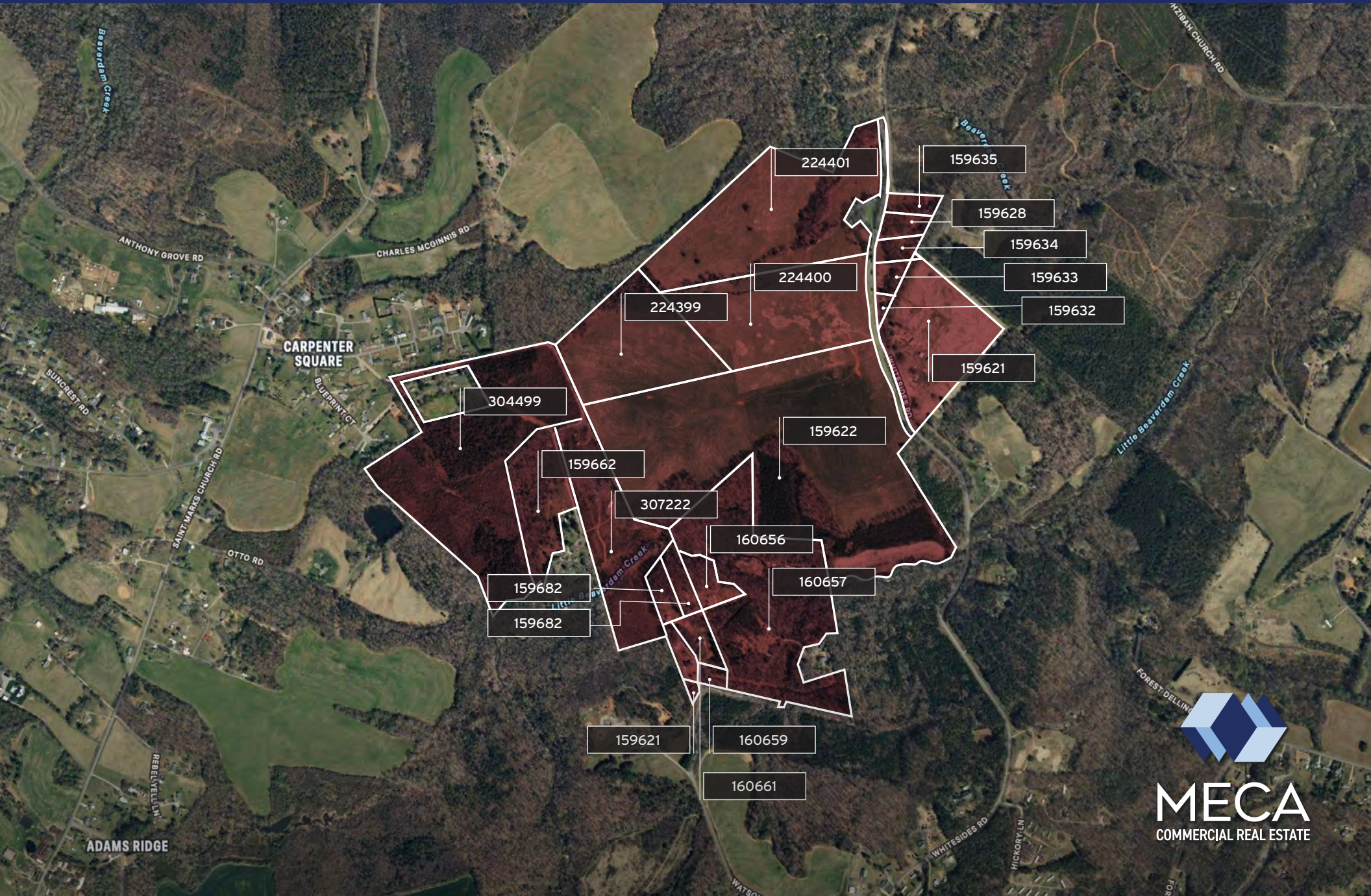


FOR SALE

356.52 ACRE TRACT

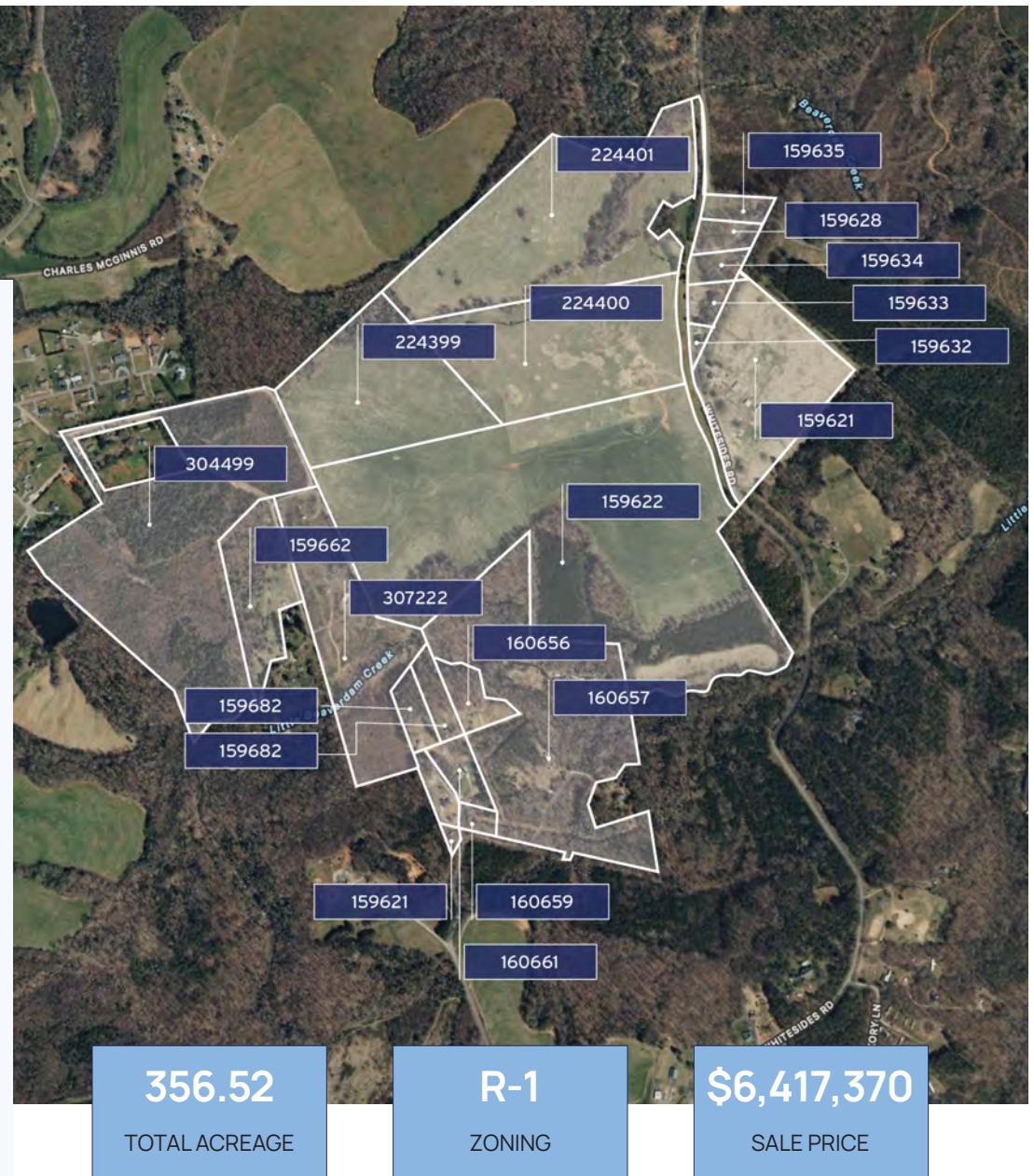
