



~~\$449,000~~
PRICE IMPROVEMENT
\$335,000

LAND | FOR SALE

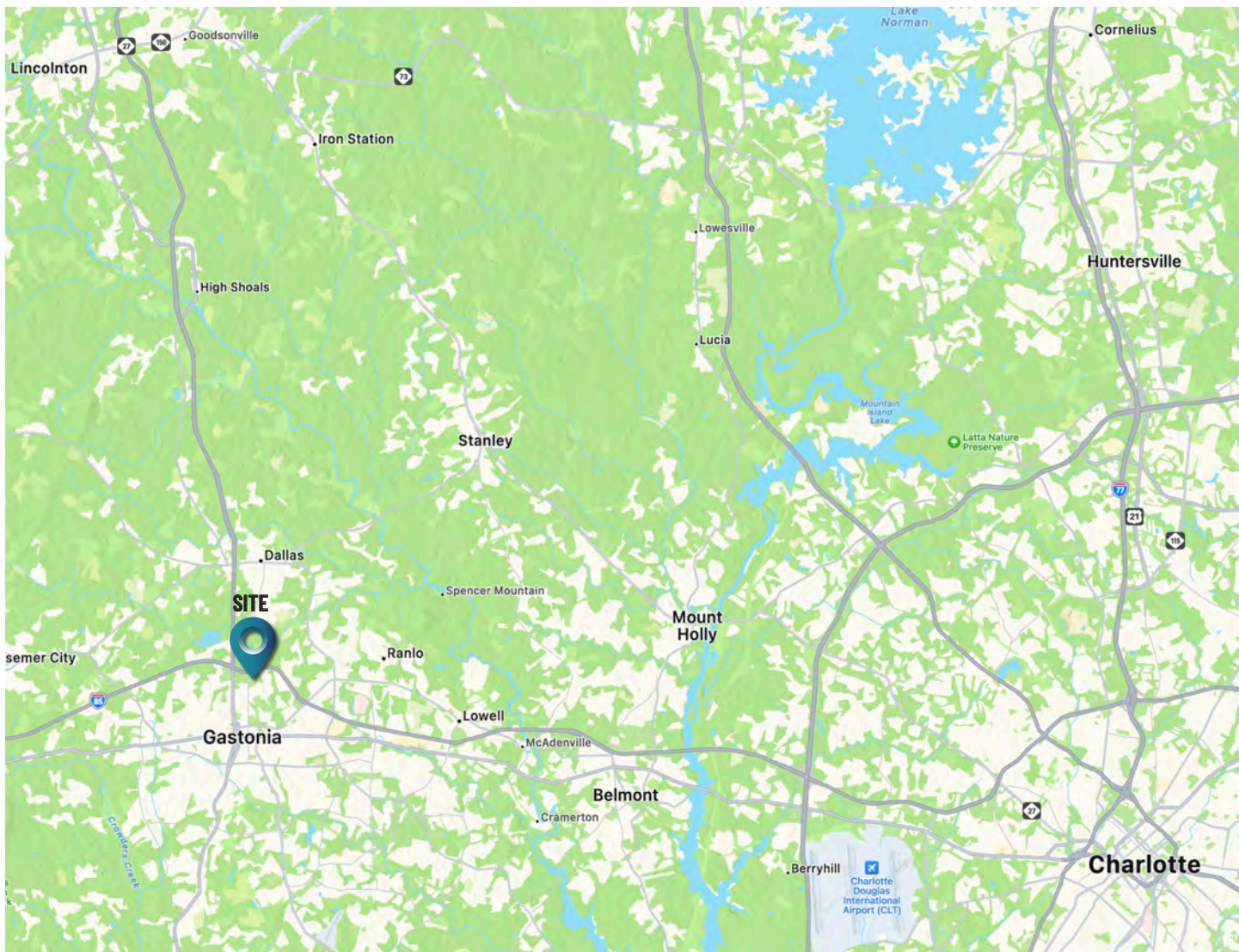
WOODHILL DRIVE & BOXWOOD LANE | GASTONIA

RARE – 4.5± Acres available with the desirable I-2 zoning, allowing a multitude of development concepts.

