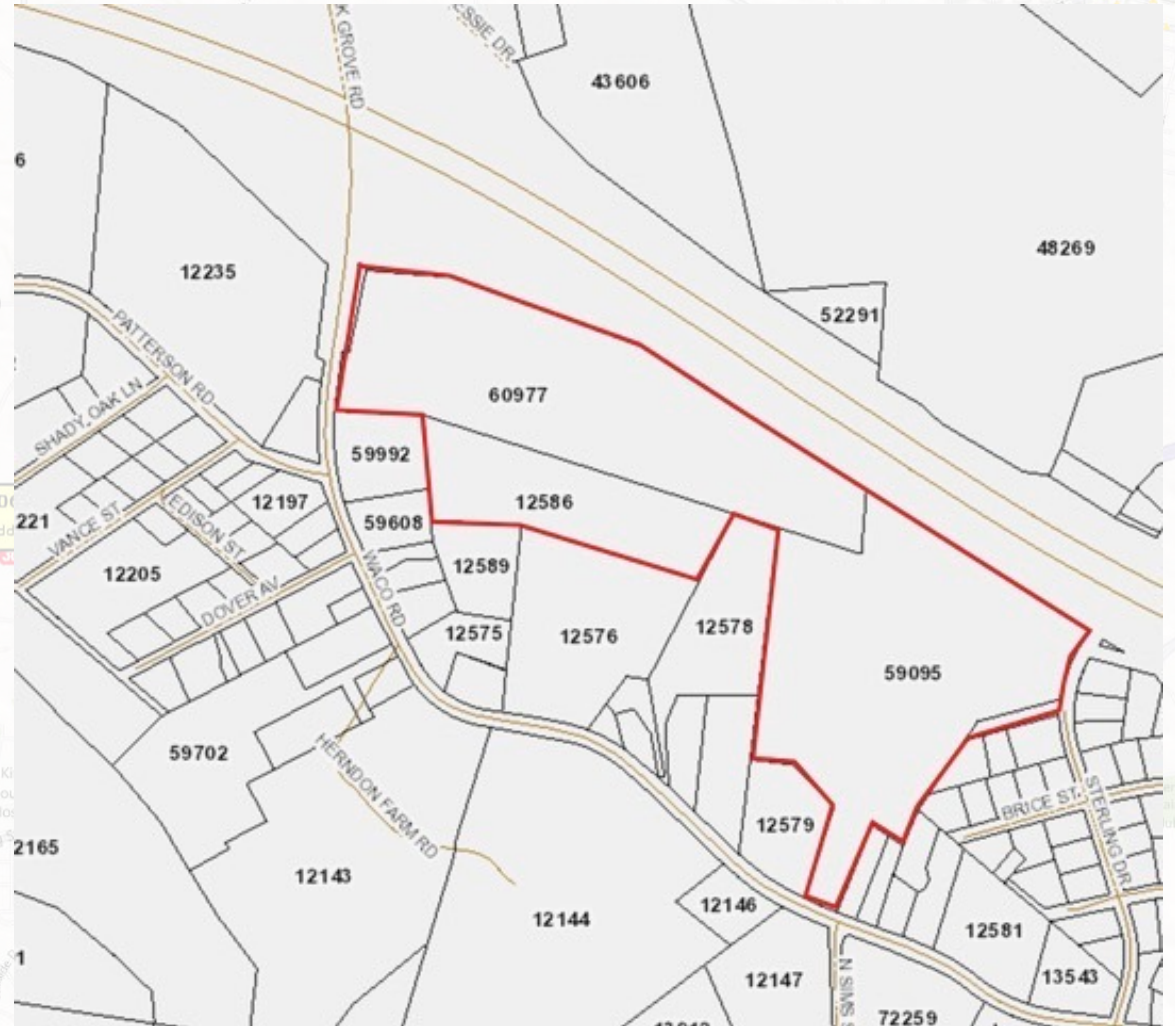


606 WACO ROAD
KINGS MOUNTAIN, NC



