

FOR SALE 56± ACRES

300 EL BETHEL ROAD, KINGS MOUNTAIN, NC



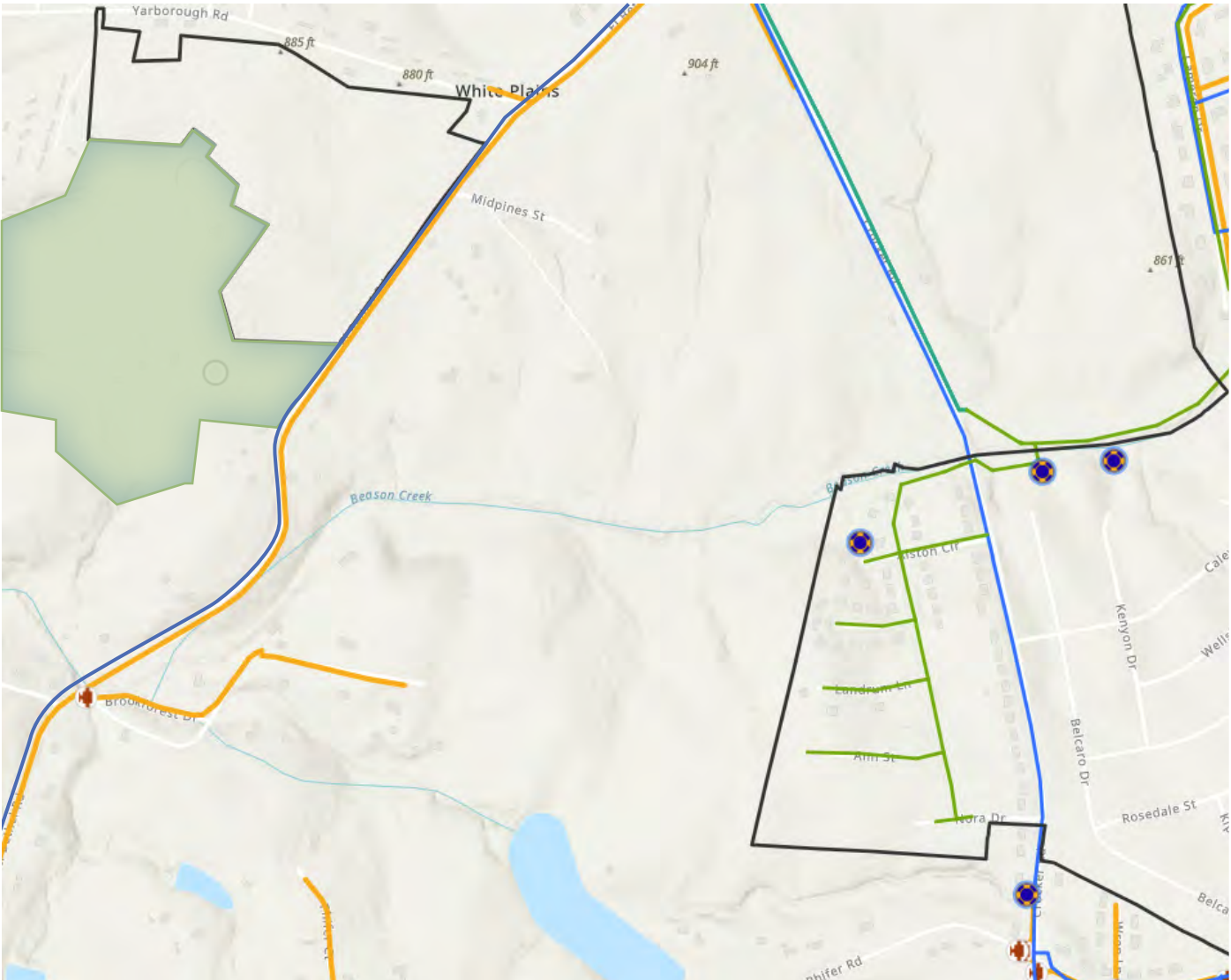
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MECA
COMMERCIAL REAL ESTATE

UTILITIES ● SEWER ● GAS ● WATER



This 56± acre parcel is an ideal location for High Density Residential Development.