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PROPERTY INFORMATION

ACREAGE*

4.49 Acres

ZONING

I-2

FEATURES

- Corner location
- Close proximity to I-85 and Downtown Gastonia
- Ideal location for a Mini Storage, Flex Park, Distribution, Warehousing and Office (see full list below map)

LIST PRICE

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MECA Commercial Real Estate

102 Main Street, Suite 110

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704 971 2000



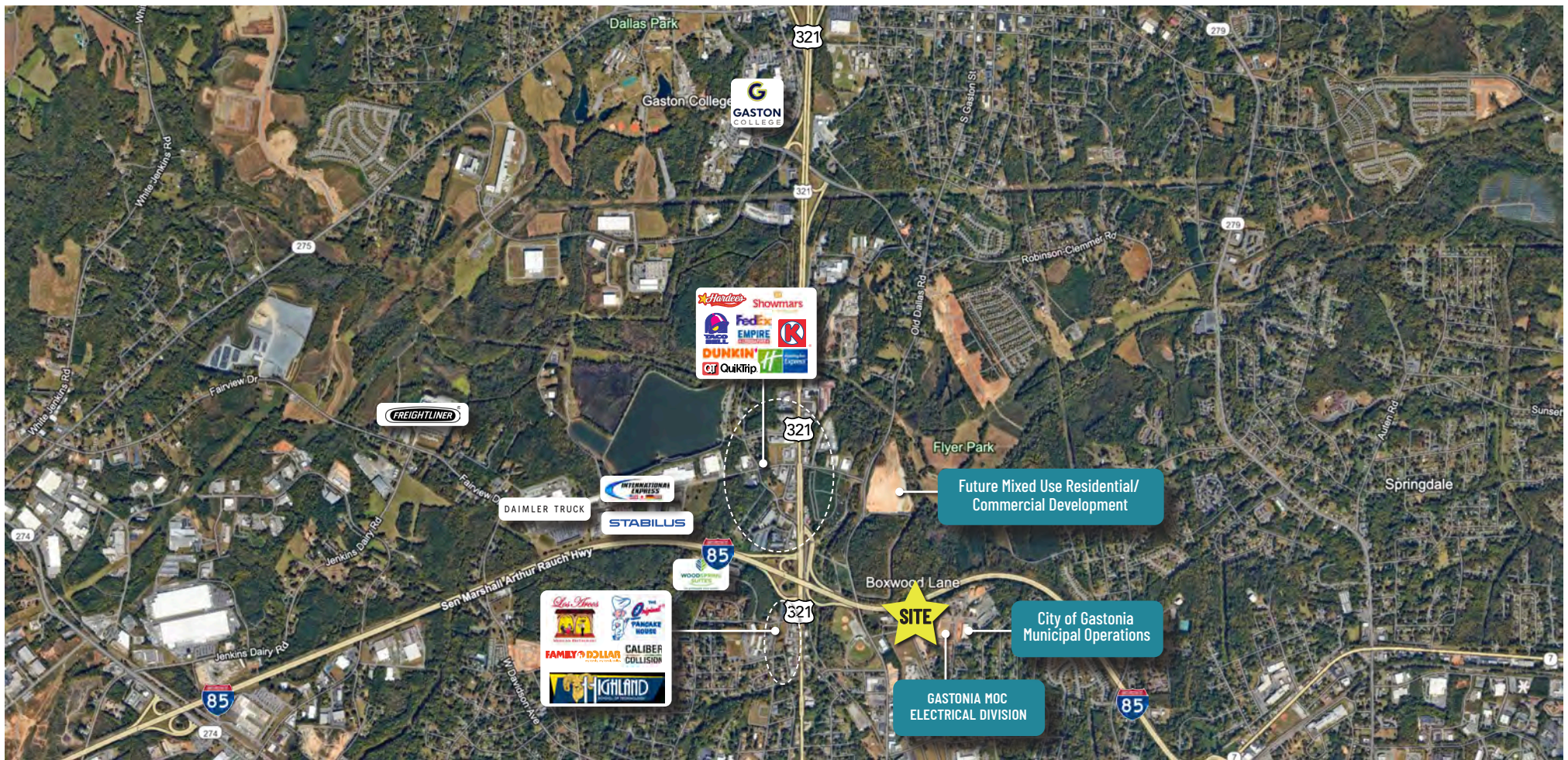
MECA
COMMERCIAL REAL ESTATE

Agricultural Use, Class I
Agricultural Use, Class II
Audio Visual Producing and Recording
Automobile Club Moving & Storage
Facilities
Automobile Parts and Supply Store
Building Material and Lumber Sales
Cabinet and Woodwork Shops
Convenience Store
Distribution/Wholesale/Storage
Operation
Dry Cleaning/Laundry

Electric, Heating, Air Conditioning,
Ventilating, Plumbing Supplies &
Equipment Sales
Essential Services, Class I
Essential Services, Class II
Essential Services, Class IV
Exterminator Service
Financial Institution (excluding principal
use ATMs)
Flex Space
Heavy & Industrial & Farm Equipment
and Service

Laboratories - Dental, Medical
Machine, Metal, Wood Working, Welding
Shop
Medical Offices, 0 - 24,999 sqft GFA
Medical Offices, 25,000+ sqft GFA
Moving & Storage Facilities
Offices, Excluding Medical, 0 - 24,000
sqft GFA
Offices, Excluding Medical, 25,000+ sqft
GFA
Park
Petroleum Distribution Facility

Photo Finish Laboratory
Post Office
Postal & Parcel Processing & Bulk
Handling
Printer
Sign Shop
Small Engine Repair and Services
Taxicab Company
Taxidermy
Warehouse, 0 - 99,999 sqft GFA
Warehouse, 100,000+ sqft GFA
Wholesale Sales Operation



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,228	47,018	95,944
Households	1,840	18,896	38,576
