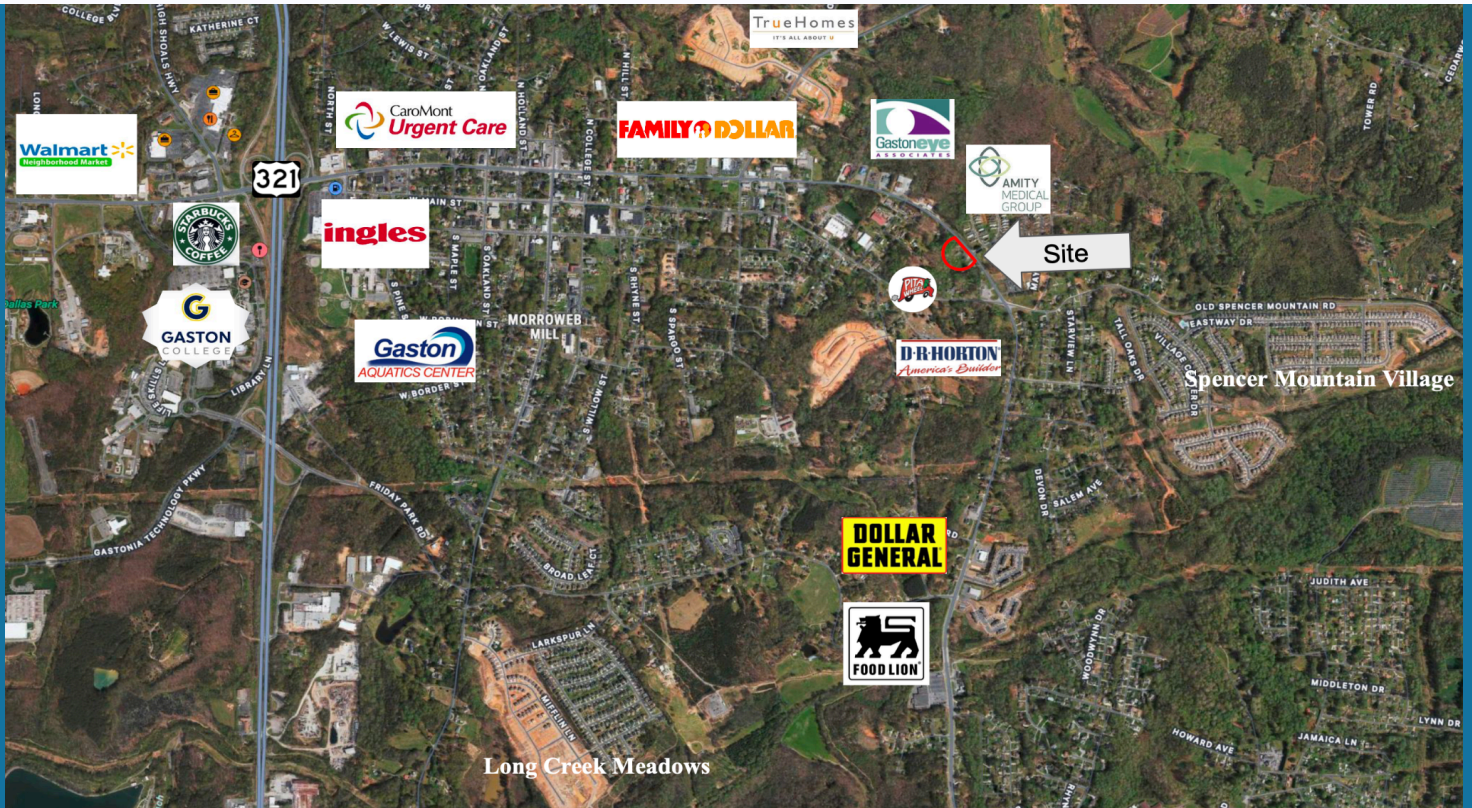


1009 Lower Dallas Hwy, Dallas, NC 28034
For Sale or Lease
2+/- Acres on NC-279

Zoned C-3 General Commercial



Overview

Mostly cleared site with utilities available

Existing building onsite ideal for office or land development opportunity

1 mile to downtown Dallas

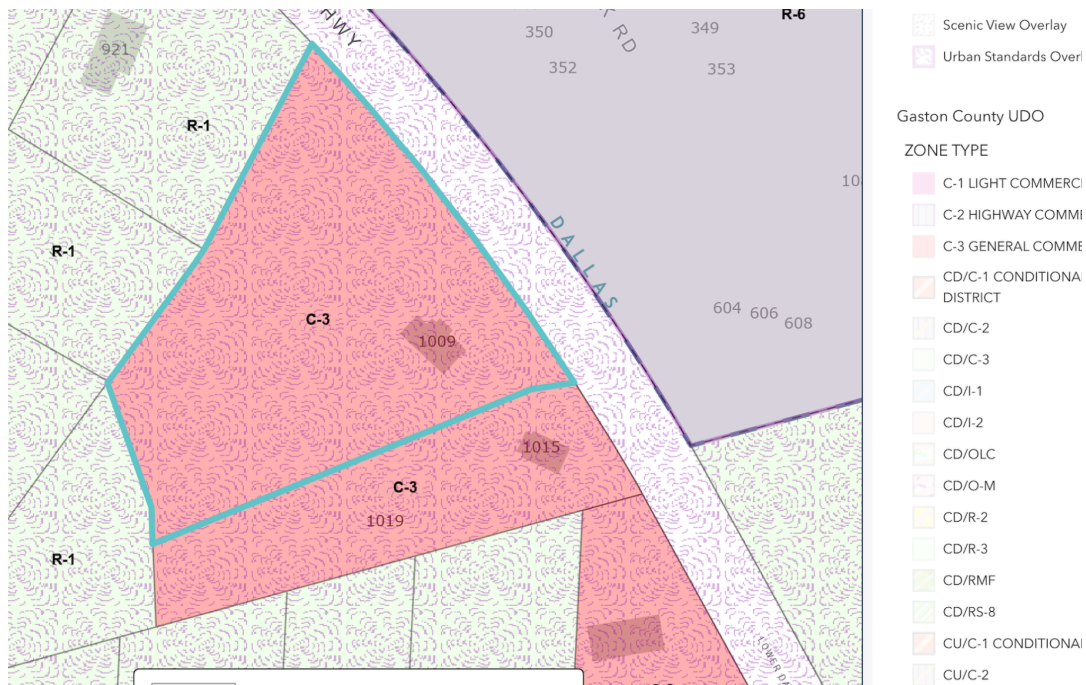
Gaston County, Zoned: C-3 General Commercial

~5 minute drive to both I-85 (Exit 20) and to Hwy 321 (Exit 12A)

Gaston County PID 171424

2+ Acre Mixed-Use Site
Dallas, NC / NC-279

1009 Lower Dallas Hwy, Dallas, NC 28034



Demographics

Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	5,325	29,754	80,797
Growth Rate	1.37%	0.68%	0.54%
Avg. HH Income	\$76,241	\$73,586	\$77,872

Traffic Count

Source: NCDOT AADT

Lower Dallas Hwy ~14,000 (2024)

- Dallas, NC has experienced very high growth in recent years with a **32.1% growth from 2010-2020** placing it just behind Belmont and McAdenville.

Source: https://www.dallasnc.net/upload/page/0081/PlanDraft_Dallas_05.11.pdf

- Nearby the **Gaston County Community college, Gaston County Technology Park, Gaston Aquatics Center, and Apple Creek Business Center.**
- With its convenient location, this property is a compelling opportunity for investors seeking to capitalize on the area's growth and demand.

Call for pricing

James Pata
704-839-9371

