



LAND | FOR SALE

MALL RIDGE DRIVE | GASTONIA

Develop in an area with a large housing need.

SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com



PROPERTY INFORMATION

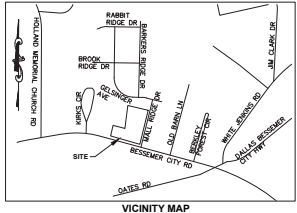
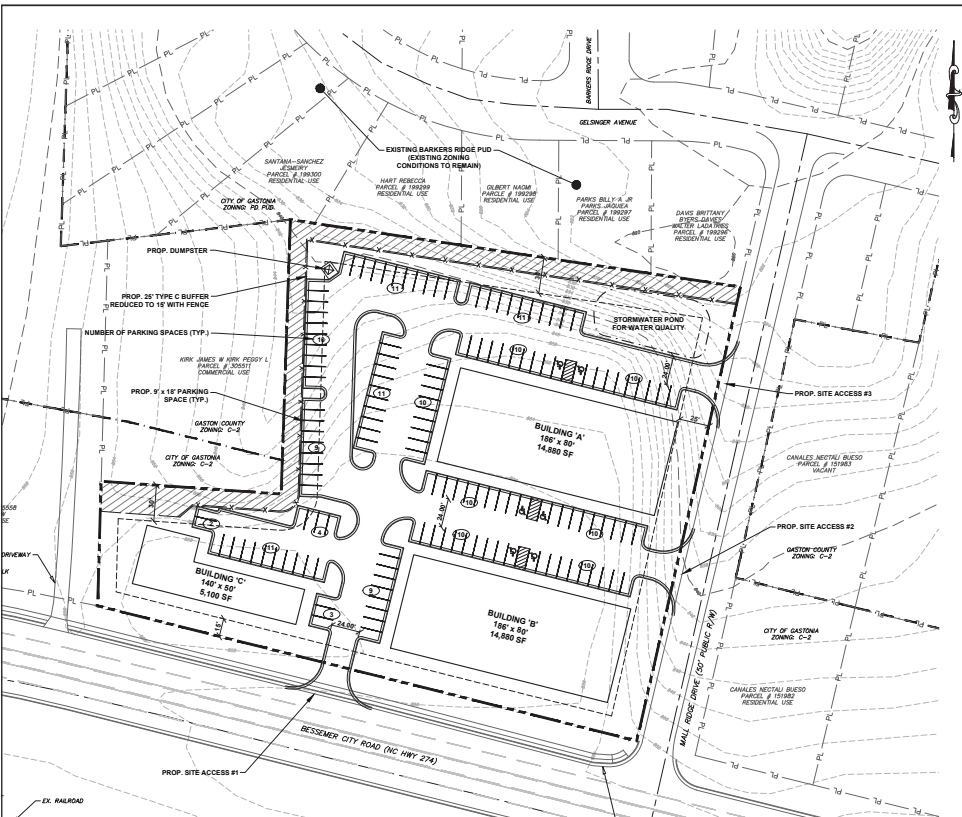
PID
202903

FEATURES

- Fully entitled for 60 apartment units
- Water and sewer guaranteed by Two Rivers
- Proximity to I-85, West Gastonia and Bessemer City
- Build in an area with a large housing need
- Simple project with no required amenities

