

ROBINSON CLEMMER ROAD - BUILDER MARKET PACKAGE

119 Fully Entitled Single-Family Lots | Gastonia, North Carolina | Revised Distance & Market Exhibit

Prepared for builder/land acquisition review | Updated June 03, 2026

Executive Summary

The Robinson Clemmer Road project is positioned as a rare, fully entitled 119-lot single-family subdivision opportunity in Gastonia, NC. The site benefits from immediate proximity to Rankin Lake Park and Downtown Gastonia, access to the New Hope Road / I-85 corridor, and a Gaston County market that remains active with production-builder inventory across Gastonia, Belmont, Mount Holly, Cramerton, Dallas, Lowell, Stanley, and Kings Mountain.

This revised package corrects mileage treatment: distances are shown as approximate driving miles from the Robinson Clemmer Road / New Hope Road area, not straight-line miles. Final underwriting should verify exact mileage from the project entrance and any future subdivision entrance location.

Highest-Value Builder Talking Points

- 119 fully entitled lots - entitlement risk largely removed.
- Owner input: buyer still needs to complete infrastructure/site work from raw land to finished lots; estimated site work budget approximately \$8 million.
- Rankin Lake Park approximately 2 miles away and Downtown Gastonia approximately 3 miles away.
- CLT airport access should be marketed at approximately 20-22 driving miles, not the earlier lower estimate.
- Strong lifestyle positioning: local parks, Carolina Thread Trail connections, Crowders Mountain, Daniel Stowe Conservancy, Whitewater Center, and Two Kings Casino regional draw.
- Competitive set includes active production-builder communities in Gastonia, Belmont, Cramerton, Alexis, Mount Holly/Stanley/Dallas/Lowell/Kings Mountain submarkets.

Corrected Major Attractions & Lifestyle Amenities

Amenity / Attraction	Approx. Driving Miles	Typical Drive Time	Category	Notes
Rankin Lake Park	~2.0	5-7	Local park / lake / walking trail	User-corrected distance; Greenway tie-in via Highland Branch
Downtown Gastonia	~3.0	7-10	Restaurants, city services, entertainment, civic core	User-corrected distance
Highland Rail Trail / Carolina Thread Trail access	~2.5-3.5	6-10	Carolina Thread Trail segment / paved urban trail	Thread Trail lists Highland Rail Trail and branch connection to Rankin Lake
Gastonia Amtrak Station	~3.5-4.0	8-12	Passenger rail / regional access	Comparable New Hope Rd source shows 3.5 mi from S. New Hope area
CaroMont Regional Medical Center	~5.0-6.0	10-15	Major hospital / medical employer	2525 Court Drive, open 24 hours
Eastridge Mall / Franklin Blvd retail corridor	~5.0-6.5	10-15	Retail, restaurants, services	Core Gastonia retail corridor
Schiele Museum of Natural History	~5.0-6.0	10-15	Museum, planetarium, family attraction	Regional cultural amenity
Martha Rivers Park	~7.0-8.0	12-18	Sports fields, walking, family recreation	Gaston County tourism lists address at 1515 Neal Hawkins Rd
Crowders Mountain State Park	~11.0-13.0	18-25	Hiking, climbing, mountain views	Regional outdoor draw
Downtown Belmont	~14.0-16.0	20-30	Restaurants, shops, riverfront access	Growing Gaston County lifestyle node
U.S. National Whitewater Center	~17.0-19.0	25-35	Outdoor recreation / events	Gastonia hotel source cites 14 mi from I-85/CaroMont area; project is farther north/west

Charlotte Douglas International Airport (CLT)	~20.0-22.0	25-35	Major airport / employment / travel access	Gastonia-to-CLT driving sources range 15.6-21 mi; project-specific estimate uses north Gastonia location
Daniel Stowe Conservancy	~17.0-20.0	25-35	Gardens, events, trails, Lake Wylie area	Regional lifestyle attraction in Belmont
Catawba Two Kings Casino, Kings Mountain	~20.0-23.0	25-35	Casino / entertainment / regional traffic driver	Phase I of larger resort opened in 2026 per news sources
Uptown Charlotte	~24.0-27.0	30-45	Regional employment and entertainment center	New Hope corridor connects to I-85 / Charlotte market

Schools

School assignments are important to builders, but they should not be printed in consumer-facing material until confirmed by Gaston County Schools using the final project address. The schools below are nearby/probable references for underwriting and buyer-demand analysis only.