Families	1,066	11,180	24,155
Median Age	37.4	38.9	39.2
Average HH Size	2.53	2.41	2.44
Median HH Income	\$38,983	\$51,221	\$56,826
Average HH Income	\$50,381	\$69,488	\$78,247
Per Capita Income	\$18,746	\$28,478	\$31,762



3RD

LARGEST CITY IN
THE CHARLOTTE-
CONCORD-GASTONIA
NC-SC MSA

30+

INTERNATIONAL
COMPANIES

3X

ALL-AMERICAN CITY
& RECIPIENT OF THE
U.S. CONFERENCE
OF MAYORS TOP
LIVABILITY AWARD

22

MILES WEST
OF CHARLOTTE

25

MILE VIEWS
FROM CROWDERS
MOUNTAIN

GASTONIA, NC

Gastonia is recognized as one of the area's best places to live and work with an ideal combination of location, size, and quality of life. Those factors, combined with the City's strategic location, just minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts business and industry looking for an ideal site to locate, re-locate, or expand.

With major highways, interstates, railroads, and airports all within a 15-minute drive, Gastonia understands the importance in ease of transportation for its local businesses and residents. They continue to stay proactive by pushing plans for light rail and commuter trains.

Additionally, the city is investing in the FUSE District, Franklin Urban Sports and Entertainment District, between Loray Mills and our revitalized Historic Downtown. The FUSE District is the heart of a growing commercial district that features the best of urban living: residential choices, sports and entertainment options, offices, restaurants, retail shops, services, green spaces and more. The FUSE sports and entertainment complex will be home to a variety of venues and events, accommodating an array of sports as well as concerts, fairs, and more.



EDY BERGSTROM

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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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