

FOR SALE/FOR LEASE Warehouse, Garage, and Retail

Prime Location within Gaston County Opportunity Zone | Asking Price \$3,500,000



1335 West Franklin Blvd., Gastonia, NC 28052, Gaston County
1337 West Franklin Blvd., Gastonia, NC 28052
226 Linwood Road, Gastonia, NC 28052
1330 West 2nd Avenue, Gastonia, NC 28052


Trulantic
REAL ESTATE ADVISORS

JOE NGUYEN
MBA - Trulantic kw Commercial SouthPark
(980) 242-6596 | TrulanticCRE@gmail.com
Your Trusted Real Estate Advisor

A Landmark Opportunity in the Path of Regional Expansion

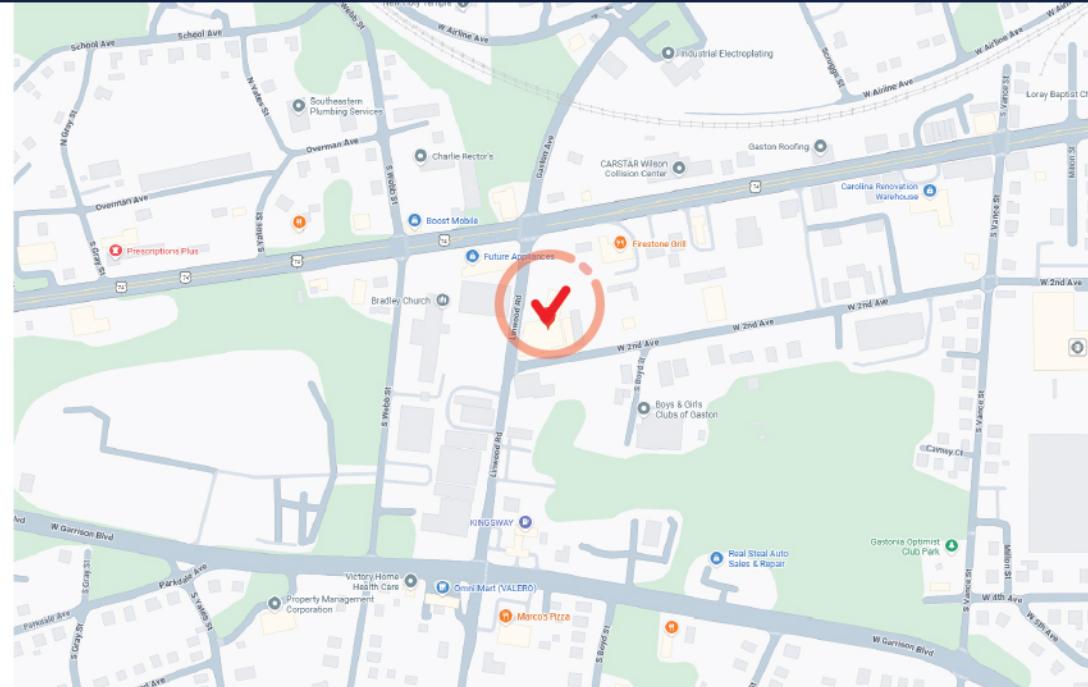
Transformative Redevelopment in a High-Growth Strategic Corridor

GASTONIA, NORTH CAROLINA

Gastonia is experiencing strong and accelerating growth, driven by its strategic location just west of and adjacent to Charlotte—the 14th largest city in the United States and one of the Southeast's fastest-growing metros. This close proximity places Gastonia directly in the path of regional expansion, allowing it to benefit from Charlotte's population growth, employment base, and economic momentum while offering more attainable land costs and flexible development opportunities. Ongoing infrastructure improvements, expanding residential communities, and rising consumer demand are creating ideal conditions for commercial, mixed-use, and business-focused development. For developers and builders, Gastonia presents a compelling opportunity to maximize value through new construction that serves both local residents and Charlotte-area commuters. With strong highway access, a growing workforce, and increasing demand for modern commercial space, Gastonia stands out as a market where thoughtful development can generate long-term business growth and sustainable returns.

Retail/Industrial/Housing (+/-) 2.37 Acres

Zoning RETAIL TRD/IND-NEC/AUTO REPAIR



DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Population	26,660	97,325	210,900
Household Income	\$46,100	\$61,054	\$71,309
Consumer Spending	\$220M	\$978M	\$2,380M
Daytime Employment	16,820	49,179	75,680