School / District	Type	Approx. Driving Miles	Marketing / Underwriting Note
Robinson Elementary School	Elementary	~1.0-2.0	Likely proximate elementary school; confirm assignment using Gaston County Schools address finder
Grier Middle School	Middle	~3.0-4.5	Likely nearby middle school; confirm assignment using Gaston County Schools address finder
Ashbrook High School	High	~4.0-5.5	Likely nearby high school; confirm assignment using Gaston County Schools address finder
Gaston County Schools district	District	N/A	District serves more than 31,000 students across 56 schools; confirm final assignments before marketing to buyers

Hospitals & Medical Access

Medical Facility / Cluster	Location	Approx. Driving Miles	Notes
CaroMont Regional Medical Center	2525 Court Drive, Gastonia	~5.0-6.0	Major regional hospital; open 24/7
Atrium Health - Charlotte / airport-side medical access	Charlotte metro	~20+	Regional tertiary care access via I-85 / I-485
Doctors offices / Court Drive medical cluster	Gastonia	~5.0-6.0	Medical office concentration around CaroMont campus

Major Employers & Economic Drivers

Employer / Driver	Sector	Location	Relevance to Robinson Clemmer
CaroMont Health	Healthcare	Gastonia	Charlotte Regional Business Alliance lists CaroMont among major employers; CaroMont hospital anchors Court Drive
Gaston County Schools	Education	Countywide / Gastonia	Public district with more than 31,000 students across 56 schools
Gaston County Government / City of Gastonia	Public sector	Gastonia	Stable local government employment base
Parkdale Mills	Manufacturing / textiles	Gastonia	Frequently cited as a major

			Gastonia employer
American & Efirid	Manufacturing / textiles	Gaston County	Listed by Charlotte Regional Business Alliance among major employers
Duke Energy	Utilities	Charlotte region / Gaston County	Regional employment driver; listed among major employers in Charlotte Regional Business Alliance profile
Wells Fargo / Bank of America	Financial services	Charlotte region	Charlotte regional employment draw; accessible via I-85
Daimler Truck North America	Manufacturing	Mount Holly	Major Gaston County manufacturing presence; note 2025 layoff news when discussing employment risk

Shopping, Services & Lifestyle Retail

Retail Node	Approx. Driving Miles	Relevance
Downtown Gastonia	~3.0	Restaurants, local services, civic amenities
Franklin Blvd / Eastridge Mall corridor	~5.0-6.5	Big-box retail, restaurants, services
New Hope Road corridor	~3.0-6.0	Daily-needs retail and commuter access
Downtown Belmont	~14.0-16.0	Destination dining / retail / events
Charlotte Premium Outlets / airport retail area	~20.0-23.0	Regional shopping access

Casino & Regional Entertainment Impact

Catawba Two Kings Casino in Kings Mountain should be treated as a regional demand and traffic generator rather than a direct neighborhood amenity. Recent news coverage reports the first phase of the larger resort opened in May 2026. For builder marketing, this supports Gaston County growth and entertainment access, but the project should avoid overstating any direct price premium without paired-sale evidence.

Asset	Approx. Driving Miles	Marketing Use	Caution
Catawba Two Kings Casino, Kings Mountain	~20.0-23.0	Regional entertainment, tourism, employment, traffic catalyst	Do not imply direct value premium without comp support

Parks, Walking Trails & Carolina Thread Trail Exhibit

This section can be used as a separate parks/trails file if desired. The strongest immediate story is Rankin Lake Park at approximately 2 miles and the Highland Rail Trail / Highland Branch connection to the Carolina Thread Trail network.

Trail / Park	Approx. Driving Miles	Notes
Rankin Lake Park	~2.0	Lake, playground, picnic areas, walking; strong closest amenity
Highland Rail Trail / Highland Branch Trail	~2.5-3.5	Carolina Thread Trail; Highland Branch connects toward Rankin Lake Park
Lineberger Park	~4.0-5.0	Historic city park / recreation
Martha Rivers Park	~7.0-8.0	Sports fields, playground, walking
Avon & Catawba Creeks Greenway	~6.0-8.0	4.5-mile paved greenway in Gastonia listed by Carolina Thread Trail
Crowders Mountain State Park	~11.0-13.0	Regional hiking / climbing / scenic recreation
South Fork Trail / Cramerton-McAdenville area	~10.0-15.0	Regional Carolina Thread Trail network
Daniel Stowe Conservancy trail system	~17.0-20.0	Regional gardens and trails

Competitive New-Home Subdivision Matrix

The table below is a builder-oriented competitive matrix based on public builder/market sources. NewHomeSource reported 201 new-home communities in Gaston County, which confirms a large competitive field. Treat this as a screened working list rather than a substitute for MLS/NewHomeSource export, permit pull, or builder direct verification.