ASSEMBLAGE THREE | BESSEMER CITY, NC

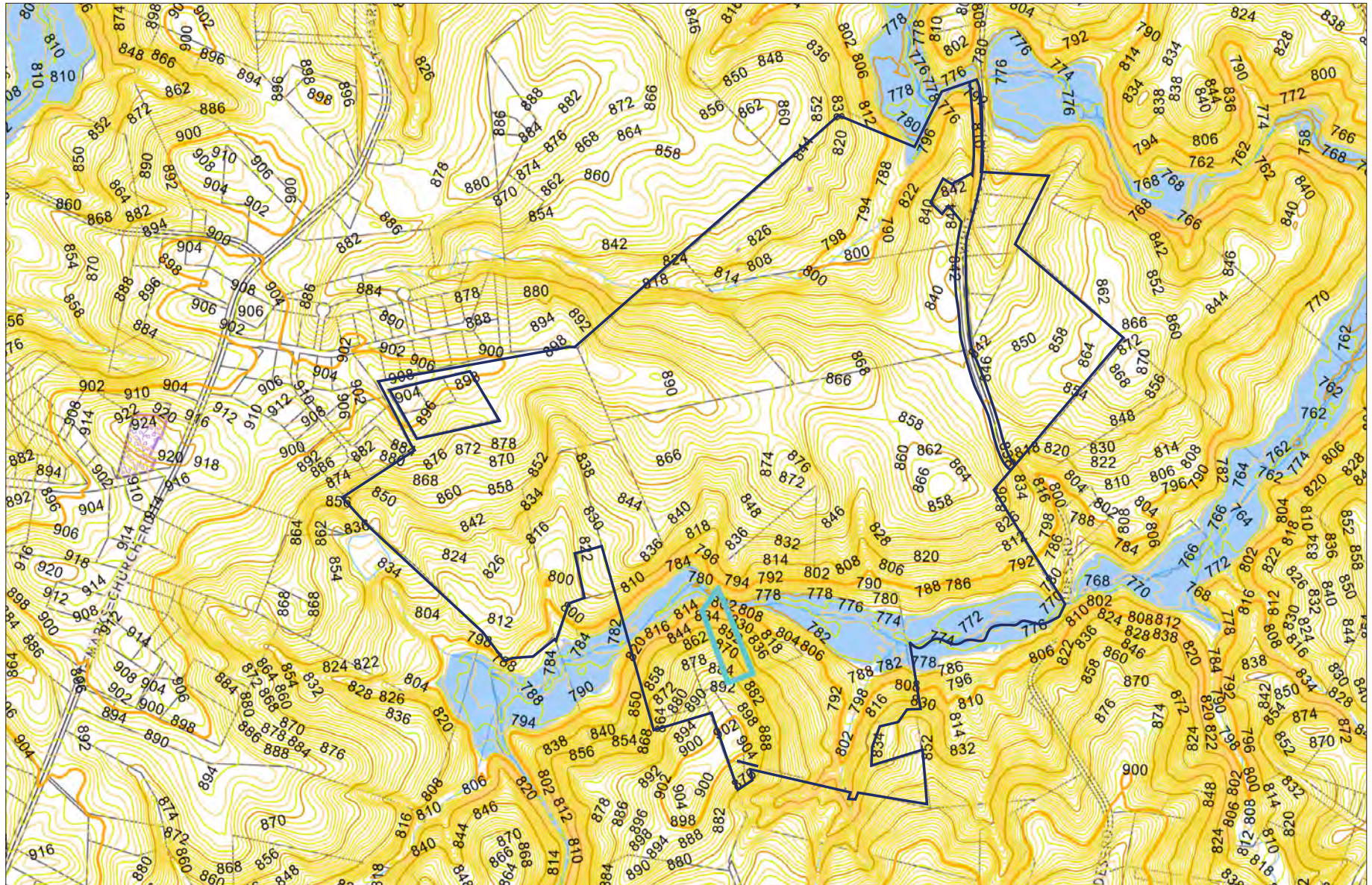


