



# Approved 360 Unit Apartment Site

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**56.46 Acre Lot**  
**2 Miles from New Casino**  
I-85 & Battleground Road Interchange  
Kings Mountain, NC 28086

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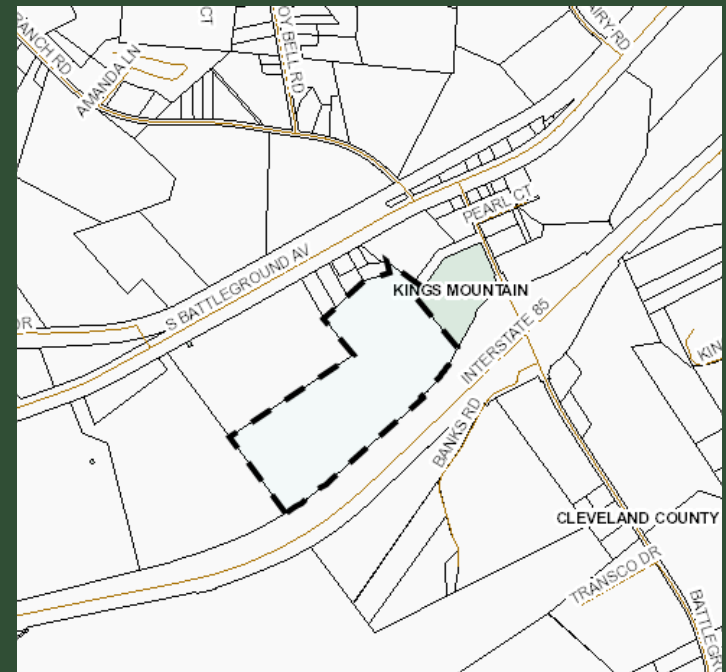


## Proposed Apartment Site

- Zoning Approved for 360 unit in August 2021
- Public water and sewer available
- Beautiful topo with walking trails
- I-85 exposure and access
- Beautiful lake on site
- Incredible opportunity in rapidly growing market along the I-85 corridor benefiting from the new casino under construction just two miles away & incredible Industrial growth closing in from Gaffney & Gastonia.

## Property Highlights

<b>Property Address</b>	108 S. Battleground Road Kings Mountain, NC 28086
<b>Municipality</b>	Cleveland County
<b>Parcel ID</b>	59861
<b>Acreage</b>	56.46 Acres
<b>Proposed Size</b>	360 Units




**\$5,000,000**

Asking Price

# Proposed Concept Plan



 <b>EAGLE ENGINEERING</b> FIRM LICENSE # C4873 1400 S. TAYLOR ST., SUITE 100 RAVENHILL, NC 28079 (704) 882-4222 www.eagleeng.com	
PRELIMINARY NOT FOR CONSTRUCTION	
KINGS MTN. APTS. ### ### ###	
CONCEPT PLAN	DESIGNED BY: A.E.L. DRAWN BY: A.S. SOWAN CHECKED BY: A.E.L. DATE: 4/25/21 PROJECT NO.: 40201 JOB NUMBER: 100
GRAPHIC SCALE 1" = 40' (IN FEET) 1" = 80' (IN FEET)	
CSP-1	