56±
ACRES

PARCELS
10700
64494 & 70114



LOCATED WITHIN THE
KINGS MOUNTAIN CITY LIMITS

\$3,200,000
LIST PRICE



Nestled in the foothills of the beautiful North Carolina Piedmont, Kings Mountain is rapidly emerging as a prime destination for both residents and investors. Known for its rich history and small-town charm, this vibrant community is experiencing a wave of exciting growth and development, making it the perfect place to live, work, and play.



SINCE 2013

\$23M

PRIVATE INVESTMENT

\$35M

PUBLIC INVESTMENT

58

NEW BUSINESSES

Kings Mountain is at the heart of a real estate boom, attracting attention from developers, homebuyers, and investors alike. With its proximity to Charlotte and key highway corridors, the area is seeing new housing developments, from affordable single-family homes to upscale properties, making it an ideal market for all types of buyers. As the town expands, real estate opportunities continue to grow, whether you're seeking to purchase a home, invest in rental properties, or build new developments. With increasing demand and property values, Kings Mountain offers significant potential for both homeowners and investors.



A major attraction boosting the local economy and driving further real estate growth is the newly opened Catawba Two Kings Casino. This state-of-the-art gaming facility offers a full casino experience with slot machines, table games, and dining options. As a regional entertainment hub, the casino is drawing visitors from across the Carolinas, while creating jobs and sparking even more local development. This has created a ripple effect, increasing the appeal of Kings Mountain for new residents and businesses looking to capitalize on the town's growing prominence.

\$273M
TOTAL ESTIMATED CASINO
PROJECT INVESTMENT

Once completed, the casino with include:

