



2123 KINGSTON ROAD | KINGSTOWN, NC

**LAND
FOR
SALE**

**Prime Commercial
Development Opportunity
Mixed-use or Residential**

EDY BERGSTROM
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This conceptual plan has been prepared using GIS data and AI and is intended solely for informational & marketing purposes only. It is not a boundary or engineering plan. Final development is subject to zoning, engineering, local, state and federal regulations. Verify all information with the City of Kingstown and Cleveland County prior to any development decisions. Commercial zoning along the frontage, man holes, gravity main.



- 5 Acres on Main thoroughfare
- Excellent Visibility & Convenient Access
- Well-suited for Commercial, Mixed-Use and Retail Development concepts
- Sewer and water available!
- Only 4 miles from the Shelby ByPass

CALL FOR SALE PRICE

PROPERTY INFORMATION

Offered for sale is 5 acres of prime frontage along Kingston Road, the main thoroughfare through the City of Kingstown, NC. This centrally located site offers excellent visibility and convenient access, making it well suited for a variety of commercial, mixed-use, or residential development opportunities in a small-town setting.

The offered parcel is part of a larger tract, however the seller is offering 5 acres for sale at the southernmost edge. The property is fully served with all utilities available at the site, including public water and sewer, helping to streamline development and reduce upfront infrastructure costs.

Zoning and land use potential are highly favorable. The City of Kingstown is supportive of development and future growth and is willing to work collaboratively with the new owner on subdivision and rezoning, providing a clear and efficient path from planning to execution.

This is a compelling opportunity to secure frontage along Kingstown's primary corridor in an expanding market with municipal support, utility availability, and flexibility for future expansion.



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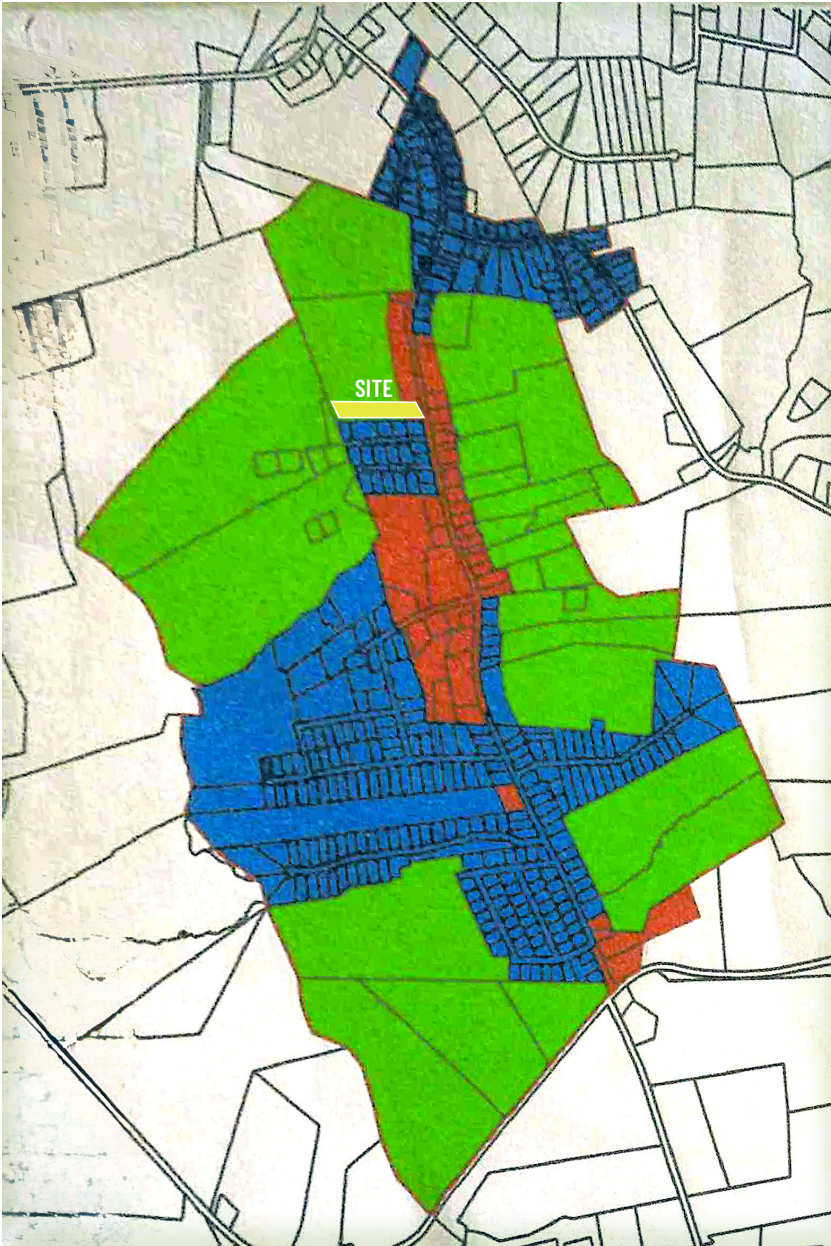
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McAdenville, NC 28101
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KINGSTOWN FUTURE LAND USE MAP

Importantly, this location benefits from being in a growing area spurred by the Shelby Bypass, which has enhanced regional connectivity and is driving increased development activity throughout the surrounding market. The Bypass is only 4 miles from this site.

