

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Available SF:	
Lot Size:	71.17 Acres
Price / Acre:	-
Zoning:	R-10

## PROPERTY OVERVIEW

14 residential land parcels located in Kings Mountain totaling 71.17 acres. Majority of the acreage surrounds a portion of the Kings Mountain Golf Course. Land is located just outside of Historic downtown Kings Mountain.

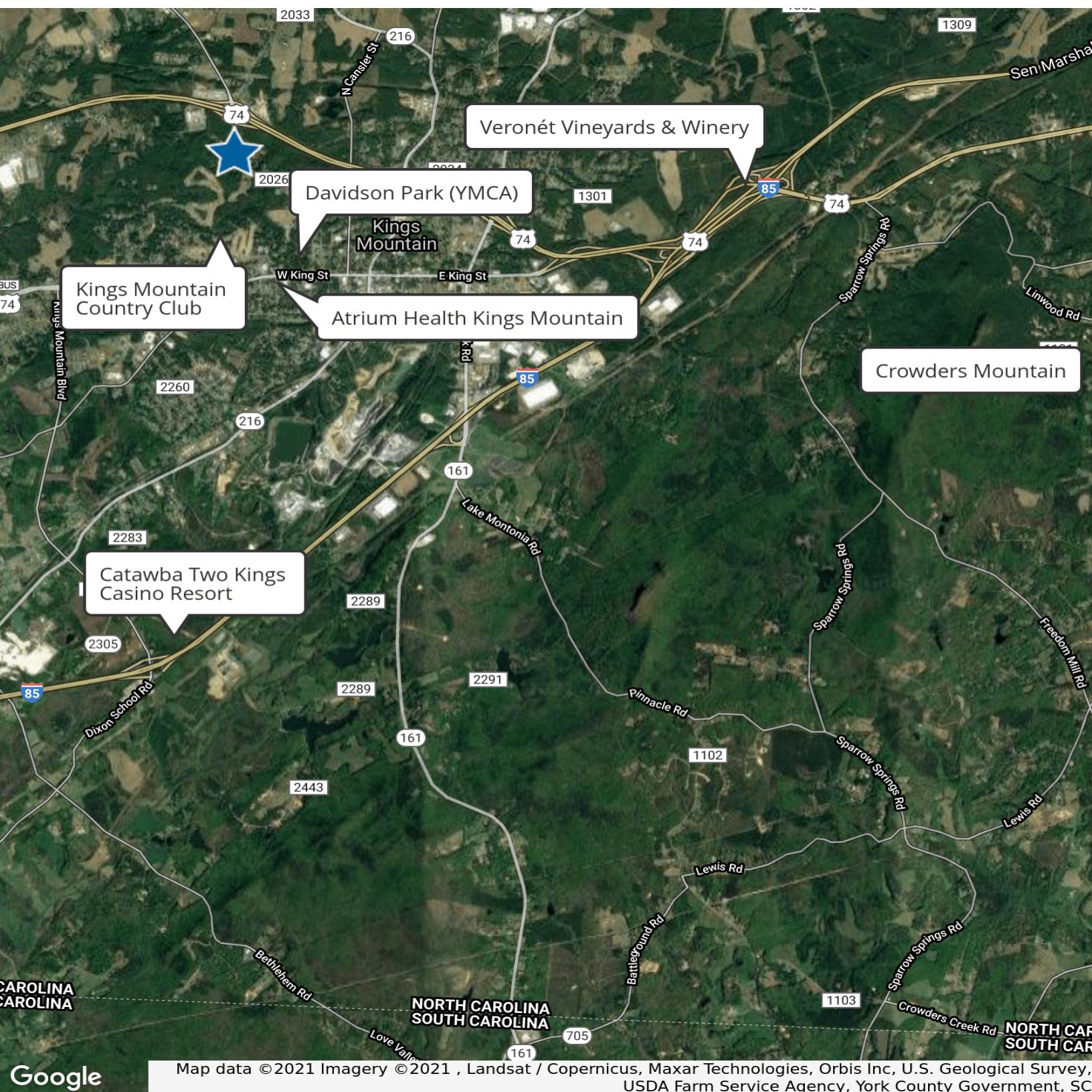
## LOCATION OVERVIEW

Kings Mountain land is located right off Hwy 74 which provides direct access to I-85. The property is 10 miles to Gastonia, 25 miles to Charlotte Douglas International Airport and 33 miles to Charlotte. A portion of the land wraps around the King's Mountain golf course.

