

FOR SALE
\$80,000

1301 Union Road
Gastonia, NC



Property Information

- 0.44 Acres
- Zoned O-1
- Corner Lot
- Population
2 mile: 31,140
5 mile: 114,220
- Traffic Counts
Union Rd/ E Garrison Blvd
19,000 daily (2024)
Union Rd / E Hudson Blvd
15,000 daily (2024)

1301 Union Road | Gastonia, NC 28054

Opportunity for development on one of the remaining corner lots on Union Road, a primary north/south corridor.

Located conveniently between Garrison Blvd (0.32 miles north) and E Hudson Blvd (0.45 miles south).

Multiple new residential and commercial developments within 3 miles.

Property will be impacted by NCDOT Union Road Widening. Information below.



For More Information: 980-522-8363


Mountain View
Commercial Real Estate

1556-A Union Rd, Gastonia, NC 28054

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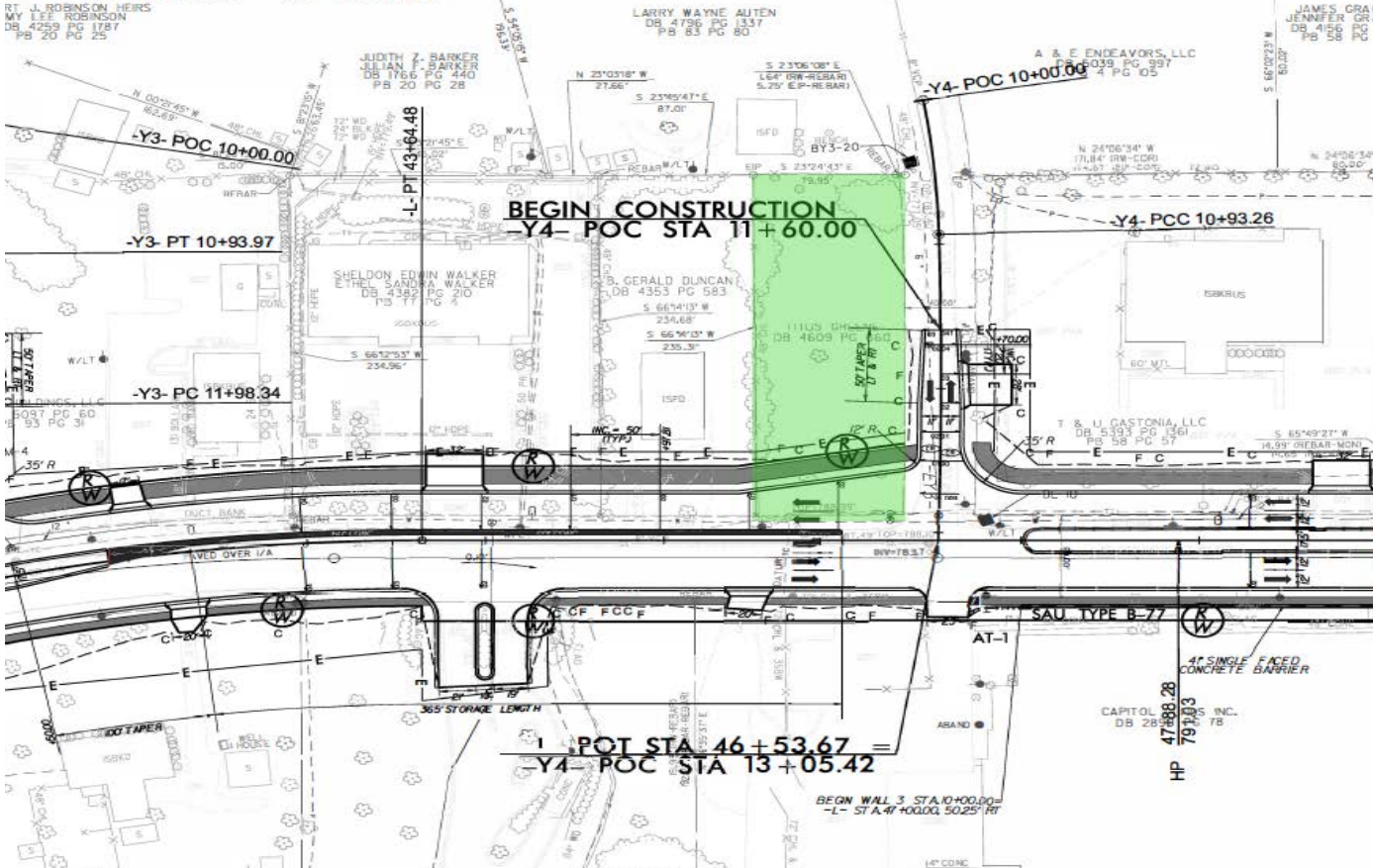
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" (LT) Δc = 08°02'05.8" (RT) Δc = 03°03'43.1" (RT)
 D = 08°36'57.3" D = 01°26'35.6"
 Lc = 93.26 Lc = 212.16
 Tc = 46.71 Tc = 106.11
 R = 665 R = 3,970
 SE = SEE PLANS
 RO = SEE PLANS



NORTH CAROLINA
 DEPARTMENT OF TRANSPORTATION
 GASTON COUNTY

DIVISION 02
 ROADWAY DESIGN

SYMBOLIC DESIGN
 ENGINEER

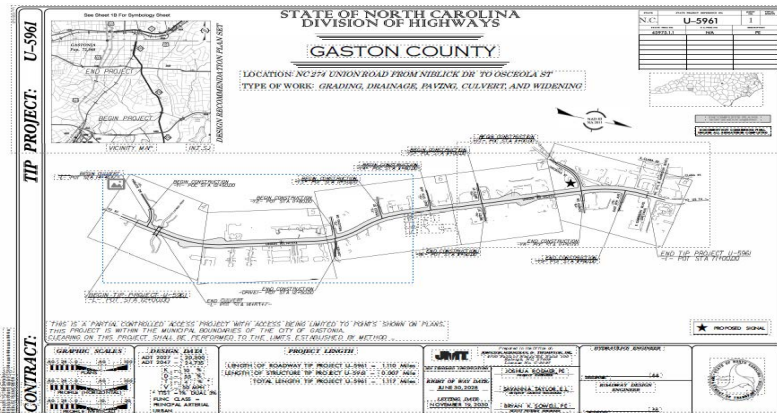
JMVE
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MATCHLINE SHEET 07 -L- STA 49+00.00

NCDOT Union Road Widening Impact

The images show the impact of the planned NCDOT Union Road widening

- Approx 0.08 acres to be purchased as Right of Way
- Approx 0.015 of temporary easements



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