LIST PRICE

\$1,200,00 or \$20,000 per door

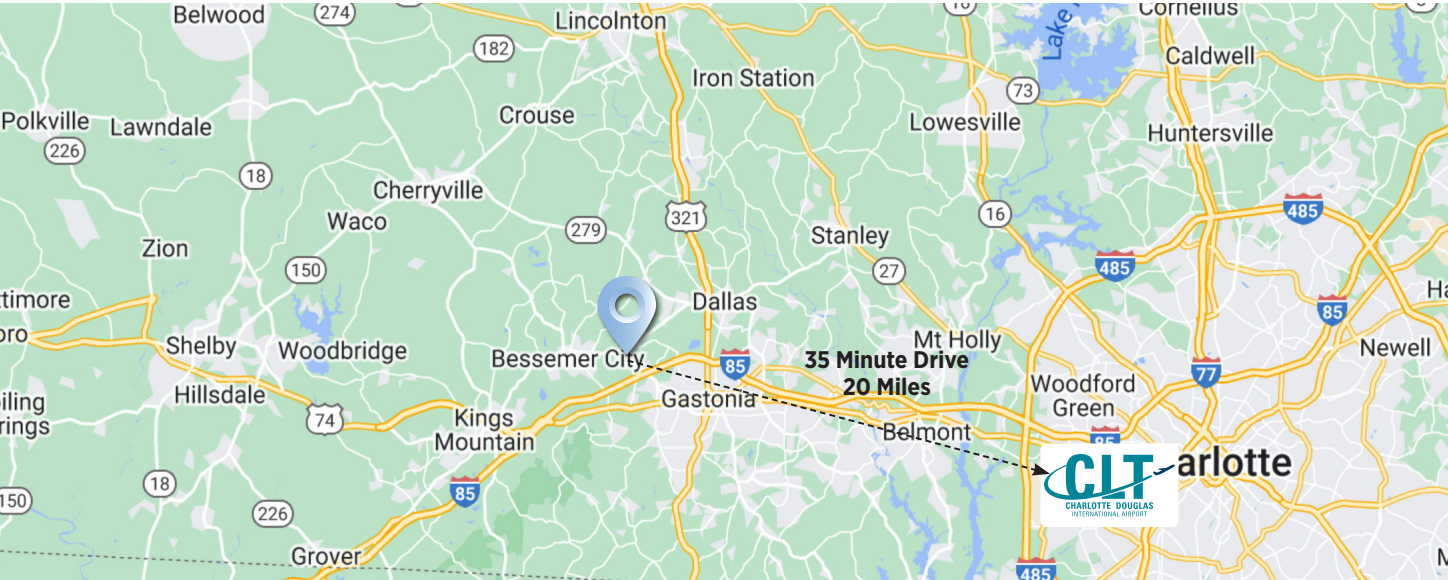


POTENTIAL BUILDING ELEVATION

ELEVATION NOTES:
BRICK TO BE FEATURED ON APPROX 50% OF EXTERIOR. FIBER CEMENT ON REMAINING.
VINYL SOFFITS & WINDOWS. ARCHITECTURAL SHINGLES.

PRELIMINARY SITE STATISTICS:

PARCEL #:	202903
PROPERTY OWNER:	OAKLAND ASSETS LLC 8800 OLD PINNACLES RD SITE 201 CHARLOTTE, NC 28217
DEVELOPER:	DEVELOPMENT SOLUTIONS GROUP, LLC 11221 CARMEL COMMONS BLVD CHARLOTTE, NC 28226 704.543.0780 4.3 ACRES
PARCEL AREA:	4.3 ACRES
EXISTING ZONING:	RFP
PROPOSED ZONING:	22.25 UNITS/ACRE
PROPOSED DENSITY:	60 UNITS/ACRE
CITY:	GASTONIA
COUNTY:	GASTON
STATE:	NORTH CAROLINA
WATERSHED:	OUTSIDE CRITICAL/PROTECTED WATERSHEDS
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS FRONT:	50' OR 15' WHERE NO PARKING AREAS OR DRIVE ABLES ARE LOCATED BETWEEN THE BUILDING AND THE STREET FRONT-OF-WAY
SETBACKS REAR:	15' 25' WHEN ABUTTING A PUBLIC/Private STREET
MAX BUILDING HEIGHT:	40' (PER UDD § 2.26)
PARKING REQUIRED:	2 SPACES PER UNIT 75 UNITS @ 2 SP = 150 SPACES TOTAL REQUIRED = 150 SPACES
PROPOSED:	151 SPACES (OFF-STREET) 151 SPACES (ON-STREET) 151 TOTAL SPACES PROPOSED
COMMON OPEN SPACE:	N/A. THIS SITE IS PART OF AN EXISTING PUD.



SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com
MECA Commercial Real Estate
102 Main Street, Suite 110
McAdenville, NC 28101
704 971 2000



MECA
COMMERCIAL REAL ESTATE

*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.