## PROPERTY HIGHLIGHTS

- Great residential development opportunity
- Easy access to Hwy 74
- Catawba Two Kings Casino Resort Under Construction in Kings Mountain with a proposed 2021 opening
- Gently rolling topography
- Atrium Health nearby
- YMCA down the street

## LOCATION MAPS

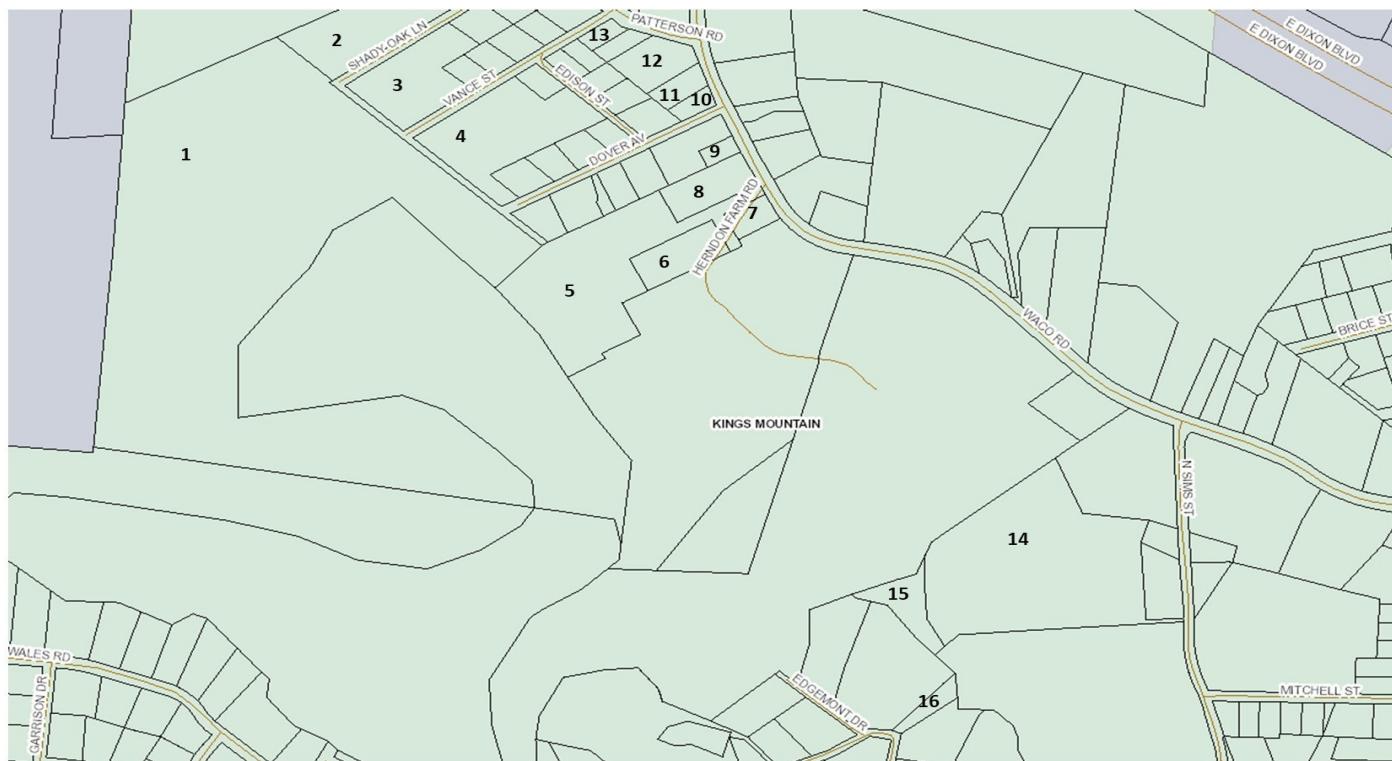


JAMES WHITESIDE

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 **WHITESIDE**  
PROPERTIES

## LOTS



# OF LOTS	16	TOTAL LOT SIZE	0.2384 - 38.624 ACRES	TOTAL LOT PRICE	-	BEST USE	RESIDENTIAL
STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE	ZONING	
Available	1	59701	Residential	38.624 Acres	N/A	R-10	
Available	2	12229	Residential	3.24 Acres	N/A	R-10	
Available	3	12221	Residential	2.54 Acres	N/A	R-10	
Available	4	12205	Residential	3.87 Acres	N/A	R-10	
Available	5	59702	Residential	6.413 Acres	N/A	R-10	
Available	6	59704	Residential	1.205 Acres	N/A	R-10	
Available	7	59705	Residential	0.479 Acres	N/A	R-10	
Available	8	59703	Residential	1.166 Acres	N/A	R-10	
Available	9	12193	Residential	0.238 Acres	N/A	R-10	
Available	10	12195	Residential	0.296 Acres	N/A	R-10	
Available	11	12196	Residential	0.48 Acres	N/A	R-10	
Available	12	12197	Residential	1.07 Acres	N/A	R-10	
Available	13	12199	Residential	0.26 Acres	N/A	R-10	
Available	14	13912	Residential	9.9 Acres	N/A	R-10	