- 195,000 SF Complex
- 1,500 Room, 29 story hotel
- 4 Restaurants
- 2,600 Jobs



THE NEW CATAWBA
TWO KINGS CASINO

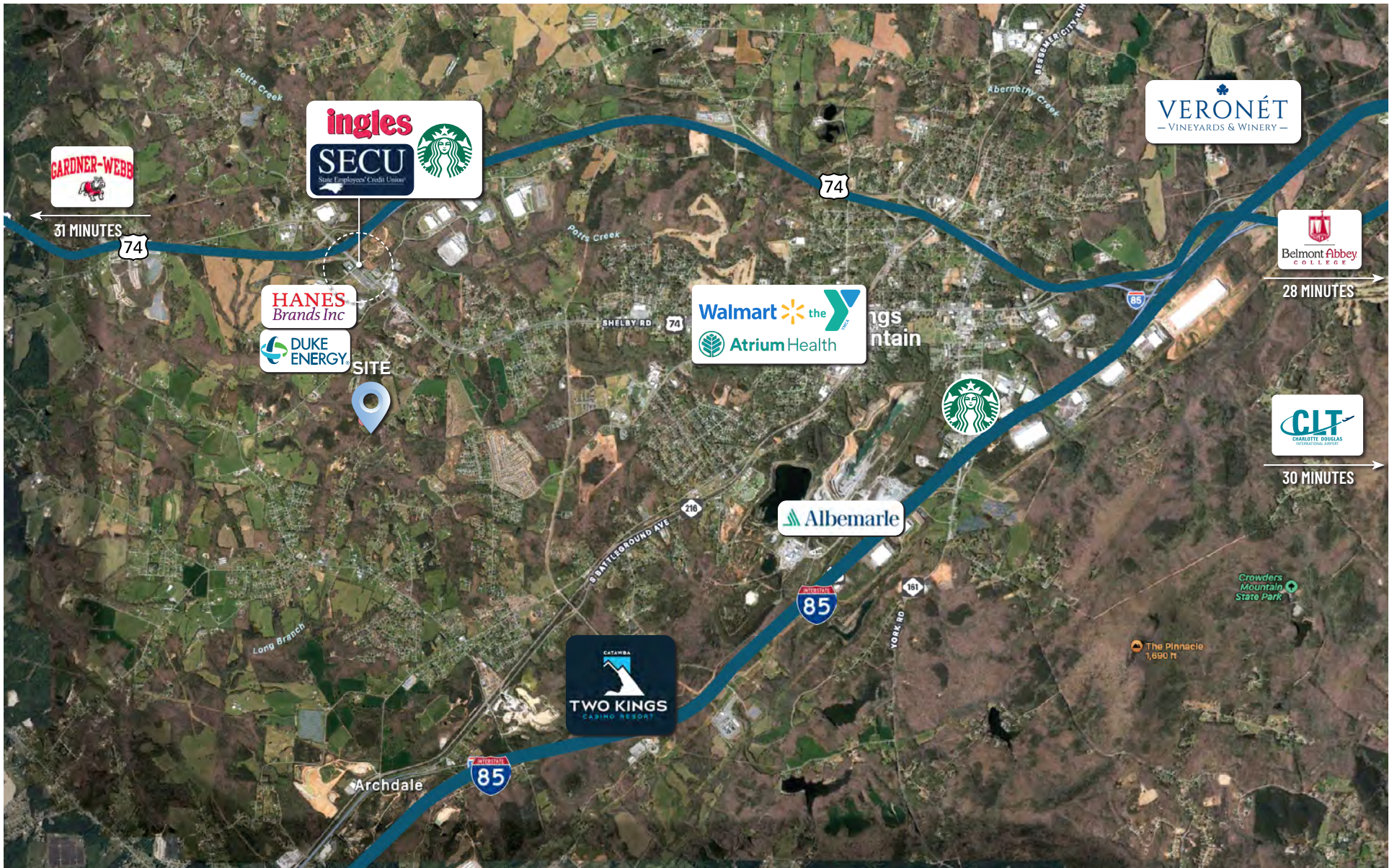
INDUSTRIAL HUB

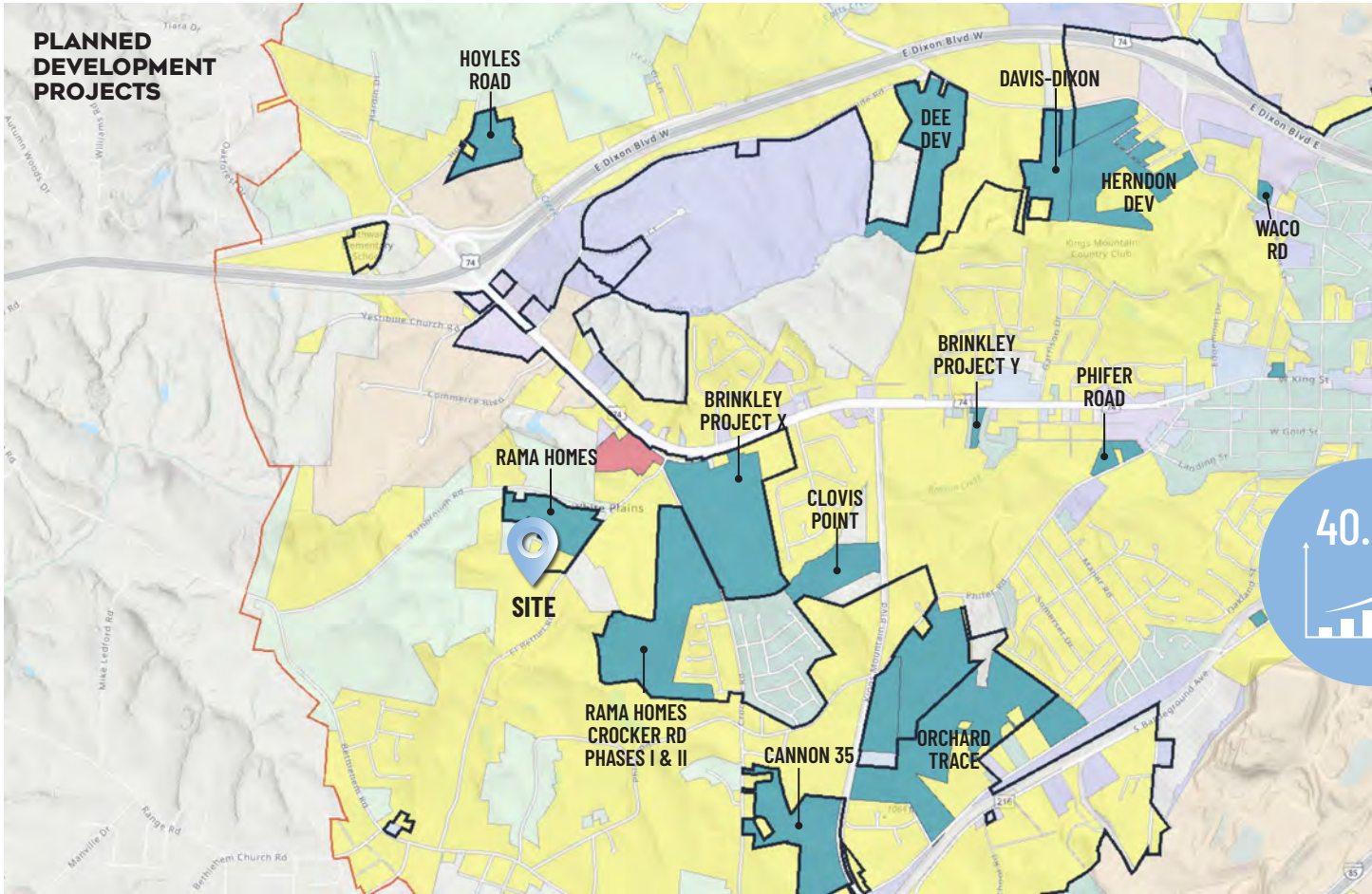
As Charlotte continues to expand, industrial space near housing developments along I-85 is in high demand as new development projects near completion, bringing jobs and capital to the region. Utz Quality Foods, Newell Brands, and Hanes Brands are just a few of the nationally recognized brands with large industrial spaces nearby. New industrial developments will bring hundreds of jobs to the vicinity.

+2.5M SF
Industrial Space U/C
& Proposed within 5 miles

FEDERAL INVESTMENT

Albemarle Corporation, a global specialty chemicals company, recently received a \$150 million grant from the US Department of Energy to help finance and construct a new lithium concentrator facility at its existing location in Kings Mountain. The new facility is expected to generate hundreds of construction and full-time jobs.





A GROWING CITY

Kings Mountain continues to grow as more and more people make their homes and bring their businesses there. The county, ideally located in the foothills of North Carolina, is home to comfortable climates, top-notch educational institutions and healthcare facilities, recreational opportunities and friendly people.

Its housing market is pretty competitive. The median home sales price in August 2024 has increased in the past 3 months to \$298,000. That's up 40.9% and \$86,500 higher than August 2023 of last year – and higher than the North Carolina state median home sales price of \$381,300.

A steady influx of new residents moving to the area each year keeps the city's business and social structure fresh and vibrant. It is an easy town for making fresh starts and leaving a mark on a company or on the community.

Kings Mountain has a long-standing tradition of public-private cooperation. City leaders work closely with the private sector when planning development and carrying out large projects for the good of Kings Mountain.

DEMOGRAPHICS	PLANNED DEVELOPMENT PROJECTS			
	1 MILE	3 MILES	5 MILES	
Population	1,025	12,026	25,973	
Households	396	4,780	10,452	
Families	287	3,386	7,145	
Median Age	42.4	42.9	42.5	
Average HH Size	2.59	2.5	2.48	
Median HH Income	\$75,908	\$70,573	\$57,776	
Average HH Income	\$87,719	\$85,626	\$75,666	
Per Capita Income	\$34,447	\$33,963	\$30,477	



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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.