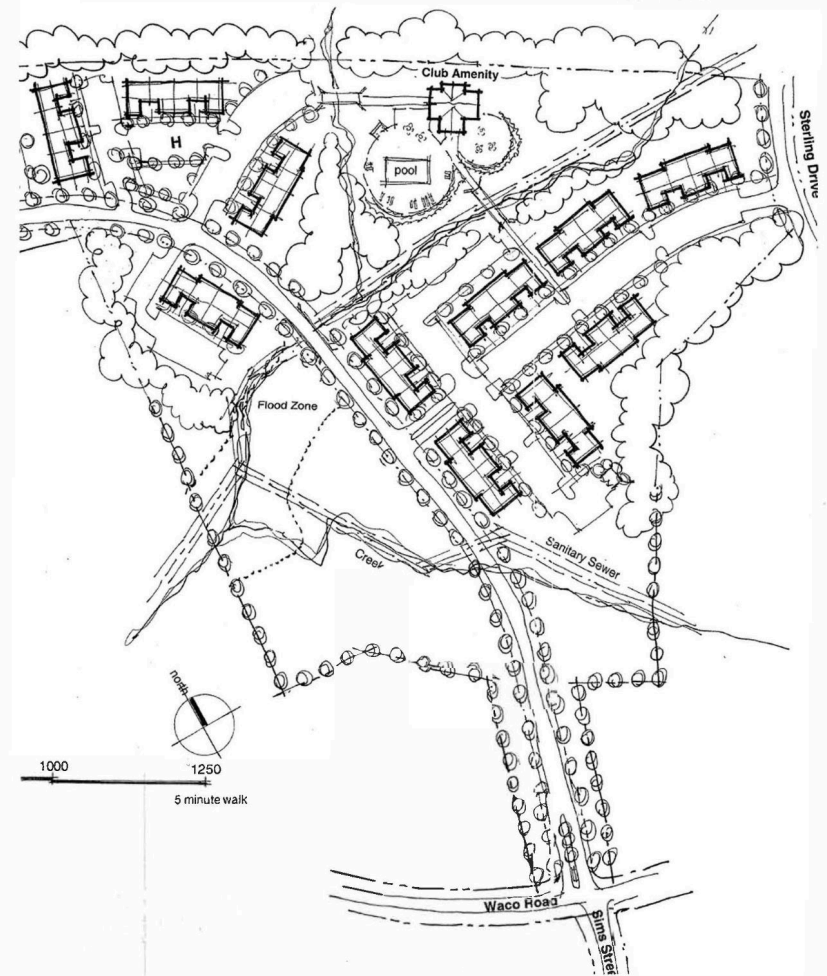
EXECUTIVE SUMMARY:

