

**FOR SALE**

**+/- 12 ACRES**

**GASTON COUNTY OUTPARCELS**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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# **EXECUTIVE SUMMARY**

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**T**hese Gaston County Outparcels are located right in the path of the growing Gastonia market. Situated off of the most traveled road in Gastonia, West Franklin Blvd, these outparcels have great visibility. They are also on the edge of Edgewood Road which acts as a gateway from I-85 into Gastonia. Each parcel

can be purchased separately but can also be combined for up to approximately 12 acres. The largest parcel with 7.72 acres is ideal for residential development, while the others are ideal for commercial/retail. However, whether purchased separately or together, each parcel is a blank canvas.

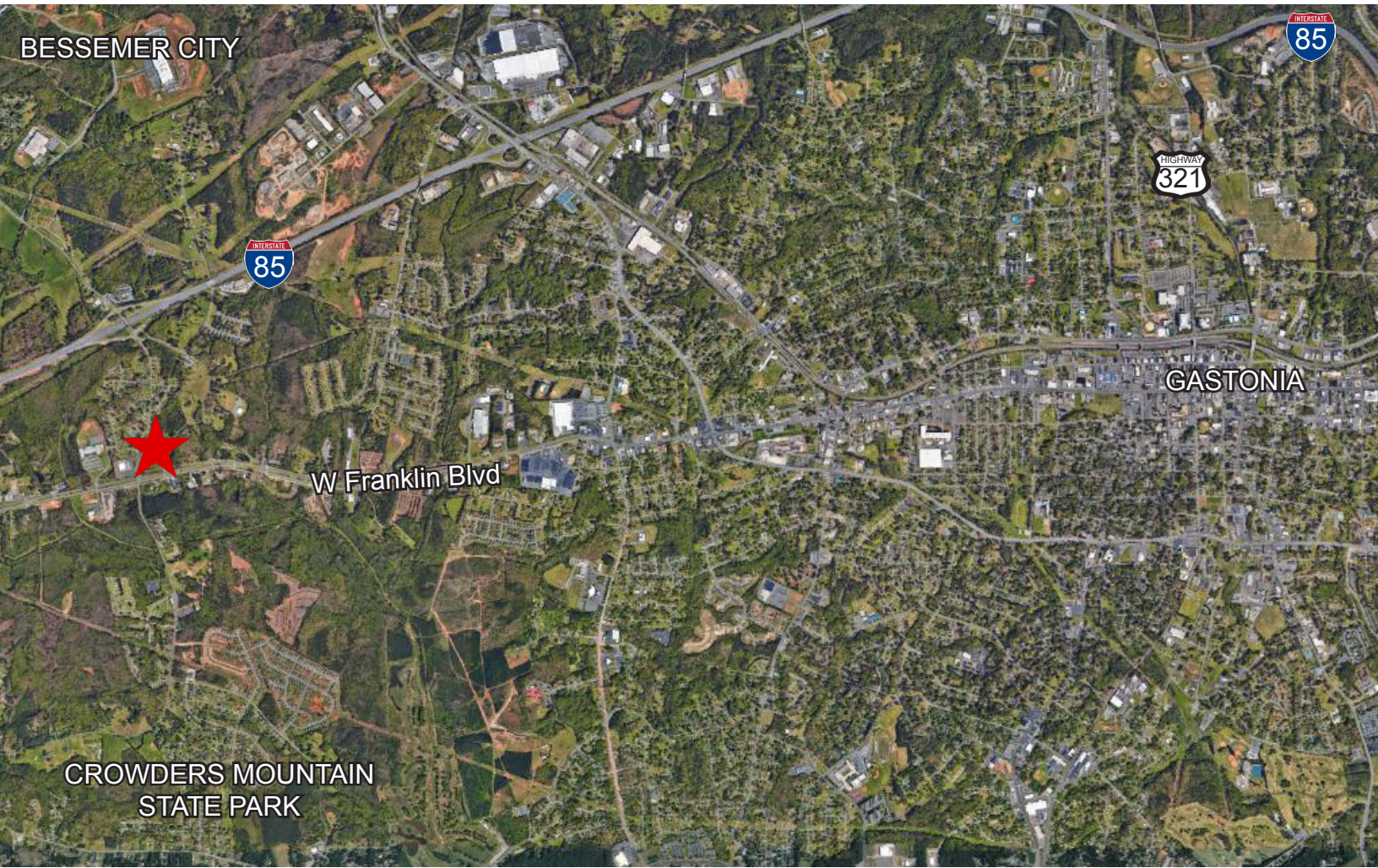




# **PROPERTY INFORMATION & LOCATION**



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7.72 Acres  
\$965,000 ◀  
Parcel #: 153790



539 Diane 29 Theater Rd

2.68 Acres  
▶ \$275,000  
Parcel #: 225349



501 Diane 29 Theater Rd

1.25 Acres  
\$275,000  
Parcel #: 208254 ◀  
& 208256

3848 W Franklin Blvd



3840 W Franklin Blvd



.76 Acres  
▶ \$275,000  
Parcel #: 208255

THEATRE, INC.  
D.B. 734, PG. 96  
45, PG. 133  
551 ACRES  
(DOES NOT INCLUDE  
OUTPARCELS)

