



CATAWBA TWO KINGS CASINO

# A UNIQUE LAND DEVELOPMENT OPPORTUNITY



VIEW PROPERTY VIDEO

**120 OVEDA DRIVE** KINGS MOUNTAIN . NORTH CAROLINA 28086

## *for sale:*

**±63.42 AC**

**Sale Price: \$3,950,000 (\$62K/AC)**

Cleveland County Tax Map #65331

Full access to all utilities

Ideal for Residential/Commercial/

Recreational Development

Permitted for RV Park usage Current

ordinance in place restricting the  
development of other RV parks within  
a 1 mile radius

## *property highlights:*

Conveniently located less than 1 mile from I-85 (Exit 2),  
allowing easy access to Charlotte, NC

Sits less than 3 miles from the recently completed Catawba  
Two Kings Casino with an investment of \$270 + million

Casino, residential, and industrial growth down I-85  
promote continued

growth and development throughout Kings Mountain and  
surrounding areas

Beautiful land sitting higher with mountain view, including  
oak, cedar and pine trees and a spring-fed creek running on  
lower part of property

## *exclusively listed by:*

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

## *potential use:* RESIDENTIAL/COMMERCIAL/RECREATIONAL

*\*Site design, engineering plans and permits are approved and available*

### DETAILS

Site is permitted for RV park usage, with full access to all utilities, acreage allows for up to 360 sites, with flexibility for residential/commercial, or mixed-use

Current ordinance in place restricts the development of other RV parks within a 1-mile radius

Received NC DOT approval that roads are suitable for large RV travel and traffic

Beautiful spring-fed creek begins on the property and runs throughout the lower region

Offers a unique secluded and relaxing location that is still 1 mile from Highway 29 and I-85, allowing easy access to Catawba Two King Casino and Charlotte

### FEASIBILITY STUDY: RV PARK

Cleveland County is a low density county concerning campgrounds and RV parks

Of the surrounding competitors, if carried through, this planned development would stand apart by:

- Being closest to I-85 with the most convenient access
- Having the greatest number of sites and surrounding acreage
- Containing a plethora of superior amenities
- Including tiny home/cabin sites unlike others

Based on mix of daily/weekly/monthly occupancy rates, the stabilized occupancy for the park is estimated around 81%

Campground and RV Park industry is expected to see revenues of \$8.7B through 2025

Domestic trips by U.S. Residents are forecasted to increase at an annualized rate of 14.5% by 2025

Adults 50+ comprise a key customer segment for the industry that increases annually by an estimated 1.5%

Younger generations, particularly millennial, are emerging as another key demographic and will provide organic growth moving forward

### ANNUAL AVERAGE DAILY TRAFFIC COUNTS:

**±43,210** on I-85, between Exits 2-4

**±5,792** on Hwy 29 at Long Branch Rd, a great location for signage

*\*Traffic counts do not reflect casino traffic*

**127,000**

#### ANNUAL VISITORS

to the Mountain Region  
travel by RV

**95**

#### RECREATIONAL and TOURIST ATTRACTIONS

within a 30-minute drive

**2.6M**

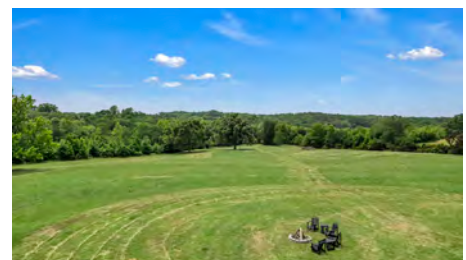
#### POPULATION 50+

within a 2-hour drive

**480,000**

#### WORKFORCE

within a 45-minute drive  
(4.5% unemployment rate)



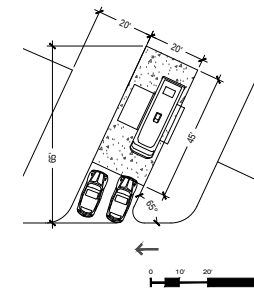
# conceptual site plan

## FEATURES

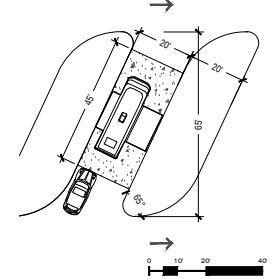
- 150+ RV Sites (AC would allow up to 360)
- 18 Cabins
- Sports Amenities
- Pool
- Pond
- Hiking trails
- Equistrian Area
- Dog Park



RV SITE TYPICAL:  
65" BACK-IN SITES



RV SITE TYPICAL:  
65" PULL THROUGH SITES



## area overview

### CATAWBA TWO KINGS CASINO

First phase operation averages 2,500 visitors per day and a 100,000-member loyalty club.

Project generated 5,000 construction jobs and completed casino will include 2,600 jobs, 4 new restaurants and a full concert/event venue.

Conveniently located less than 3 miles from proposed site and 34 miles from Uptown Charlotte.

Cleveland County has seen a steady increase of overnight visitors:  
↑ 29% since May 2021 and ↑ 64% since March 2022

**\$300M** PROJ. ANNUAL  
ECONOMIC IMPACT

**\$273M** TOTAL PROJECT  
COST



### KINGS MOUNTAIN, NC

Sitting just 30 minutes west of Charlotte, Kings Mountain benefits from its growth and includes a plethora of outdoor amenities including Kings Mountain State Park, Crowders Mountain State Park and Veronet Vineyards and Winery.

2.5M+ SF of industrial space is currently proposed or under construction in the area, expected to generate thousands of jobs.

Planned Cannon 35 community development site will include three different types of multifamily residences (730 units total) and two commercial retail outparcels.

**10.4M** OVERNIGHT TRIPS  
to the NC Mountain  
Region in 2019

**10M+** POPULATION  
within a 2-hour  
drive

### CHARLOTTE, NC and SURROUNDING AREAS

Charlotte, known as the Queen City, has a population of nearly 800,000 and is the largest city in North Carolina. Recent vast economic growth has Charlotte consistently ranking as one of the fastest growing cities and a top place for business in the nation.

Located at the convergence of I-85 and I-77 allows for easy access from anywhere in the Southeast.

Anchored by Charlotte Douglas International Airport, this city is a major transportation, logistics and distribution hub.

The Charlotte-Gastonia-Rock Hill MSA boasts eight Fortune 500 companies including Lowe's, Duke Energy and Nucor.

**15TH** LARGEST CITY  
IN THE US  
(US Census Bureau)

**17.5%** POPULATION  
INCREASE  
from 2010-2019



site location

