

2123 KINGSTON ROAD | KINGSTOWN, NC

**LAND
FOR
SALE**

**Prime Commercial
Development Opportunity**

EDY BERGSTROM
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ebergstrom@mecacommercial.com





- 1 Acre on Main thoroughfare
- Excellent Visibility & Convenient Access
- Well-suited for Commercial, Mixed-Use and Retail Development concepts
- Only 4 miles from the Shelby ByPass

SALE PRICE
\$200,000

PROPERTY INFORMATION

Offered for sale is 1 acre 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 1 acre for sale at the southernmost edge for \$200,000, with the ability to convey up to a maximum of 3 acres total should a buyer require additional land.

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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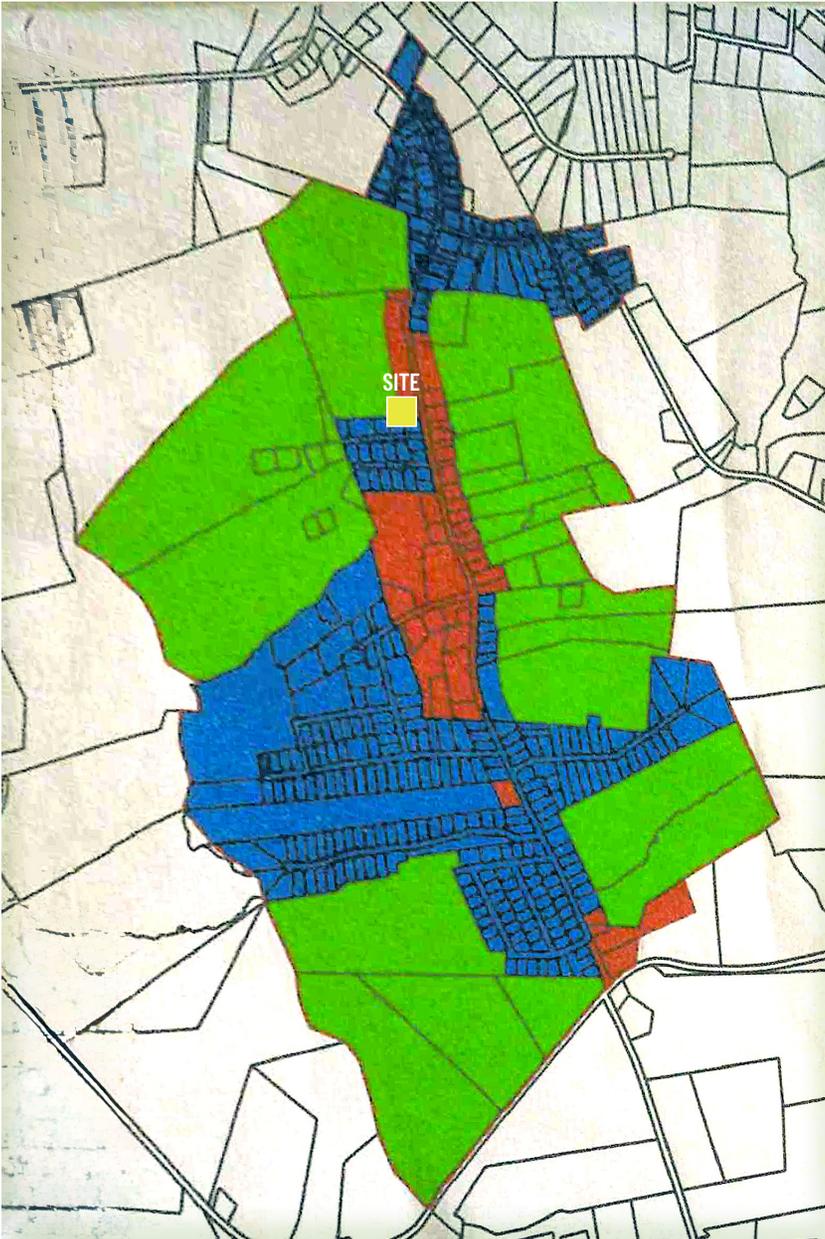
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MECA Commercial Real Estate
102 Main Street, Suite 110
McAdenville, NC 28101
704 971 2000