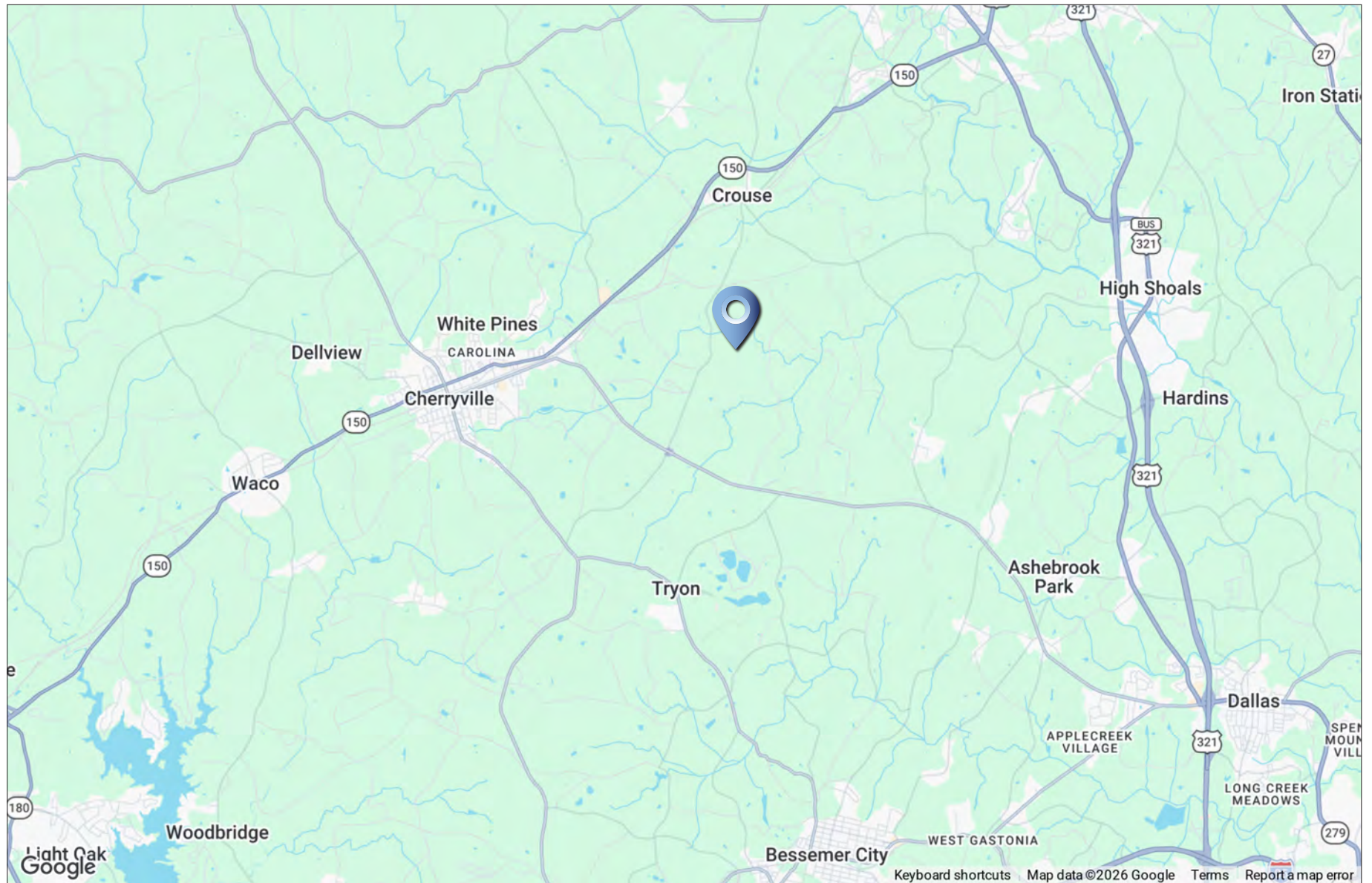
MECA
COMMERCIAL REAL ESTATE

A 356.52 acre tract of land with frontage on Watson Road and Whitesides Road suitable for a single family residential development or agricultural use.