1335 West Franklin Blvd., Gastonia, NC 28052, Gaston County

1337 West Franklin Blvd., Gastonia, NC 28052

226 Linwood Road, Gastonia, NC 28052

1330 West 2nd Avenue, Gastonia, NC 28052



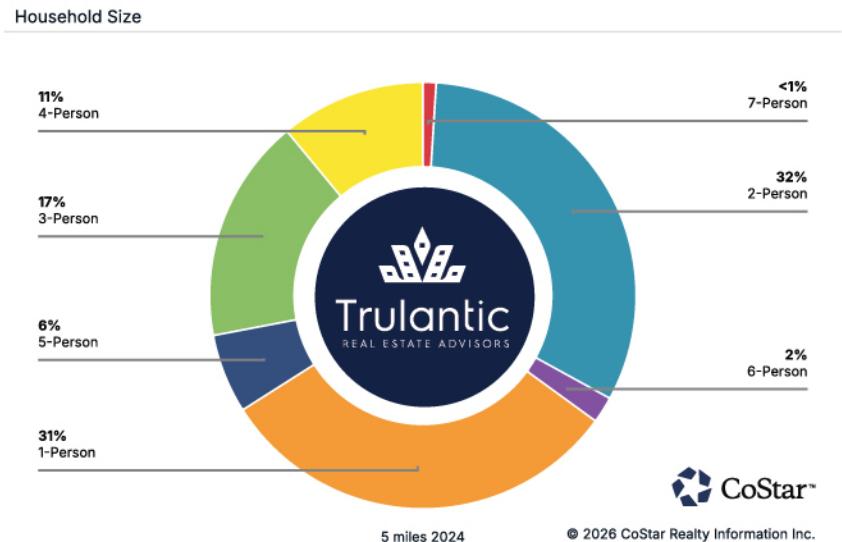
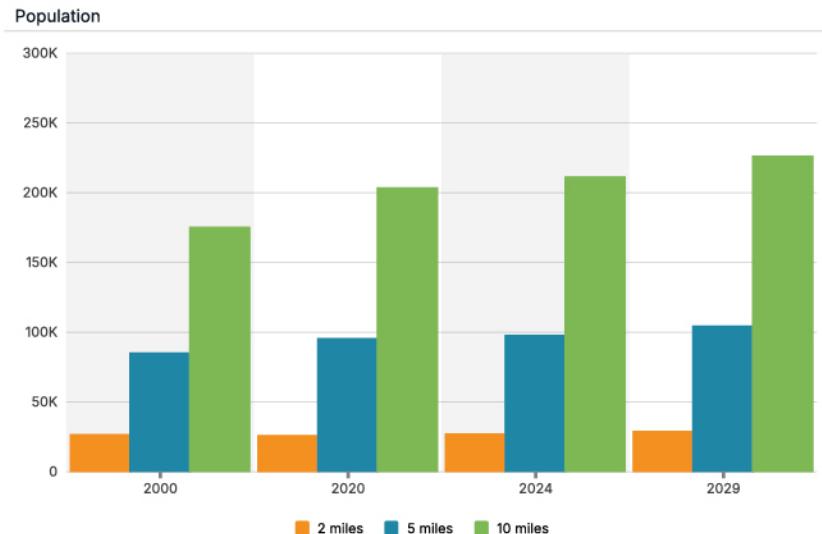
JOE NGUYEN

MBA - Trulantic kw Commercial SouthPark

(980) 242-6596 | TrulanticCRE@gmail.com
Your Trusted Real Estate Advisor

Federal Opportunity Zone Tax Incentives | \$3,500,000

Four Parcels | 2.37± Acres | Signalized Corner | U.S. Route 74 Road Frontage



Strategic Federal Tax Incentives to Maximize Investment Returns

- Federal Opportunity Zone tax benefits: Defer capital gains taxes and potentially eliminate taxes on new appreciation when held long term.
- Strong development upside: Located in a designated growth area targeted for reinvestment and revitalization.
- Lower land and development costs: More cost-efficient than nearby Charlotte while benefiting from regional growth.
- Local & county incentives: Potential access to Gaston County investment grants and City of Gastonia economic development support.
- State-level incentives: Opportunity to layer North Carolina programs such as job creation and expansion grants.
- Strategic location: Proximity to major corridors and Charlotte's economic engine supports long-term demand and value growth.



1335 West Franklin Blvd. | 1337 West Franklin Blvd.
226 Linwood Road | 1330 West 2nd Avenue

Designated Qualified Opportunity Zone (QOZ)

Front-row Seat to Charlotte—without Charlotte Pricing



Versatile Commercial Development Opportunity Supporting Retail, QSR, Medical, Flex, or Mixed-Use

- **Strategic Charlotte MSA Location** – Positioned minutes from Uptown Charlotte with direct access to I-85, capturing westward population and business spillover from Mecklenburg County.
- **Strong Growth Tailwinds** – Benefiting from Charlotte's rapid population, employment, and industrial expansion, driving sustained demand for commercial services and space.
- **Development-Ready Opportunity** – Ideal for retail, flex, medical, or mixed-use development with favorable zoning environment and fewer entitlement hurdles than Charlotte proper.
- **Superior Value Basis** – Lower land acquisition costs compared to Charlotte provide higher yield potential and long-term appreciation upside.
- **Excellent Accessibility & Visibility** – Proximity to major arterials and regional traffic corridors supports high exposure and ease of access for customers and tenants.
- **Expanding Local Demand** – Growing residential density and workforce housing in Gaston County fuels demand for neighborhood retail, service, and employment centers.



Prime Development Opportunity | \$3,500,000

A High-Growth Market with Strategic Location and Strong Demand