Kings Mountain Apartments

# Rendered Plan



EAGLE ENGINEERING



Kings Mountain Apartments

# Property Aerial

 FOREST PRODUCTS GROUP



**\$273 Million Investment**  
**Two Kings Mountain Casino**  
**(Under Construction)**

 **84 LUMBER**

 **General Shale**



North Carolina  
Welcome Center



47 Acre  
Future RV Park

S. Battleground Avenue



 **CVG**  
Commercial Vehicle Group, Inc.

 **EATON**



 **Uniquetex**  
ENGINEERED SOLUTIONS

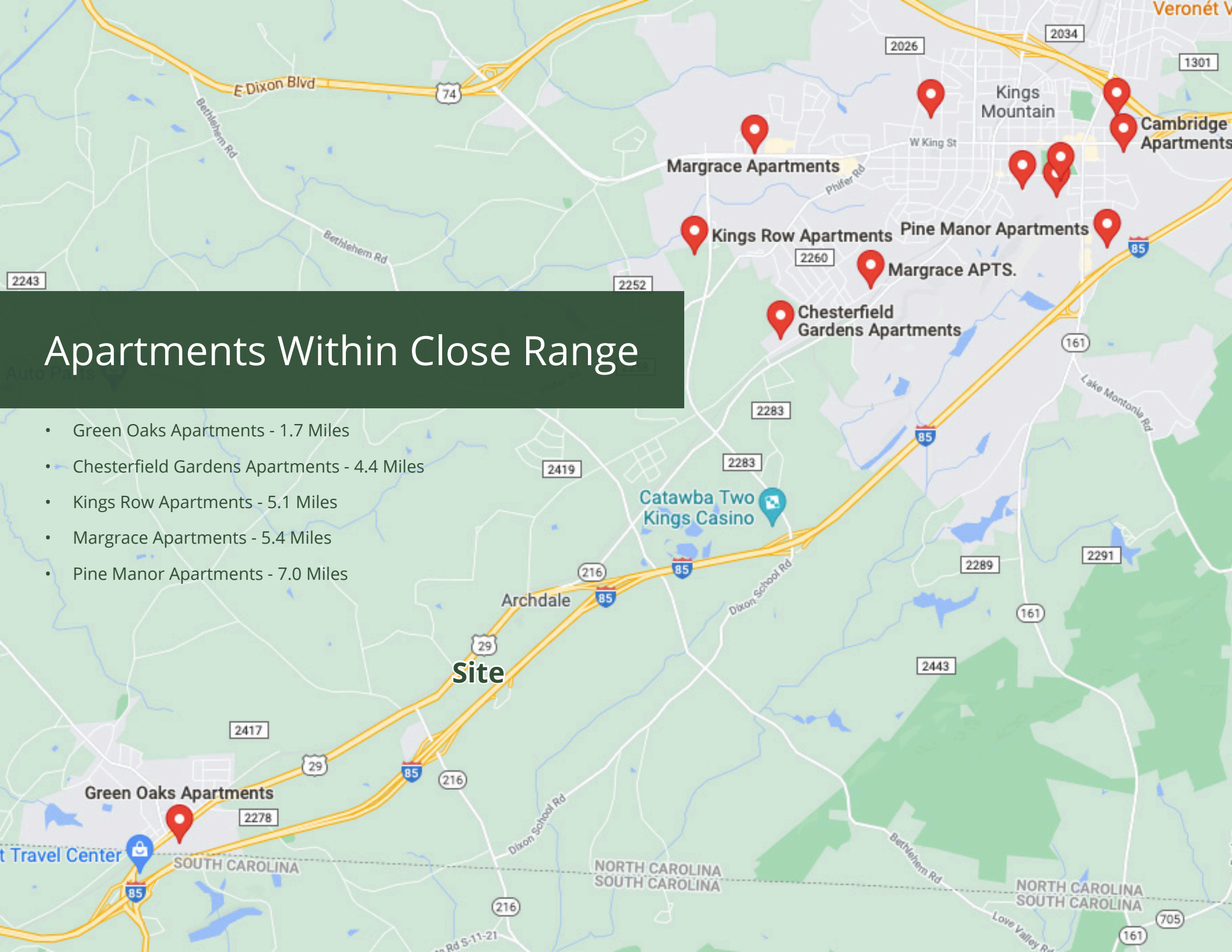


 **Williams**

 **Vulcan**  
Materials Company

# Apartments Within Close Range

- Green Oaks Apartments - 1.7 Miles
- Chesterfield Gardens Apartments - 4.4 Miles
- Kings Row Apartments - 5.1 Miles
- Margrace Apartments - 5.4 Miles
- Pine Manor Apartments - 7.0 Miles





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