



# LIBERTY VILLAGE

KINGS MOUNTAIN, NC  
CHARLOTTE MSA

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*775,000 SF  
Development*

ADJACENT TO CATAWBA TWO KINGS CASINO

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# \$1B+ Projected Casino Investment

- Casino construction began June 2024, to be completed in early 2026
- Currently operating a temporary facility, which is now one of the Top 50 casinos in the country
- 2 Million SF Vegas-Style Complex Featuring
  - 385-Room Hotel (24 Stories)
  - 4,300 Slot Machines
  - 100 Table Games
  - Full Service Sportsbook
  - 3,500 Parking Spaces
  - 11 dining outlets including a steakhouse, Italian restaurant, marketplace with six venues, cafe & grab-and-go outlet
  - 11 bars including a center bar and sports bar



**195,000**  
Casino Floor Square Footage



**8.7M**  
Market Visits in 2026



**17**  
Surrounding Markets



**6.5M**  
Gamer Population



# Regional Accessibility

## DEMOGRAPHICS

	30 MIN DRIVETIME	60 MIN DRIVETIME	90 MIN DRIVETIME
POPULATION	423,068	3,083,732	4,865,023
HOUSEHOLDS	168,933	1,216,717	1,923,483
MED HH INCOME	\$55,300	\$69,952	\$66,650
COLLEGE GRADUATE	32.7%	48.2%	45.0%
MEDIAN AGE	41.2	38.5	39.4
OWNER OCCUPIED	61.2%	30.8%	32.5%
RENTER OCCUPIED	31.2%	32.0%	29.6%



**LIBERTY VILLAGE**

**200**  
MILES TO  
HARTSFIELD-JACKSON  
ATLANTA  
INTERNATIONAL  
AIRPORT

Atlanta

Athens

Augusta

**110**  
MILES TO  
COLUMBIA  
METROPOLITAN  
AIRPORT

Columbia

**LIBERTY VILLAGE**  
KINGS MOUNTAIN, NC

**55**  
MILES TO  
GREENVILLE-  
SPARTANBURG  
INTERNATIONAL  
AIRPORT

Greenville

**80**  
MILES TO  
ASHEVILLE  
REGIONAL  
AIRPORT

Asheville

**30**  
MILES TO  
CHARLOTTE  
DOUGLAS  
INTERNATIONAL  
AIRPORT

Charlotte

30 MIN DRIVETIME

60 MIN DRIVETIME

90 MIN DRIVETIME

**175**  
MILES TO  
FAYETTEVILLE  
REGIONAL  
AIRPORT

Fayetteville

**185**  
MILES TO  
RALEIGH-DURHAM  
INTERNATIONAL  
AIRPORT

Durham

Raleigh

Greensboro

NORTH CAROLINA

SOUTH CAROLINA



# Future Development



## ENTERTAINMENT DISTRICT



### Two Kings Casino

- \$1 billion investment
- Construction to be completed in early 2026
- Temporary casino and resort opened July 2021 and is one of the Top 50 casinos in the country

Kings Mountain Gateway Trail Boulevard Extension

## APPROVED Mixed use | Hotel Conference Center Performing Arts Center

## SITE

## Approved - Dixon Ridge Mixed Use Development

- 945,000 SF of townhomes
- 1,000,000 SF of apartments
- 883,000 SF of industrial space
- 1.7M SF of office/R&D space

Planned Pedestrian Bridge

Future Signal

58,750 ADT



Kings Mountain Gateway Trail



LIBERTY VILLAGE

# Liberty Village

Two Kings Casino  
UNDER CONSTRUCTION

Planned Pedestrian Bridge

58,750 ADT



Future Signal

B

DIXON SCHOOL

FUTURE PHASE 2

PROPOSED PHASE 1

**SITE**

**LEGEND**

A	Gas station	7,000 SF
B	QSR	2,000 SF
C	QSR	2,000 SF
D	QSR	2,500 SF
E	QSR	2,300 SF
F	Mixed QSR	2,000 SF
G	Dine-In Restaurant	4,500 SF
H	Dine-In Restaurant	4,200 SF
I	Auto Service	2,200 SF
J	Entertainment	64,000 SF
K	Entertainment/Dining	56,000 SF
L	Hotel/Mixed Retail & Dining	64,000 SF
M	Retail/Dining	5,000 SF
N	Flex Office Campus	19,200 SF
O	Clubhouse + Amenity	17,000 SF
P	Luxury Apartments (24 units)	27,900 SF
Q	Luxury Apartments (12 units)	15,600 SF

- 10 Village Plaza & Greenspace
- 11 Waterfront Park & Trail
- 13 Amenity Area & Greenspace
- 14 Townhome Lots

Dixon Ridge  
Mixed Use Development  
APPROVED



**LIBERTY VILLAGE**

# Outparcel Exhibit



# *Southeast Growth Trajectory*

***no.1***

DESTINATION FOR MOST ONE  
WAY MOVING TRUCK RENTALS  
*UHAUL*

***no.2***

FASTEST GROWING FOOD  
AND DRINK CITIES  
*EVENTBRITE*

***no.3***

REAL ESTATE MARKETS  
TO WATCH  
*PWC*

***no.5***

TOP CITIES MOST MOVED  
TO BY MILLENIALS  
*SMARTASSET*

***no.6***

FASTEST GROWING  
ECONOMIES  
*WALLETHUB*



**LIBERTY  
VILLAGE**



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CHARLOTTE MSA

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