304499	NO ASSIGNED ADDRESS - CHARLIE CARPENTERS	50.99 AC
159662	NO ASSIGNED ADDRESS - CHARLIE CARPENTERS	10.26 AC
307222	651 CHARLIE CARPENTERS TRAIL	21.98 AC
159682	259 WATSON ROAD, BESSEMER CITY	2.28 AC
160651	245 WATSON ROAD, BESSEMER CITY	1.81 AC
160654	NO ASSIGNED ADDRESS - WATSON ROAD	0.37 AC
160655	267 WATSON ROAD, BESSEMER CITY	2.63 AC
160656	NO ASSIGNED ADDRESS - WATSON ROAD	3.02 AC
160657	1035 DAVIS SPRINGS ROAD, BESSEMER CITY	41.31 AC
160659	NO ASSIGNED ADDRESS - DAVIS SPRINGS ROAD	1.07 AC
160661	242 WATSON ROAD, BESSEMER CITY	3.06 AC
224399	NO ASSIGNED ADDRESS - WHITESIDES ROAD	24 AC
224400	NO ASSIGNED ADDRESS - WHITESIDES ROAD	29.3 AC
224401	NO ASSIGNED ADDRESS - WHITESIDES ROAD	39.48 AC
159621	684 WHITESIDES ROAD, CROUSE	21.74 AC
159622	NO ASSIGNED ADDRESS - WHITESIDES ROAD	94.49 AC
159628	1514 RW MCLAMB DRIVE, CROUSE	2.22 AC
159632	708 WHITESIDES ROAD, CROUSE	0.77 AC
159633	722 WHITESIDES ROAD, CROUSE	1.89 AC
159634	732 WHITESIDES ROAD, CROUSE	1.91 AC
159635	1515 RW MCLAMB DRIVE, CROUSE	1.94 AC









