

# Bessemer City Road

205 Bessemer City Rd, Gastonia NC 28052

OFFERING MEMORANDUM

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ARDOR COMMERCIAL  
ADVISORS, LLC

# Bessemer City Road

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# BESSEMER CITY ROAD

Executive Summary  
Investment Summary

01

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## OFFERING SUMMARY

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ADDRESS	205 Bessemer City Rd Gastonia NC 28052
LAND ACRES	3.45
ZONING TYPE	Commercial
# OF PARCELS	2

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	6,485	37,807	90,214
2025 Median HH Income	\$50,000	\$47,073	\$58,239
2025 Average HH Income	\$58,922	\$63,193	\$75,535

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- Unlock the potential of this 3.45-acre commercial gem on Bessemer City Road in Gastonia, NC. Prime for development, this property boasts high visibility and accessibility in a thriving trade hub, surrounded by bustling retail, service, and residential hubs.
- The property is located within a rapidly growing trade area with 400 approved townhomes nearby and additional planned retail development, supporting long-term demand.
- Zoned C-1 for endless possibilities, from retail to medical services, this parcel is a developer's dream. Benefit from available public water and sewer connections, streamlining your development process and cutting costs significantly.
- Strategically located with easy access to major roads, this site is a golden opportunity for owner-users and savvy investors alike. Don't miss your chance to secure a lucrative spot in the heart of Gaston County's commercial landscape.

# BESSEMER CITY ROAD

## 02 Location

Location Summary

- 3.45 acres of commercially zoned land

Zoning: C-1 Commercial

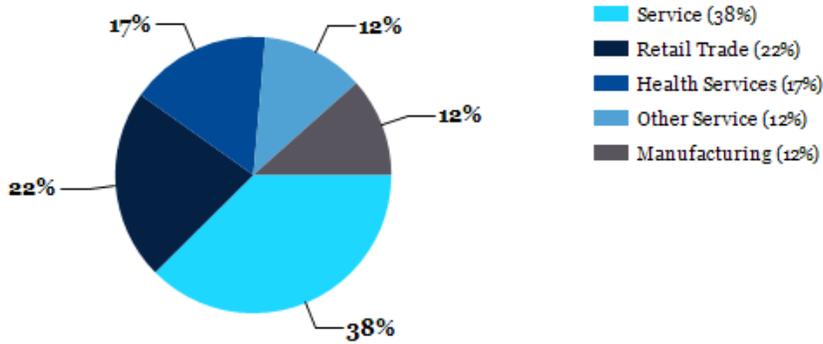
Water and sewer available

Strong road frontage and visibility

Flexible development potential

Convenient access to downtown Gastonia and surrounding markets

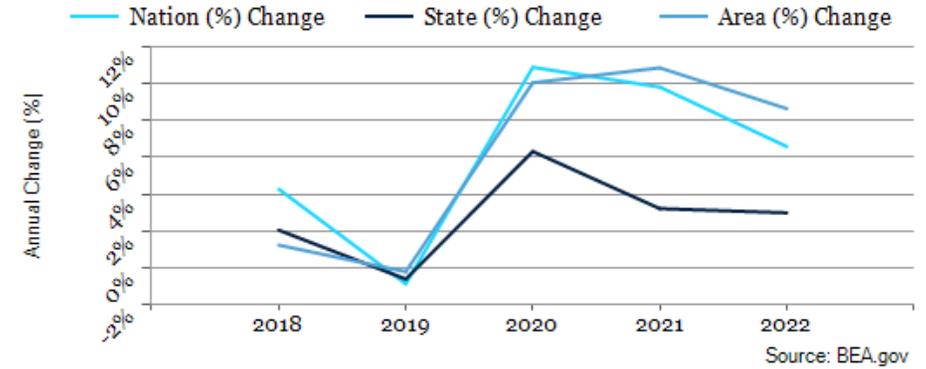
### Major Industries by Employee Count



### Largest Employers

Parkdale Mills	4,500
Gaston County Schools	1,000
CaroMont Health	1,000
Wal-Mart Associates Inc.	1,000
County of Gaston	1,000
Wix Filtration Corporation	1,000
Pharr Yarns, Inc.	1,000
Walmart	673

### Gaston County GDP Trend



# BESSEMER CITY ROAD

## 03 Property Description

Property Features

Property Images

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## PROPERTY FEATURES

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LAND ACRES	3.45
# OF PARCELS	2
ZONING TYPE	Commercial
TOPOGRAPHY	Rolling

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## UTILITIES

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WATER	yes
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