Community / Submarket	City / Area	Builder / Status	Relevance to Robinson Clemmer
Robinson Clemmer / Hopper Community	Gastonia	119 entitled SF lots	Subject project - fully entitled; purchaser to finish lots; estimated site work to finished lots ~\$8M per owner input
Nolen Farm	Gastonia	Meritage Homes	Active new-home community; builder listings show quick move-in homes from the \$300s and amenities
Westfall / Rhyne Court area	Gastonia	Mattamy Homes	NewHomeSource shows community in Gastonia from high \$300s
McLean South Shore	Belmont	Keystone Custom Homes / others	Higher-end Belmont / Lake Wylie-oriented community
Carolina Riverside by Del Webb	Belmont	Del Webb / Pulte	Active adult 55+ community near Belmont
Cottages at Clovis Point	Alexis / Gaston County	KB Home	NewHomeSource shows from low \$300s
Autumn Ridge	Gaston County	Production builder inventory	Shown among Gaston County new-home communities on NewHomeSource
Camber Woods	Gaston County	Production builder inventory	Shown among Gaston County new-home communities on NewHomeSource
Lakeside Pointe	Gaston County	Production builder inventory	Shown among Gaston County new-home communities on NewHomeSource
Stagecoach Station	Gaston County	Production builder inventory	Shown among Gaston County new-home communities on NewHomeSource
Redhawk	Cramerton / Gaston County	Production builder inventory	Include as local competitive reference; verify current lot count/inventory before using in pro forma
Bethesda Oaks	Gastonia	Production builder inventory / established	Include only if active inventory remains; may function as resale/new-close comp
McLean / South Shore / waterfront Belmont submarkets	Belmont	Multiple builders / custom	Higher price point; useful demand indicator, less direct price competitor
Planned Lowell/Dallas/LGI-type communities	Lowell / Dallas	LGI and other entry-level builders	Treat as planned/market intelligence until specific active plats are verified

How to Position Robinson Clemmer Against Competing Subdivisions

- Lead with speed-to-market: fully entitled 119 lots reduces entitlement uncertainty.
- Be transparent about capital: finished-lot delivery still requires roughly \$8 million of site work per owner input.
- Price against entry and move-up Gastonia communities first, then use Belmont/Cramerton/Lake Wylie-oriented communities as upside/lifestyle comparables rather than direct comps.
- Highlight location: 2 miles to Rankin Lake Park, 3 miles to Downtown Gastonia, 5-6 miles to CaroMont, and approximately 20-22 miles to CLT.
- Separate direct competition from regional proof-of-demand: Nolen Farm, Westfall, and other Gastonia-area production communities are more direct; Del Webb/Belmont/Lake Wylie communities show regional buyer depth.

Recommended Builder Follow-Up Diligence

- Confirm exact entrance coordinate and run Google Maps driving distances for all top 20 amenities.

- Pull MLS closed new-construction sales within 10 miles at \$400,000-\$500,000 and above.
- Pull permit/subdivision pipeline from Gastonia, Belmont, Mount Holly, Cramerton, Dallas, Lowell, Stanley, Bessemer City, and Kings Mountain.
- Verify school assignment with Gaston County Schools address finder once the final project address is established.
- Update all active subdivision lot counts, base prices, incentives, and quick move-in inventory within 72 hours of builder presentation.
- Tie land residual analysis to finished lot costs: acquisition price + approximately \$8 million horizontal/site work + builder margin.

Source Notes

1. NewHomeSource: Gaston County new-home communities page showed 201 communities and named Nolen Farm, Westfall, McLean South Shore, Cottages at Clovis Point, Camber Woods, Autumn Ridge, Lakeside Pointe, and Stagecoach Station.
2. City of Gastonia Greenways: Highland Rail Trail runs from downtown Gastonia toward Rankin Lake Road.
3. Carolina Thread Trail map: Highland Rail Trail listed as a 2.8-mile trail and Highland Branch connects west to Rankin Lake Park; Thread Trail describes the regional network as 15 counties, 2 states, 425+ trail miles and 170 blueway miles.
4. CaroMont Health: CaroMont Regional Medical Center is at 2525 Court Drive, Gastonia and is open 24 hours.
5. Gaston County Schools: district states it serves more than 31,000 students across 56 schools; final attendance boundaries should be confirmed through the district address finder.
6. Charlotte Regional Business Alliance / Gaston County profile: lists major employers including CaroMont Health, Atrium Health, Wells Fargo, Duke Energy, Bank of America, and American & Efird; Charlotte airport is noted as 20-30 minutes for Gaston County.
7. Travel/rideshare distance sources: Gastonia-to-CLT driving distance appears between roughly 15.6 and 21 miles depending on origin; project-specific estimate is stated as approximately 20-22 driving miles from the Robinson Clemmer/New Hope area.
8. WCNC / Catawba Two Kings Casino: Phase I of the larger casino resort opened in May 2026; casino site is in Kings Mountain near I-85/Dixon School Road.
9. City of Gastonia 2024 residential development map: identifies Hopper Community (Robinson Clemmer Rd) as 119 houses and shows additional proposed residential supply in Gastonia.

Mileage disclaimer: All distances are approximate driving miles from the Robinson Clemmer Road / New Hope Road area in Gastonia, NC. They are intended for builder underwriting and marketing draft review only. Final package should be validated with a specific entrance coordinate and current mapping route before circulation.