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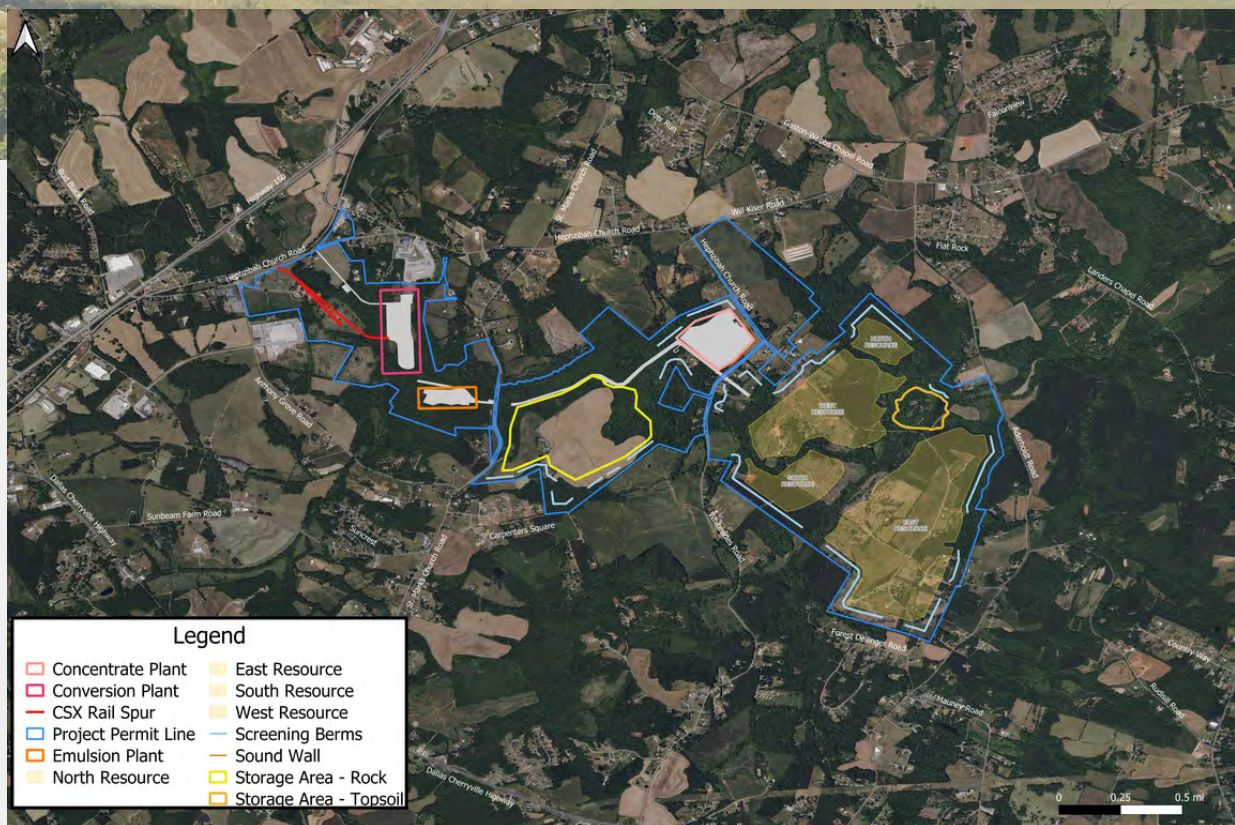
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

Carolina Lithium

Elevra's proposed Carolina Lithium Project is being designed as one of the world's most sustainable lithium hydroxide operations. Located in Gaston County, North Carolina, the fully integrated project is expected to include mining, spodumene concentration production, and lithium hydroxide conversion at one site.

Carolina Lithium is being developed as a greenfield operation using modern technologies, systems, and procedures. The project is designed to responsibly develop a domestic source of lithium, a critical mineral used in batteries and other technologies that support an increasingly electrified world.



The Carolina Lithium Project is located in Gaston County, North Carolina, within the historic Carolina Tin-Spodumene Belt. The map shows the proposed project's permitted boundary and surrounding roads and communities.

Properties currently being offered for sale by Elevra are located outside the project's permitted footprint. Property-specific information, including location and existing agreements, is provided with each listing.

FREQUENTLY ASKED QUESTIONS



Q: What is the current project status?

A: Carolina Lithium is currently in the permitting and development phase. The project has not yet entered production. Elevra continues to work through regulatory and permitting processes required for the proposed project.



Q: Why are these properties being sold?

A: Elevra is reviewing its land holdings associated with Carolina Lithium as part of the company's ongoing evaluation of the project. As the project has evolved, certain properties may no longer be required for current project needs and therefore will be for sale. Individual property transactions should not, by themselves, be interpreted as a change in the overall status of Carolina Lithium.



Q: What should buyers know?

A: Properties being offered for sale may be located near the proposed Carolina Lithium project. Prospective buyers should review the property-specific information included with each listing. Questions regarding the Carolina Lithium project or Elevra-owned properties can be directed to Elevra Community Relations.



Q: Is this property part of the Carolina Lithium project?

A: No. The property is located outside the Carolina Lithium project's permitted boundary and is not included in the company's current permitted mining plans.

Project information is subject to change as the permitting and development process progresses. Prospective buyers should conduct their own due diligence regarding the property and surrounding area.

CONTACT & MORE INFORMATION



Questions about the property or listing?

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