

+/- 9.24 ACRES

Taylor's Creek

KENDRICK ST

W CENTRAL AVE

WAVERLY ST

HILLTOP ST

OLD MINE RD

MADISON DR

ASHLEY ST

N HAWTHORNE ST

NORTON RD

CEDAR LN

W CHARLOTTE AVE

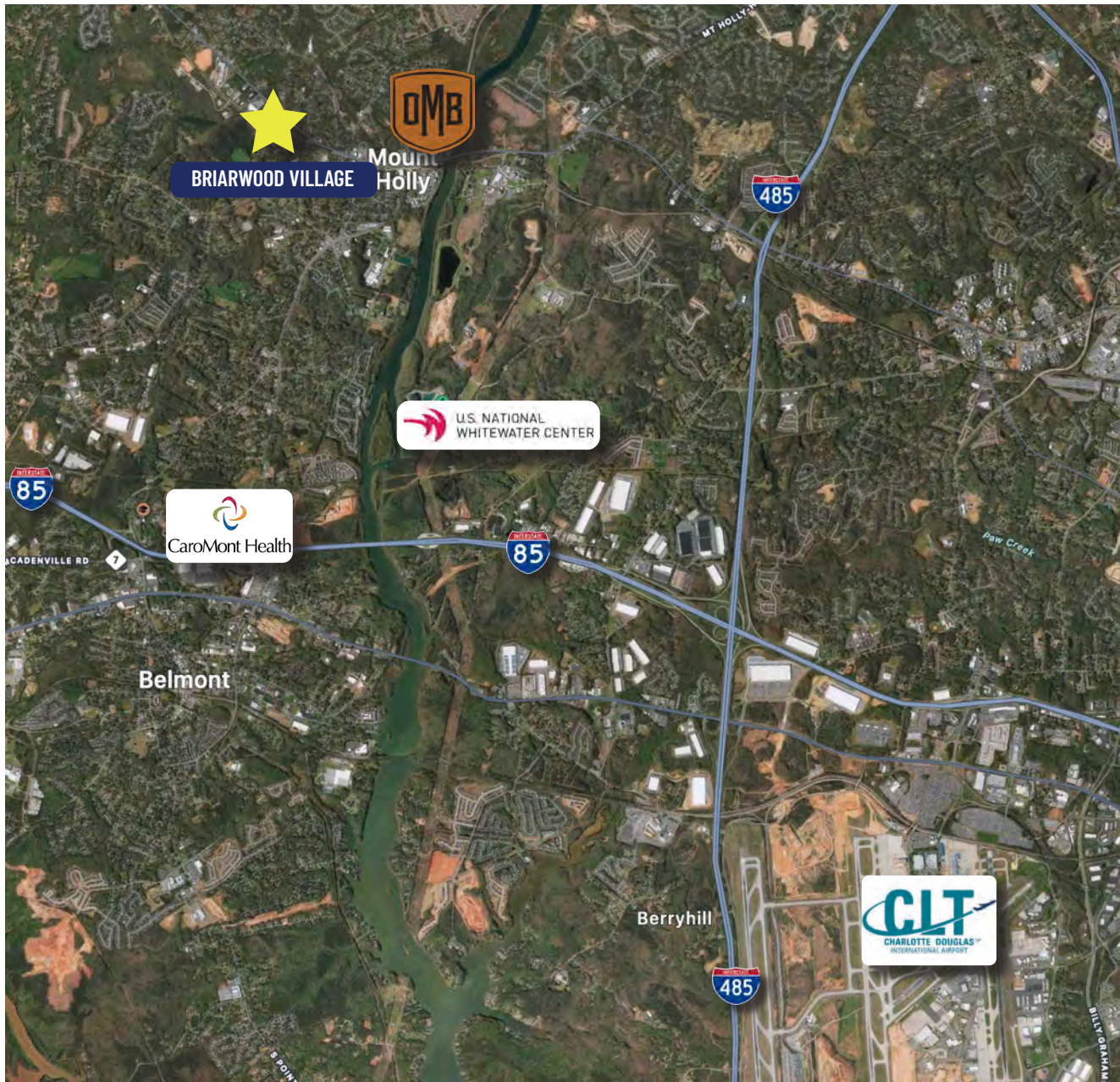
# BRIARWOOD VILLAGE

PRIME TOWNHOME DEVELOPMENT OPPORTUNITY



**MECA**  
COMMERCIAL REAL ESTATE





## PROPERTY INFORMATION

### ACREAGE\*

9.24 Acres

### GASTON COUNTY PARCEL IDS

211108, 211106, 211105, 211109, 211104, 211103, 211102, 211097, 211090, 211091, 211092, 211093, 211094, 211095, 211096, 211101, 211100, 211099, 211098, 211112, 211111, 211114, 211115, 211113

