

FOR SALE
\$80,000

1301 Union Road
Gastonia, NC



Property Information

- 0.44 Acres
- Zoned O-1
- Corner Lot
- Population
 - 2 mile: 31,140
 - 5 mile: 114,220
- Traffic Counts
 - Union Rd/ E Garrison Blvd
19,000 daily (2024)
 - Union Rd / E Hudson Blvd
15,000 daily (2024)

1301 Union Road | Gastonia, NC 28054

Opportunity for development on one of the remaining corner lots on Union Road, a primary north/south corridor.

Located conveniently between Garrison Blvd (0.32 miles north) and E Hudson Blvd (0.45 miles south).

Multiple new residential and commercial developments within 3 miles.

Property will be impacted by NCDOT Union Road Widening. Information below.



For More Information: 980-522-8363


Mountain View
Commercial Real Estate

1556-A Union Rd, Gastonia, NC 28054

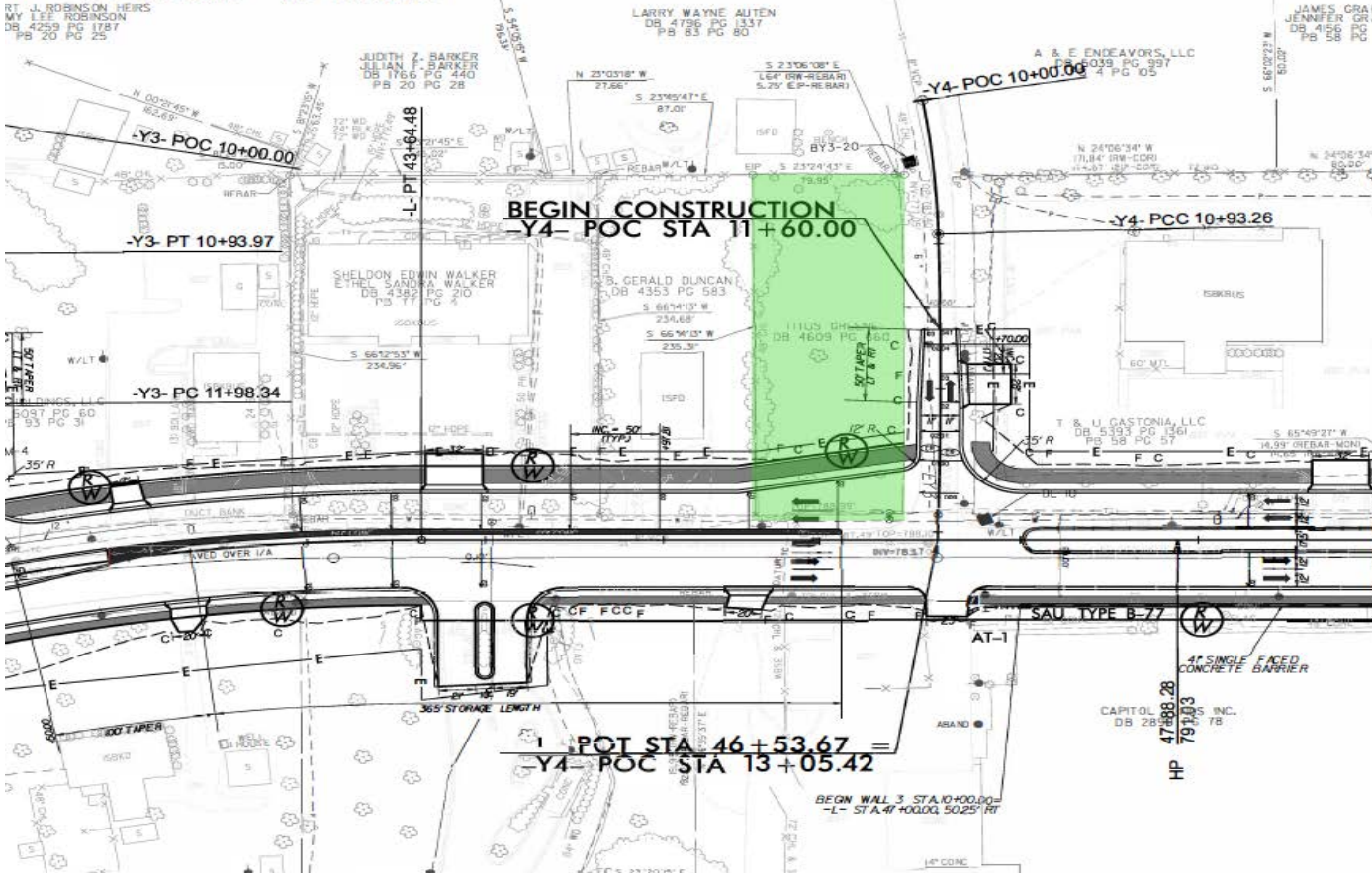
Mo Sallah
Mo@mvcommercialre.com
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" (LT) Δc = 08°02'05.8" (RT) Δc = 03°03'43.1" (RT)
 D = 08°36'57.3" D = 01°26'35.6"
 Lc = 93.26 Lc = 212.16
 Tc = 46.71 Tc = 106.11
 R = 665 R = 3,970
 SE = SEE PLANS
 RO = SEE PLANS



NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
GASTON COUNTY

DIVISION 02
ROADWAY DESIGN

SYMBOLIC DESIGN
ENGINEER

JMVE
JAMES CRAIG
JENNIFER
DB 4153 PG 05
DB 4153 PG 05

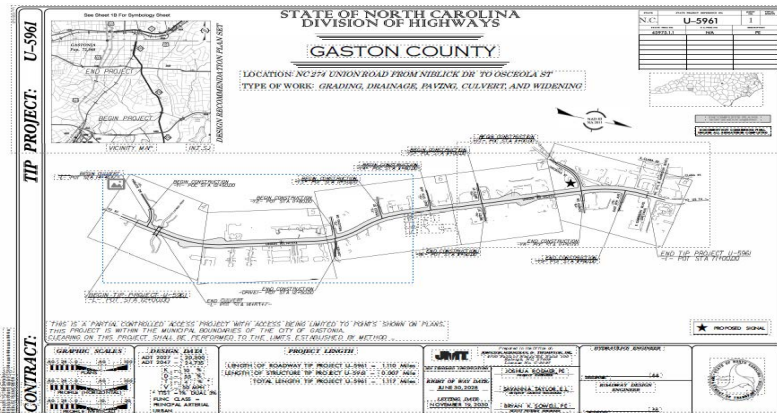
DOCUMENT NOT FOR CONSTRUCTION
UNLESS ALL REQUIREMENTS ARE MET
IN ACCORDANCE WITH ALL APPLICABLE
SPECIFICATIONS AND CONTRACTS

MATCHLINE SHEET 07 -L- STA 49+00.00

NCDOT Union Road Widening Impact

The images show the impact of the planned NCDOT Union Road widening

- Approx 0.08 acres to be purchased as Right of Way
- Approx 0.015 of temporary easements



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