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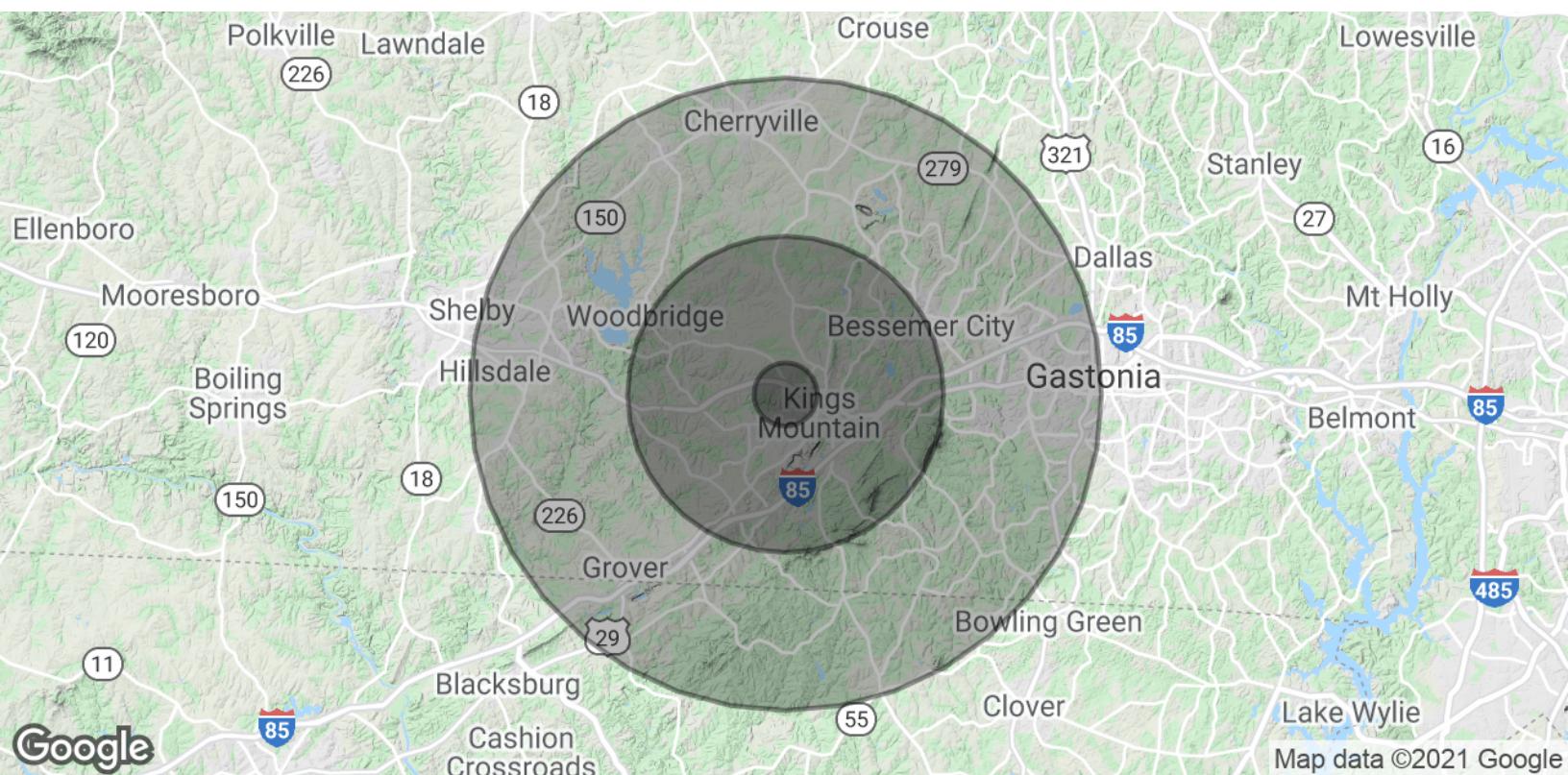
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STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	15	55628	Residential	0.996 Acres	N/A	R10
Available	16	13926	Residential	0.393 Acres	N/A	R10

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,561	28,024	98,404
Average age	40.2	40.4	38.4
Average age (Male)	38.7	38.4	36.6
Average age (Female)	42.1	41.9	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,044	11,195	37,061
# of persons per HH	2.5	2.5	2.7
Average HH income	\$49,608	\$47,445	\$47,813
Average house value	\$92,380	\$111,726	\$125,741

\* Demographic data derived from 2010 US Census