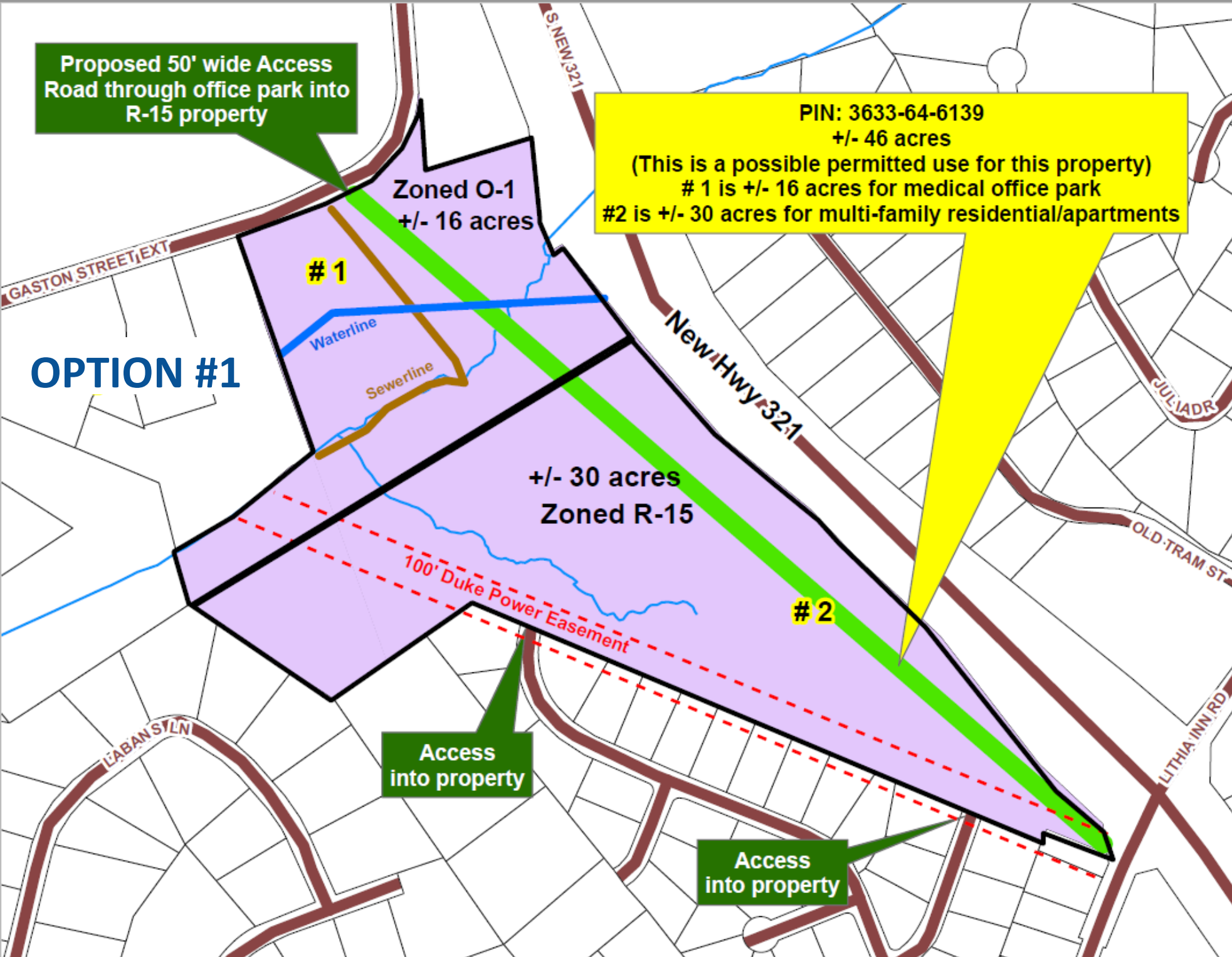
+/- 30 acres  
Zoned R-15

# 2

100' Duke Power Easement

Access into property

Access into property

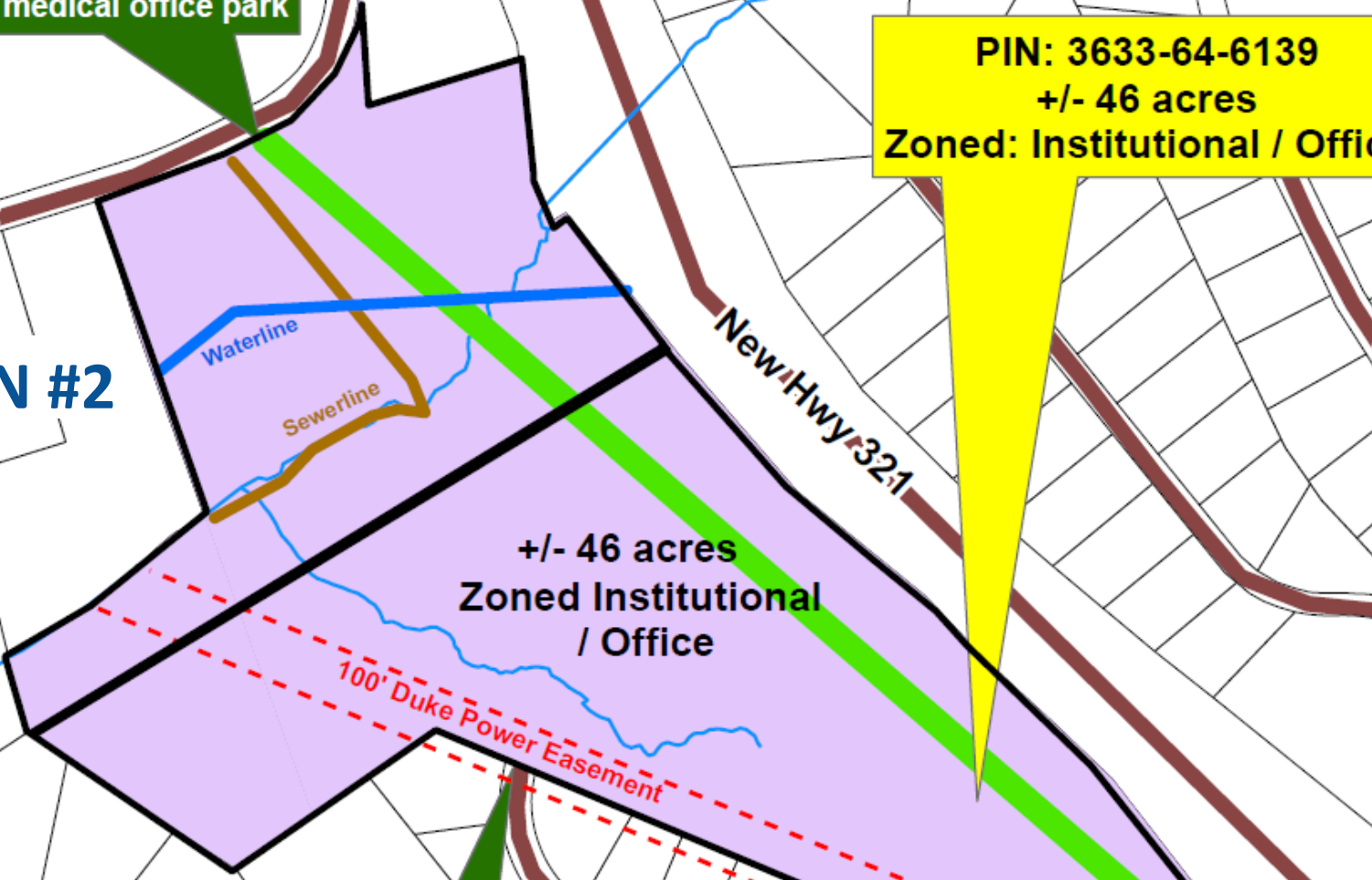




Proposed 50' wide Access Road through medical office park

PIN: 3633-64-6139  
+/- 46 acres  
Zoned: Institutional / Office