MECA
COMMERCIAL REAL ESTATE



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 include, but are not limited to:

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

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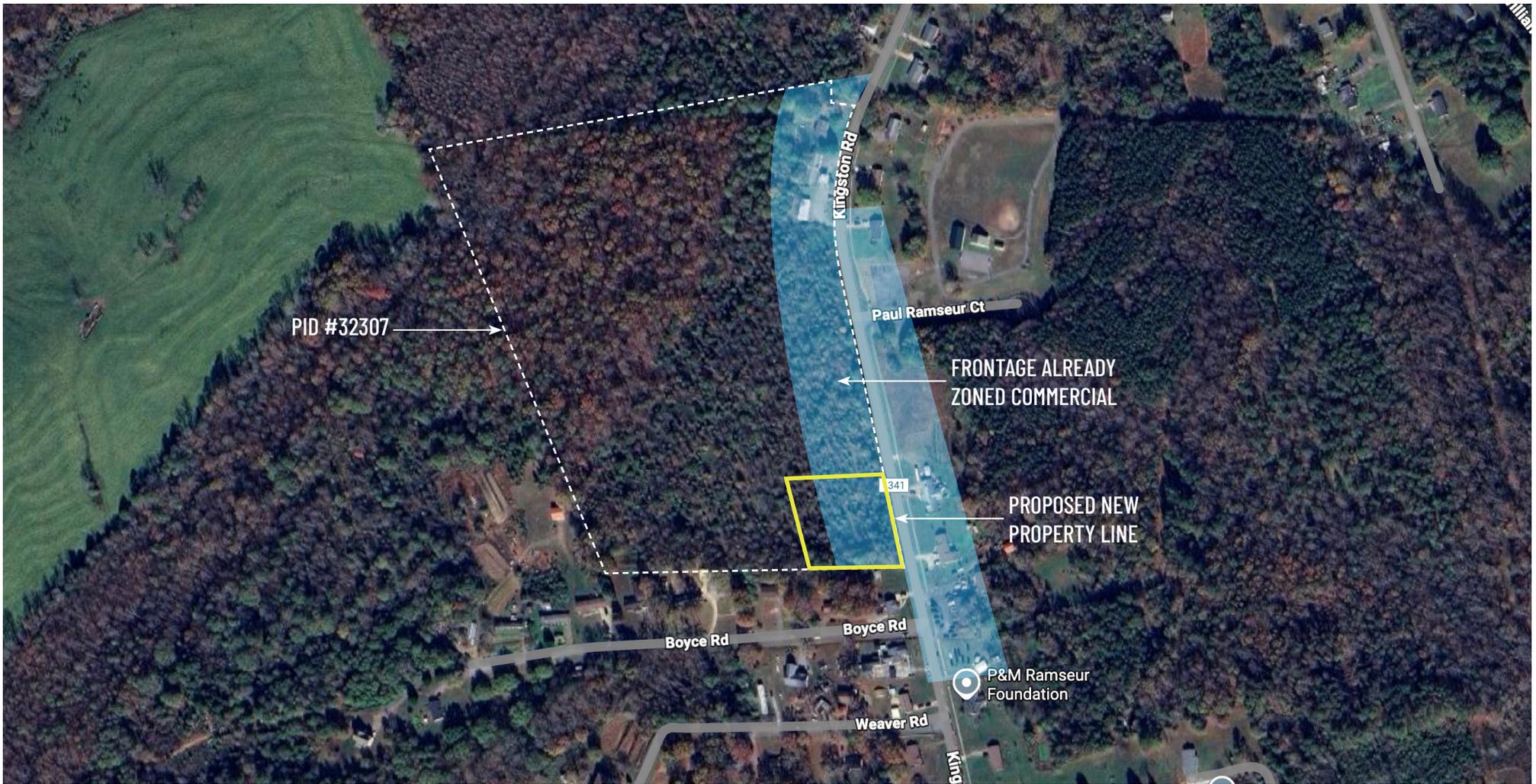
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant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