3RD

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

30+

INTERNATIONAL
COMPANIES

3^Y

ALL-AMERICA 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

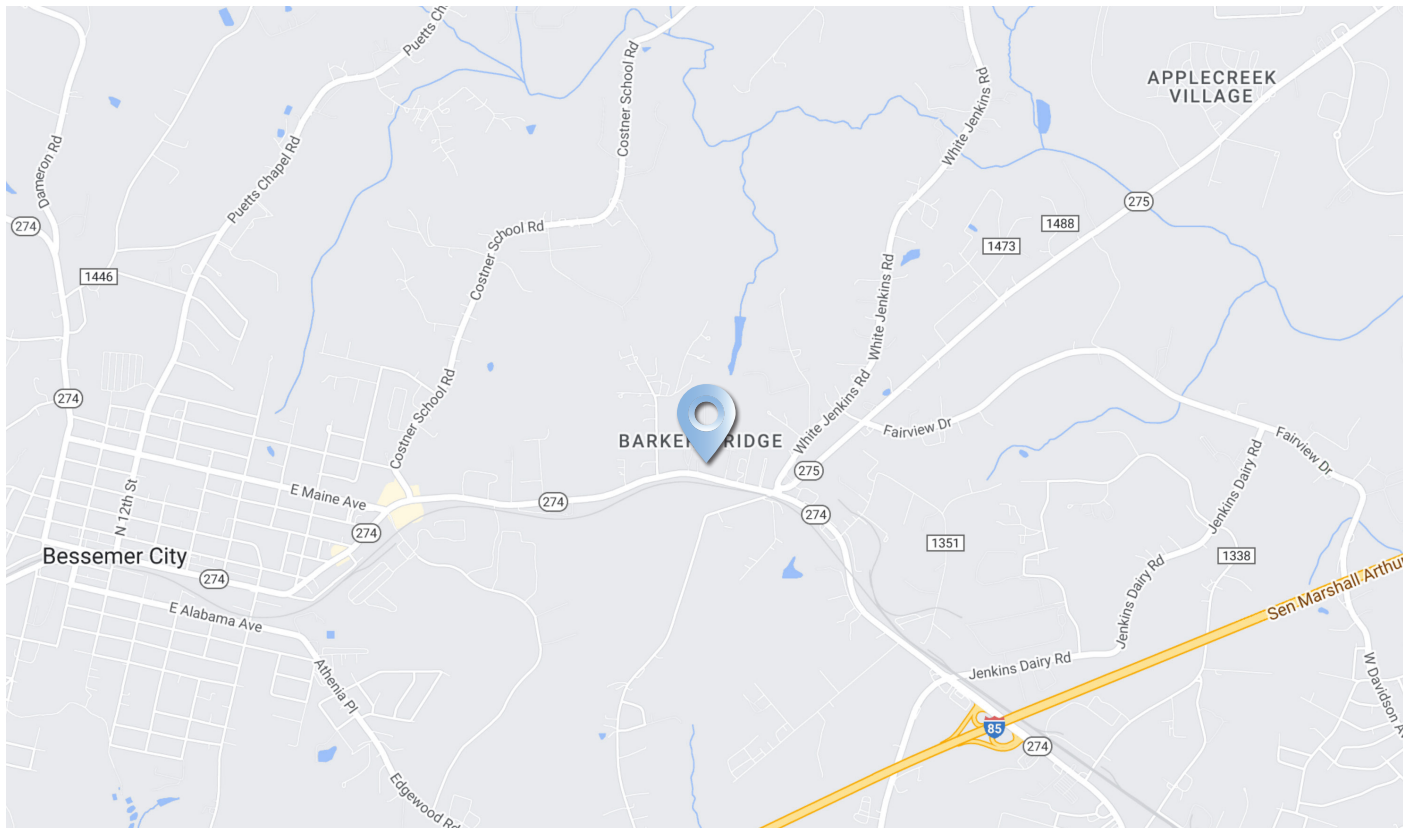
Gastonia is recognized as one of the area's best places to live and work with an ideal combination of location, size, and quality of life. Those factors, combined with the City's strategic location, just minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts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

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,097	18,407	58,434
Households	427	7,186	22,783
Families	273	4,847	14,891
Average HH Size	2.57	2.53	2.52
Median Age	39.2	38.6	39
Median HH Income	\$33,077	\$41,324	\$43,730
Average HH Income	\$49,342	\$58,407	\$60,772
Per Capita Income	\$20,025	\$22,602	\$23,913



SAM KLINE, CCIM
 c 704 777 6003
 skline@mecacommercial.com
 MECA Commercial Real Estate
 102 Main Street, Suite 110
 McAdenville, NC 28101
 704 971 2000



MECA
 COMMERCIAL REAL ESTATE

mecommercial.com

© 2024 Metro Realty, LLC. All rights reserved. Metro Realty, LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

*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.