



LAND

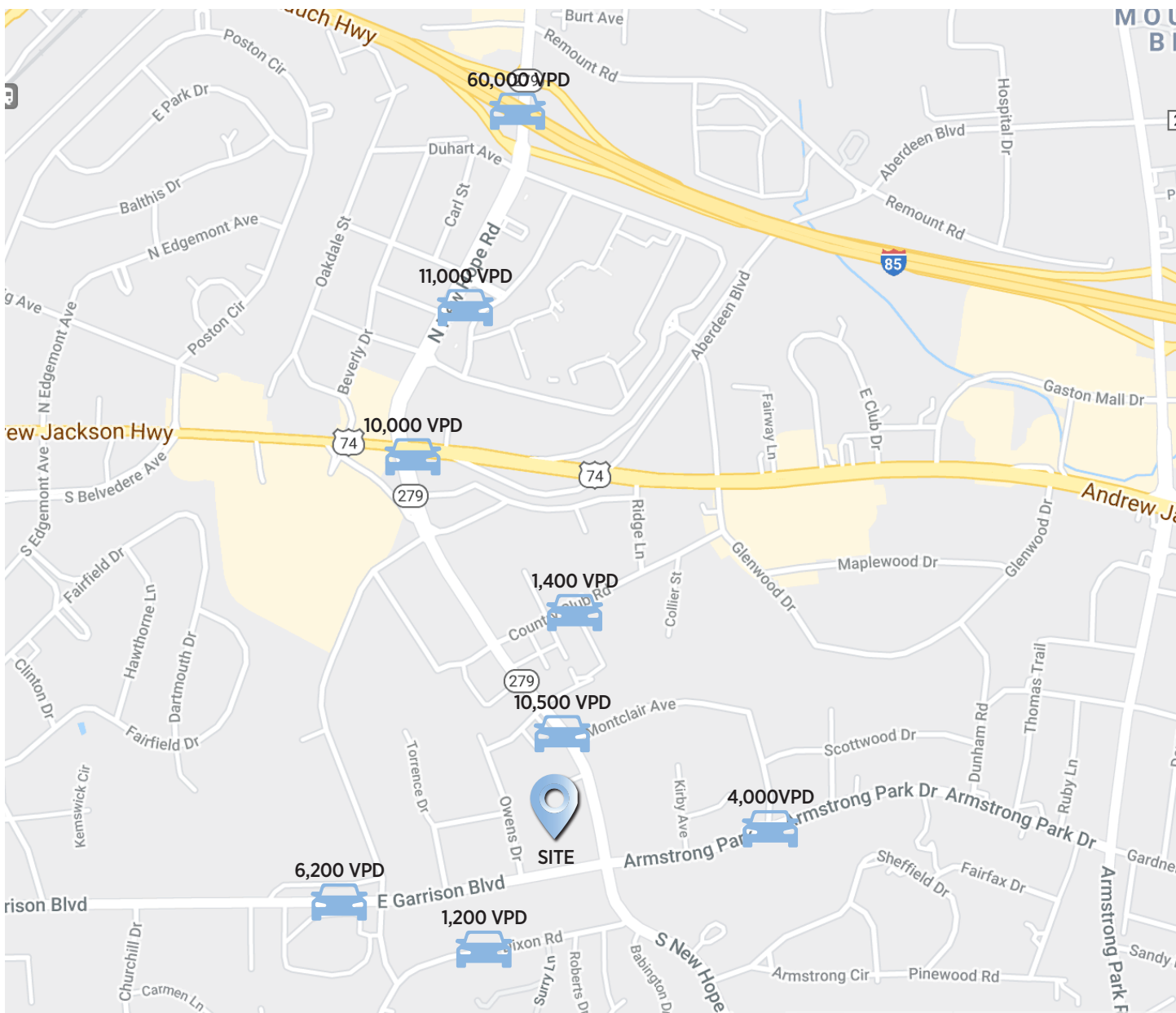
**FOR SALE OR
JOINT VENTURE**

INTERSECTION OF SOUTH NEW HOPE ROAD AND EAST GARRISON BLVD. | GASTONIA

Located at the corner of a busy, signalized intersection, this 4.58 acre property provides a great opportunity for developing a mixed-use retail/multi-family concept. **Owners are willing to consider a joint venture with a qualified developer.**

BOB CLAY, CCIM
c 704 616 5048
bclay@mecacommercial.com
ERIC CLAY
c 704 806 9977
eclay@mecacommercial.com





PROPERTY INFORMATION

ACREAGE

Total 4.58 acres

ZONING

RS12

TAX PARCELS

117506, 117507, 117508 & 117509

FEATURES

- Properties are contiguous
- Signalized corner with access from S. New Hope Rd., E. Garrison Blvd., and Owens Dr.
- Located in a rapidly developing area
- 1.15 Miles to I-85 via S. New Hope Rd.

LIST PRICE

\$2,404,500
(\$525,000/acre)

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population (Current Year)	8,378	50,351	107,108
Total Population (Five Year Projection)	8,870	52,489	111,586
Adult Population (Current Year)	6,466	39,338	82,548
Adult Population (Five Year Projection)	6,865	41,301	86,613
% Female Population (Current Year)	53.05%	52.72%	52.55%
% Male Population (Current Year)	46.95%	47.28%	47.45%
% Female Population (Five Year Projection)	52.92%	52.5%	52.3%
% Male Population (Five Year Projection)	47.08%	47.5%	47.7%
Total Daytime Population	6,365	53,575	102,686
AGE			
Median Age, Total	436.93	40.35	39.2
% Age 18+	77.17%	78.13%	77.07%
% Age 55+	27.3%	30.37%	28.85%
% Age 65+	15.74%	17.25%	16.04%
HOUSING			
Land Area (Estimated Square Miles)	3.08	29.43	79.18
Total Housing Units (Current Year)	3,671	21,969	45,864
Total Households (Current Year)	3,433	20,183	41,661
Total Households (Five Year Projection)	3,641	21,105	43,609
Owner-Occupied: Owned with a mortgage or loan	1,323	8,072	16,461
Owner-Occupied: Owned free and clear	541	3,598	8,392
Renter-Occupied	1,569	8,513	16,809
INCOME			
Per Capita Income (Current Year)	\$29,593	\$31,332	\$27,150
Per Capita Income (Five Year Projection)	\$33,124	\$35,382	\$30,951
Average (Mean) Household Income (Current Year)	\$71,915	\$77,570	\$69,221
Median Household Income (Current Year)	\$60,474	\$58,935	\$52,565

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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.