### PROPOSED USE

Townhome Development

### LOCATION HIGHLIGHTS

- Located just ½ mile from Downtown Mount Holly
- Close to a quaint, eclectic downtown with shopping, dining, and local charm

Convenient access to:

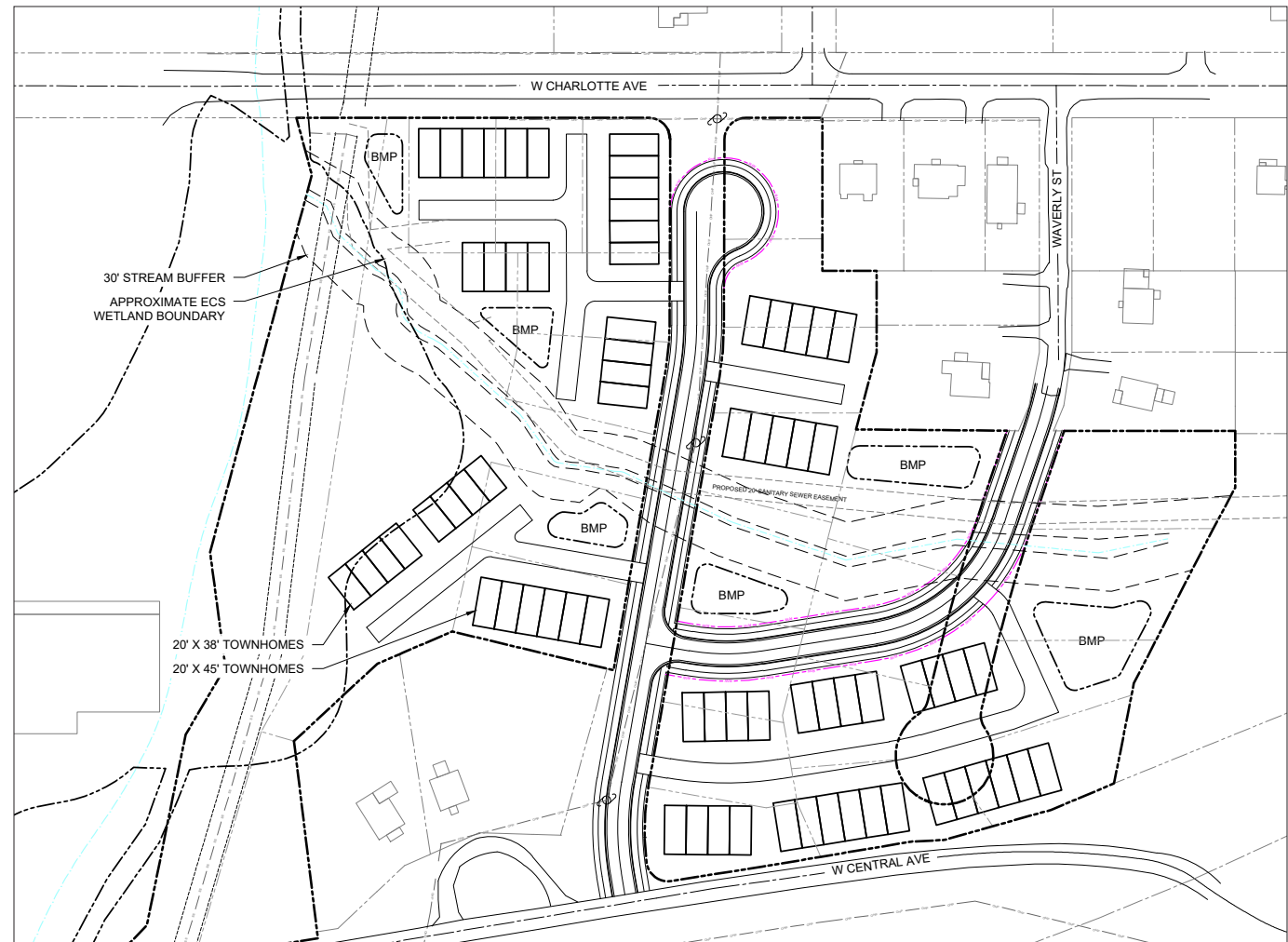
- U.S. National Whitewater Center
- CaroMont Regional Medical Center
- New Olde Mecklenburg Brewery
- I-85, I-485, and Charlotte Douglas International Airport

