

135.83acres Zoned Heavy Industria...

120 Oveda Ct, Kings Mountain, NC 28086



Presented by
SG6 Enterprises, LLC



CONCEPTUAL SITE PLAN

TRAIDD COMMERCIAL-MASTERPLAN
OVEDA DRIVE, KINGS MOUNTAIN, NC
CONCEPT 1, DATE 1/18/2024

SCOUT & CO
CIVIL ENGINEERING

ARCO
DESIGN/BUILD

Price: \$5,161,540

Strategic Industrial Site and Development Opportunity — Charlotte Region

A rare large-scale industrial development opportunity positioned just one mile from I-85 Exit 2, strategically connecting the Charlotte and Greenville-Spartanburg markets. Located within the rapidly growing Charlotte industrial corridor, this property offers direct access to major transportation networks, Charlotte Douglas International Airport, regional suppliers, a skilled workforce, and an established concentration of manufacturing and industrial operations. Its location places major Southeast markets within efficient reach, making this property exceptionally well positioned for large-scale manufacturing, distribution, logistics, and mission-critical operations.

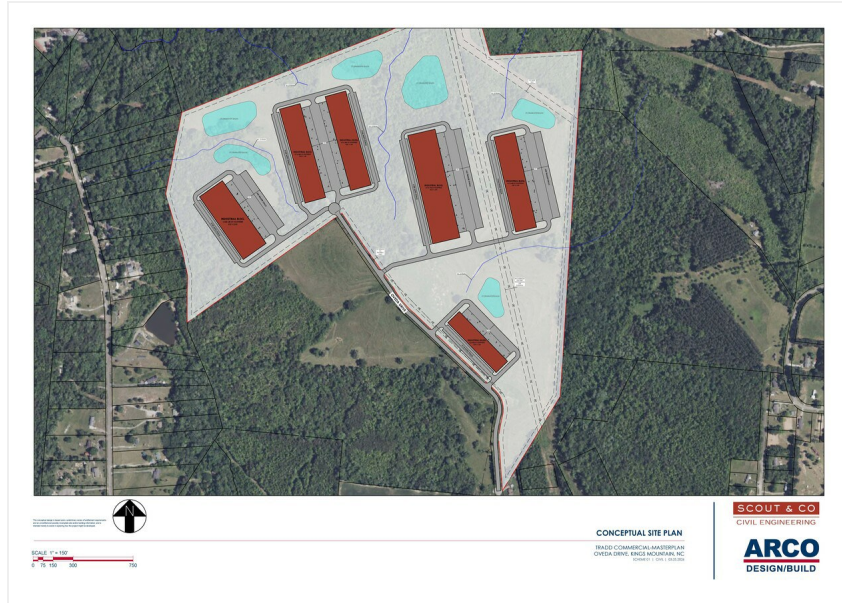
The site's scale, configuration, and Heavy Industrial zoning create the flexibility to support a wide range of high-demand uses, including advanced manufacturing, metal fabrication, resource-intensive operations, major distribution and fulfillment centers, freight logistics, technology infrastructure, data-intensive facilities, built-to-suit industrial campuses, and multi-building developments.

Power, Connectivity & 24/7 Operational Potential
Existing Duke Energy transmission power line easement provides a significant advantage for

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uninterrupted operations are critical.



Strong Value Offering

Listed at \$5,161,540 (\$38,000 per acre), this property presents a compelling price point given its size and location to I-85 at Exit 2, between Charlotte and Greenville Spartanburg SC, and ready-to-develop status. This Cleveland County property is close to half of the cost compared to nearby offerings. Land is currently mostly level pasture farm land and easy to walk or to drive through with 4x4 truck.

DIRECTIONS:

- 120 Oveda Court Ct. (NOT on Maps)
- Take I-85 Exit 2, turn right off the ramp on Battleground Rd.
- Left on Hwy 29 South
- First Right on Long Branch Rd.
- First Right on Roy Bell Rd. (AKA Oveda Dr.) and ends straight into the property site at cul de sac
- Cattle Fence is the entrance. Property is on the Right and straight back.

TEXT Gina Collias for more information 704-692-4774 or email ginacolliassg6enterprises@gmail.com Thanks!



Gina Collias

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SG6 Enterprises, LLC

315 Garrison Dr
Kings Mountain, NC 28086



Zoned Heavy Industrial
Vacant Land

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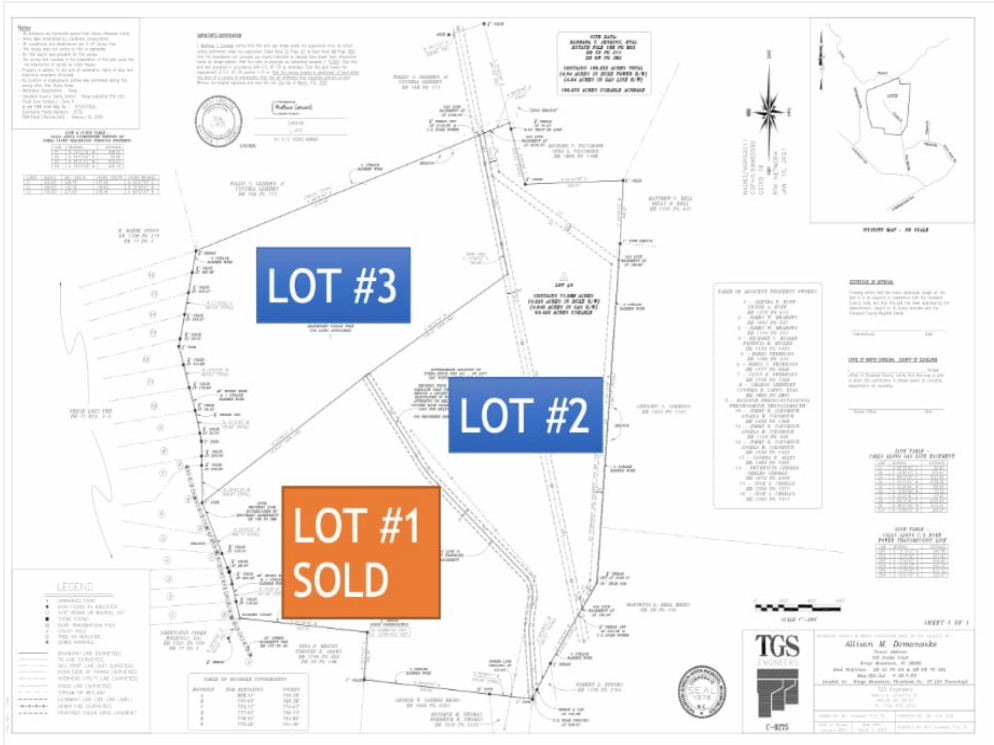
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Property Photos



I-85 Site locator Oveda Ct. copy 3



Oveda Lot #2 and #3

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Property Photos



120 Oveda Ct. 135.83ac land view

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Location