# OPTION #2



Access into property

Access into property

+/- 46 acres  
Zoned Institutional / Office

100' Duke Power Easement

Waterline  
Sewerline

GASTON STREET EXT

S. NEW HWY 321

New Hwy 321

JULIA DR

OLD TRAM ST

LABAN ST LN

LITHIA INN RD





EAST MAIN ST

Mohican Mills

Recently Sold Property

E. GASTON ST

Frye Regional Medical Park

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

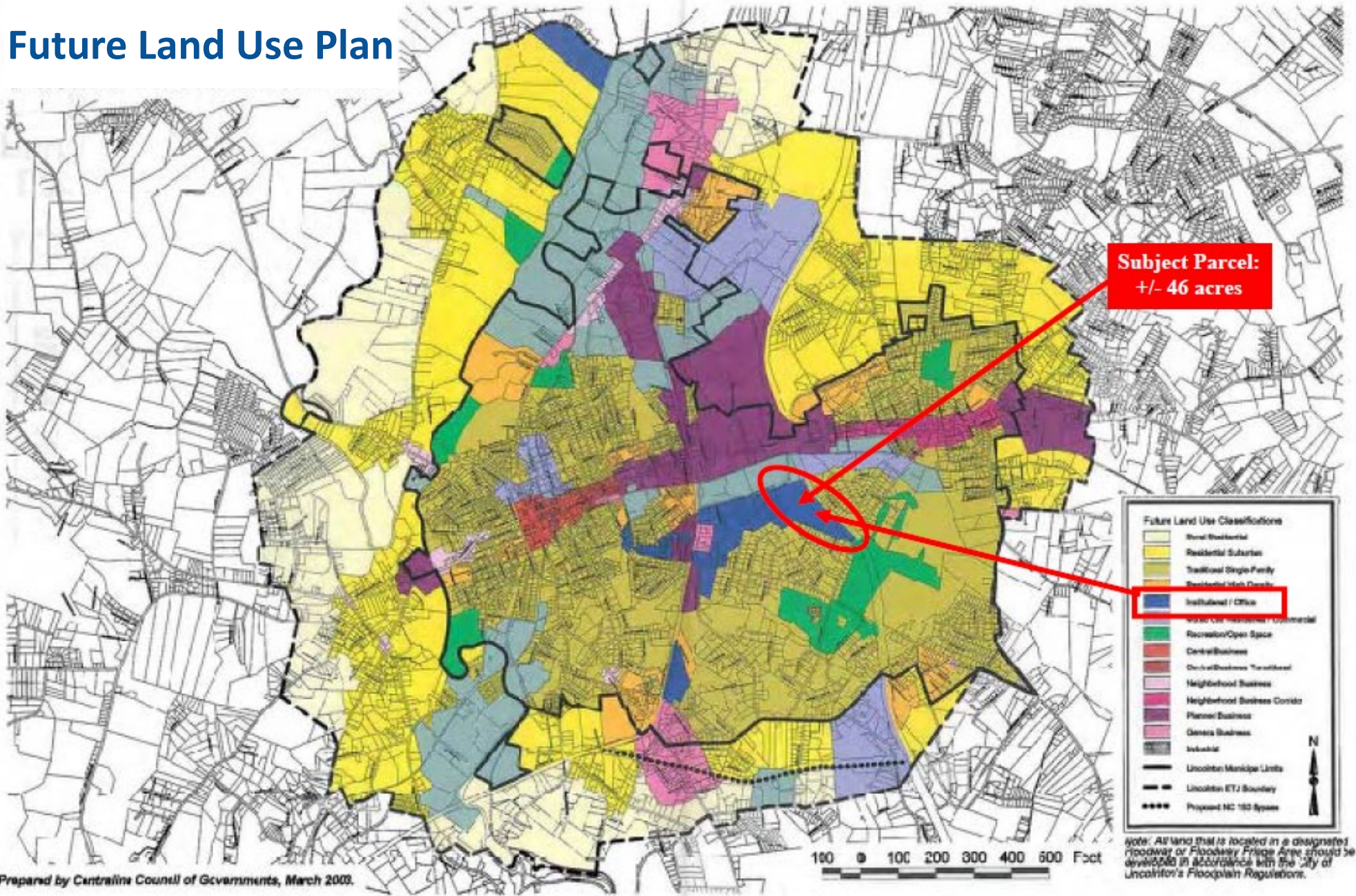




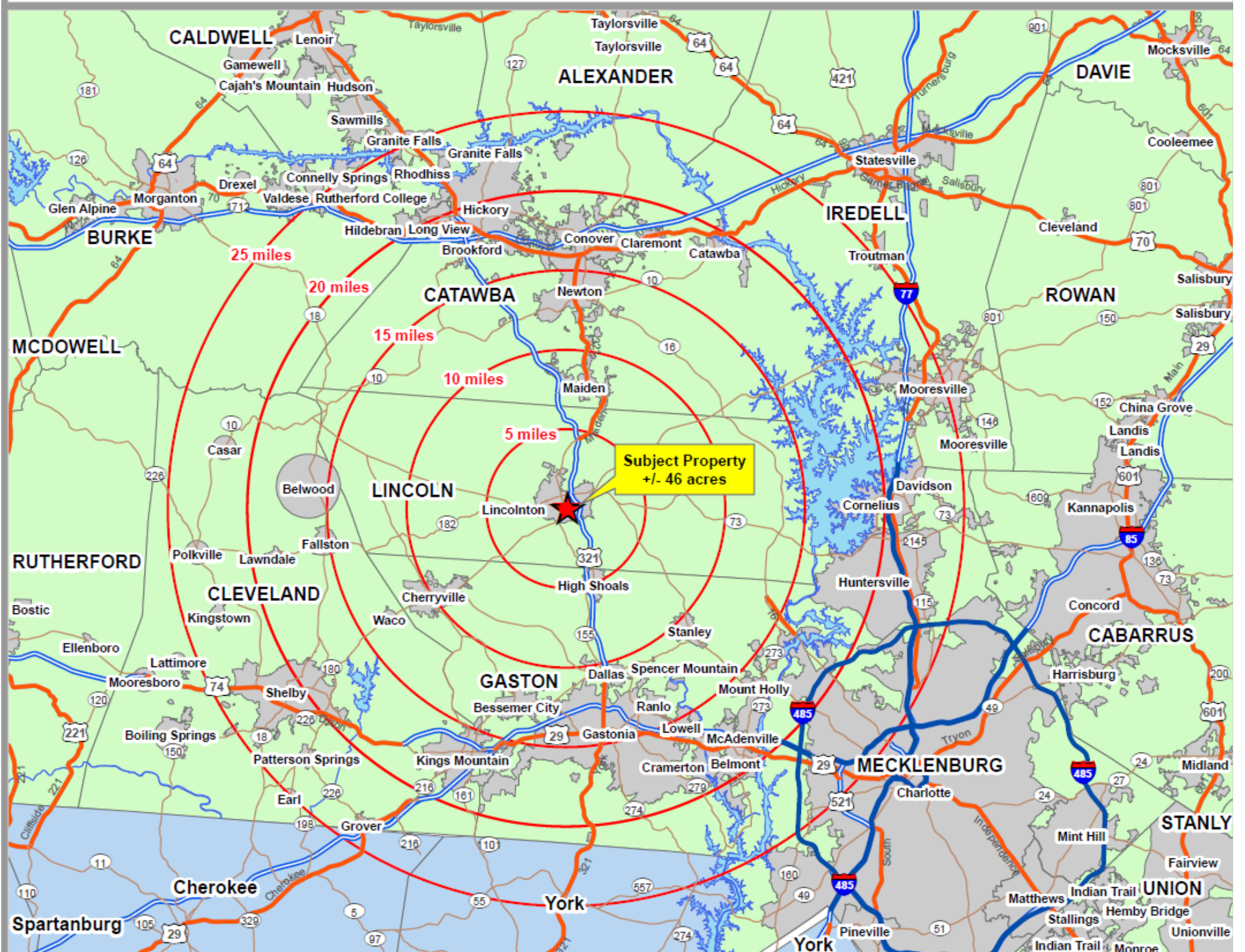




# Future Land Use Plan









# 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).



**Conditional Districts: 153.123 PRD Planned Residential Development District:**

*A. A request for rezoning to the PRD district may be approved by the City Council subject to section 153.315 and Section 153.16 and only after having first been reviewed by the Planning Board.*

**Please contact us for additional information**