Potential uses along Commercial frontage:

- Residential or mixed-use development
- Convenience store or service station
- Grocery or neighborhood retail
- Flex or light commercial space
- Restaurant or pad-site retail

LEGEND

Town Limits

Kingstown Town Limits

Parcels

Residential Future Land Use

Residential Future

Agriculture - Residential Future Land Use

Agriculture - Residential

Commercial - Mixed-Use Future Land Use

Commercial - Mixed Use



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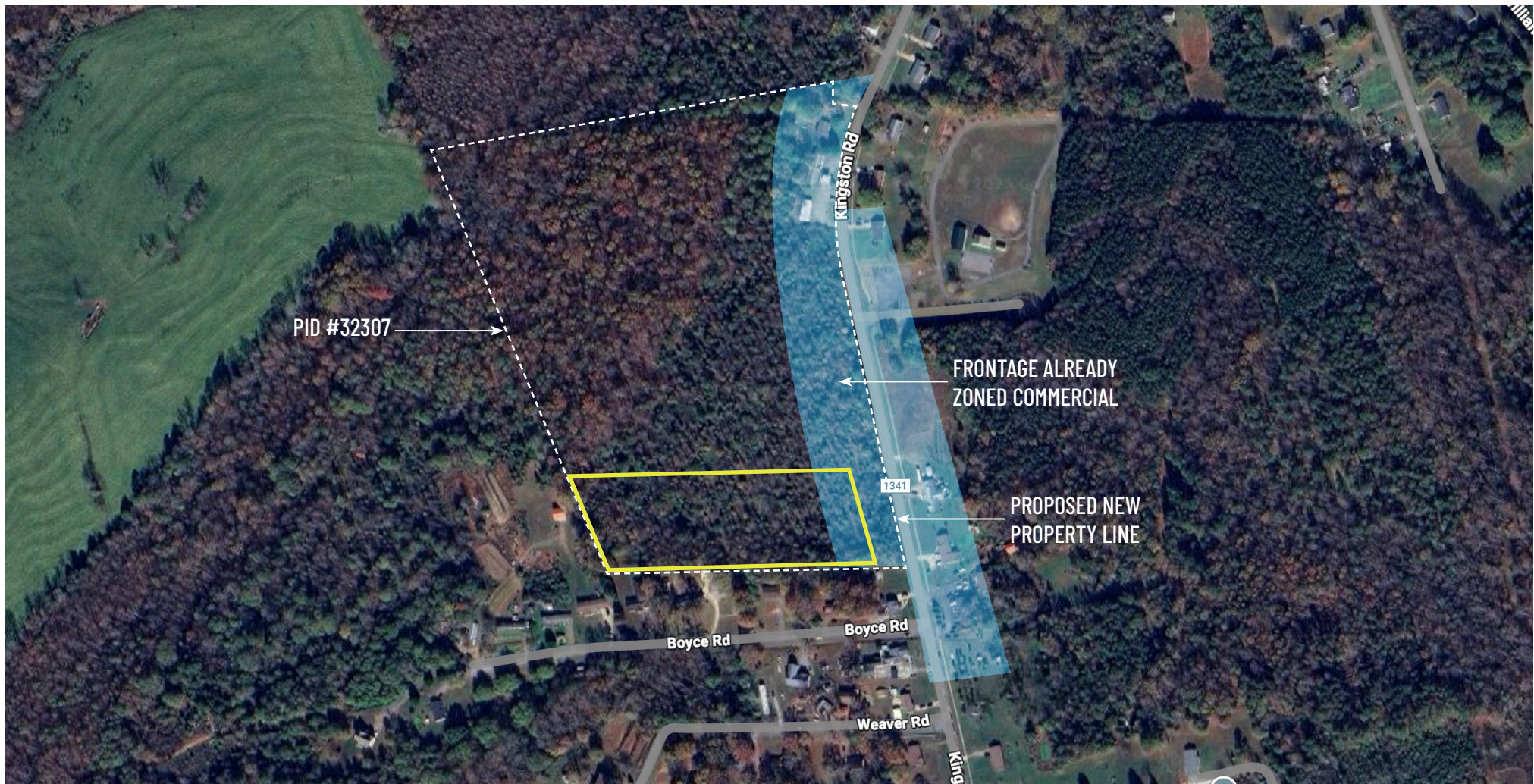
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant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