### SALE PRICE

Please Contact Broker

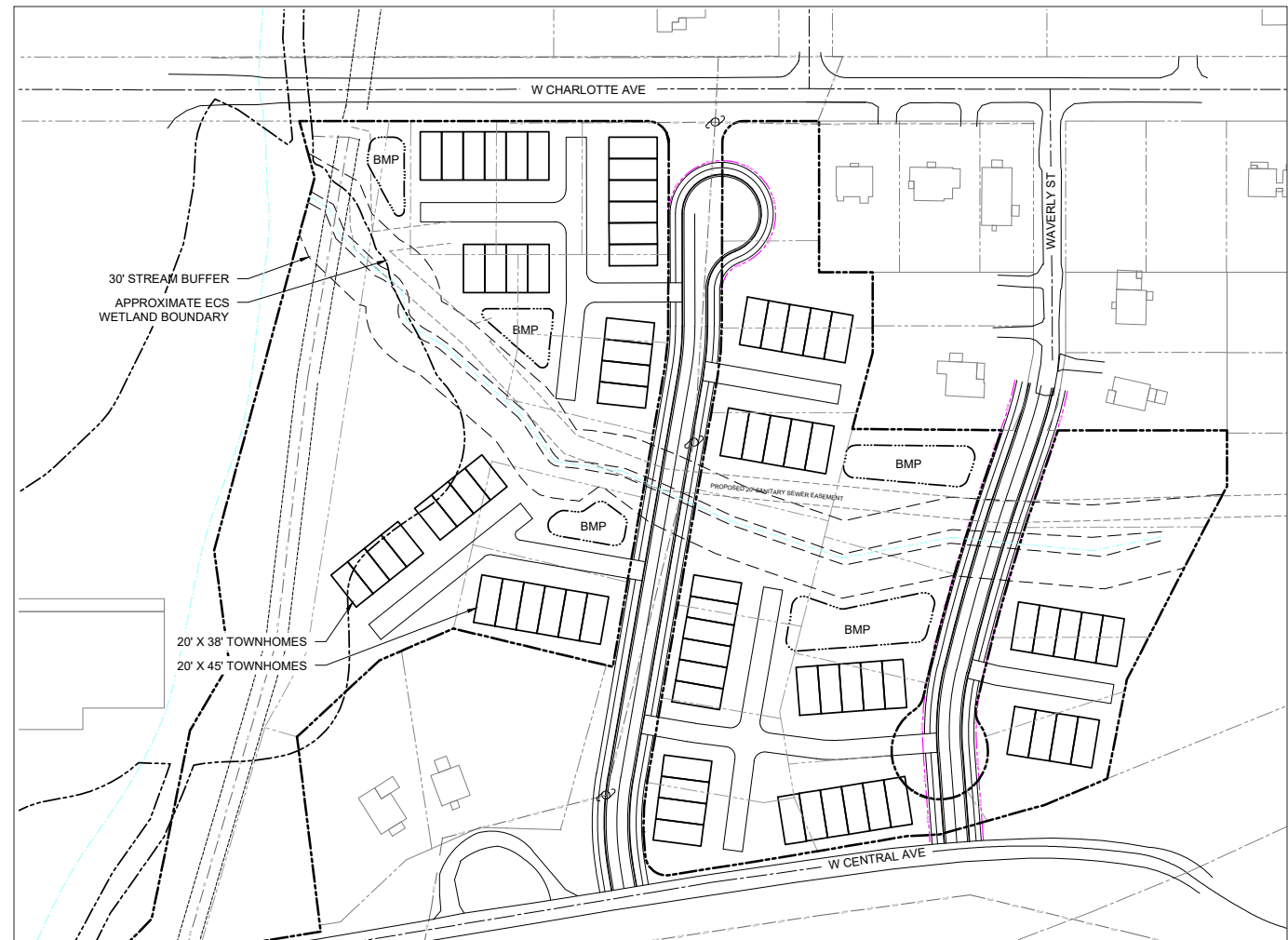
## BRIARWOOD VILLAGE CONCEPT ONE

<b>TOTAL ACREAGE</b>	9.24 Acres
<b>CURRENT ZONING</b>	R-10SF
<b>PROPOSED ZONING</b>	R-8MF
<b>TOTAL UNITS</b>	72
<b>20' X 45' TOWNHOME</b>	64
<b>20' X 38' TOWNHOME</b>	8
<b>DENSITY</b>	7.79 DU/AC
<b>TOTAL PARKING</b>	108



# **BRIARWOOD VILLAGE** CONCEPT TWO

<b>TOTAL ACREAGE</b>	9.24 Acres
<b>CURRENT ZONING</b>	R-10SF
<b>PROPOSED ZONING</b>	R-8MF
<b>TOTAL UNITS</b>	74
<b>20' X 45' TOWNHOME</b>	66
<b>20' X 38' TOWNHOME</b>	8
<b>DENSITY</b>	8.01 DU/AC
<b>TOTAL PARKING</b>	111







**GANTT HOWELL**

Senior Advisor

c | 980 722 5765

o | 704 971 2000

ghowell@mecacommercial.com

MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

**MECA COMMERCIAL REAL ESTATE**

2216 Monument Street

Charlotte, NC 28208

704 917 2000 | [www.mecacommercial.com](http://www.mecacommercial.com)



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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.