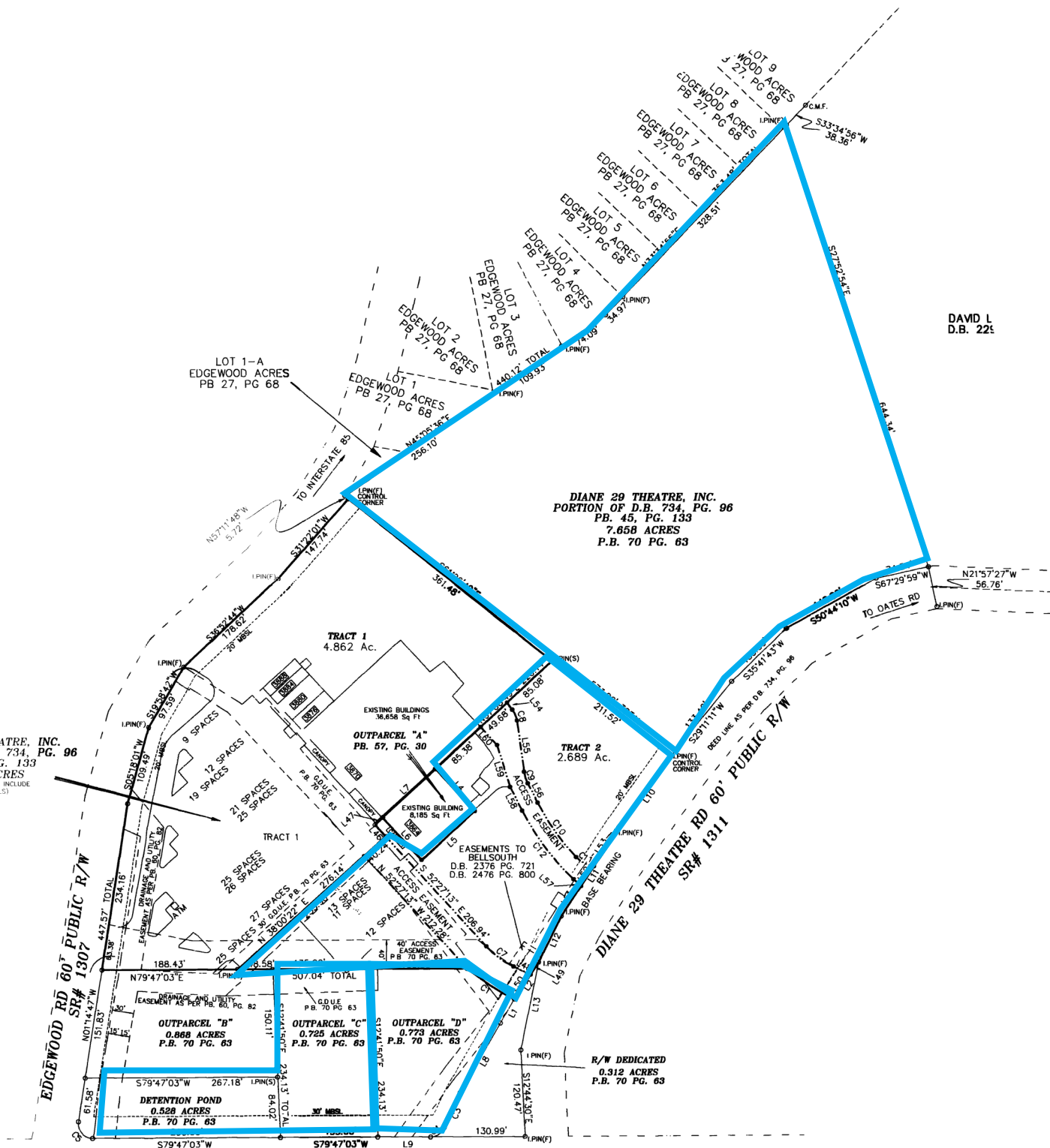
EDGEWOOD RD 60' PUBLIC R/W  
SR# 1307

U.S. HIGHWAY 29-74  
W. FRANKLIN BLVD. 250' PUBLIC R/W

DIANE 29 THEATRE, INC.  
PORTION OF D.B. 734, PG. 96  
PB. 45, PG. 133  
7.658 ACRES  
P.B. 70 PG. 63

R/W DEDICATED  
0.312 ACRES  
P.B. 70 PG. 63

DAVID L.  
D.B. 221





# **NEIGHBORHOOD NEED-TO-KNOWS**







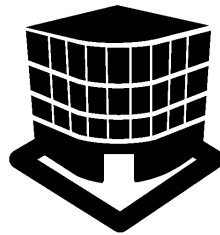
**2.2**

**MILES TO CROWDERS  
MOUNTAIN STATE PARK  
(4 MIN)**



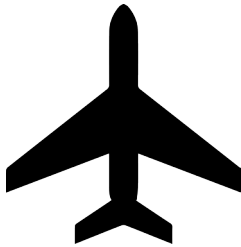
**.7**

**MILES TO I-85  
(2 MIN)**



**4**

**MILES TO DOWNTOWN  
GASTONIA  
(8 MIN)**



**21**

**MILES TO CHARLOTTE  
DOUGLAS INTL AIRPORT  
(22 MIN)**



**27.7**

**MILES TO CENTER CITY  
CHARLOTTE  
(30 MIN)**

## DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
TOTAL EST. POPULATION	2,341	20,196	54,688
AVERAGE AGE	36.4	35	36.4
AVERAGE HH INCOME	\$43,169	\$41,001	\$42,804

# **GASTON COUNTY OUTPARCELS**

**LOCATED WITHIN THE CITY LIMITS**

**BLANK CANVAS**

**EXCELLENT RETAIL/RESTAURANT OPPORTUNITY**

**POTENTIAL SINGLE/MULTI FAMILY DEVELOPMENT**

**CONVENIENT ACCESS TO I-85 & HWY 321**

**CLOSE PROXIMITY TO DOWNTOWN GASTONIA**

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