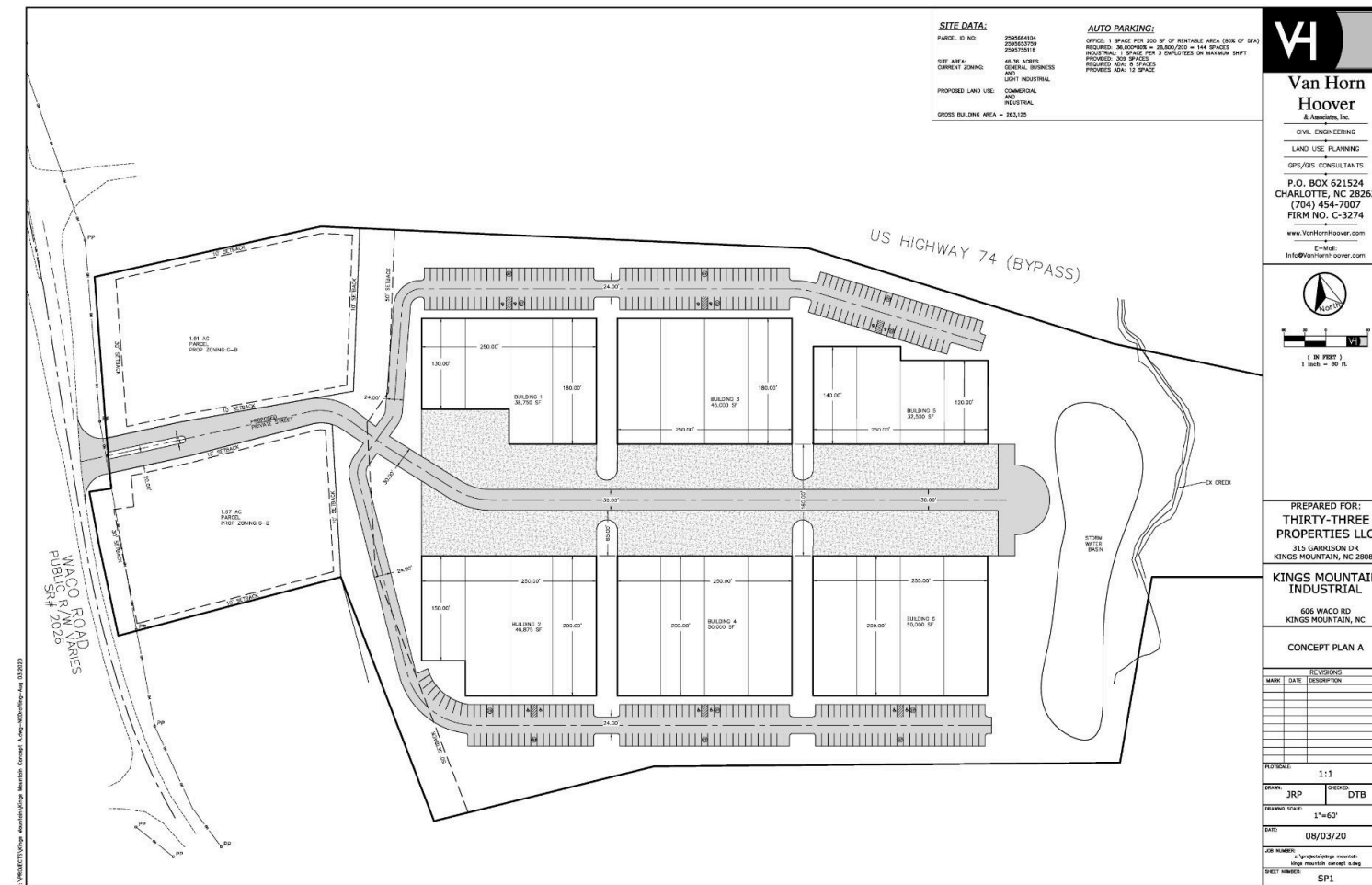
FOR SALE: In addition to having mixed-use potential, the property would also serve as an excellent site for Industrial Flex/ Industrial or data center buildings. Site would also be great for hotel, multi-family property, or gas station under current general business. Total acreage available is 46.28 Acres containing three parcels PINs 59095, 60977, and 12586 in Cleveland County

Property Highlights:

- Three Parcels totaling +/- 46 acres
- ½ mile of Hwy 74 Frontage
- 3 access points off Waco Rd and Sterling Drive
- Fiber optic, sewer, and water- all utilities available
- General Business (Auto/Urban) 40 Acres
- 7 Acres Light Industrial Zoning
- Fronts Atrium Kings Mountain Hospital

Potential Residential Use: Proposed drawing for 264 apartments or townhomes on 20,6 acres in Kings Mountain with address of 516 Waco Road. Current zoning is general business Auto Urban designation.





Rendering of 6 Potential 50,000 SF Buildings: Drawing of six industrial buildings 50,000 SF each for the 25.78 Acres top corner of Waco Rd. site (7 acres are already zoned Light Industrial as a matter of right) The six proposed buildings together add up to 300,000 SF. Highway 74 frontage exposure and easy highway on/off ramp access.

Drawing of Three Industrial Buildings for 7 Acre portion of Waco Rd site: Zoned Light industrial as a matter of right. The three proposed buildings together add up to 120,371 SF (2 each at 38,000 SF and 44,371 SF) The entrance would access through the seller's adjacent parcel.

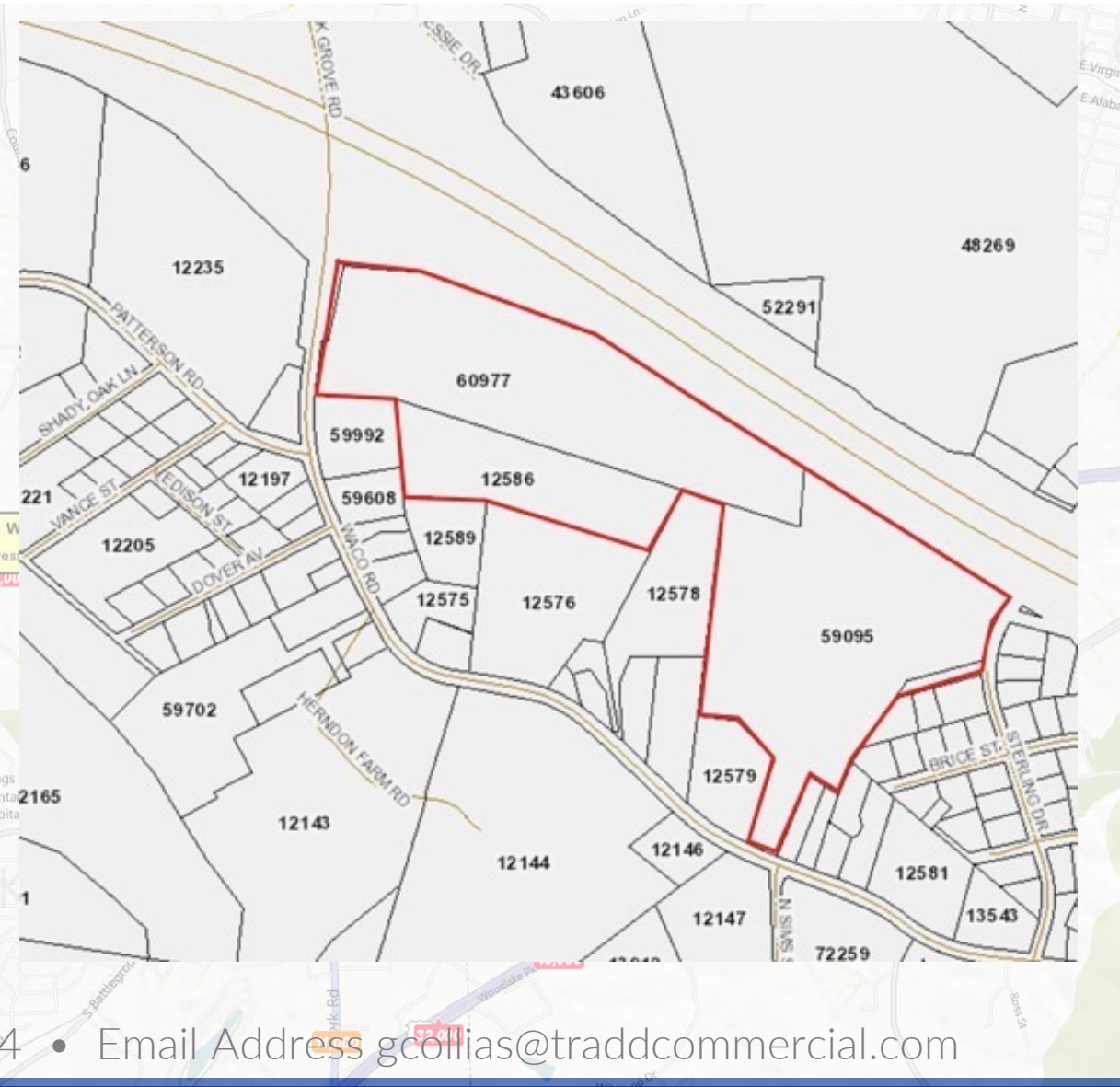


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