



Bessemer City Road Gastonia NC 28052

6.08 AC LAND FOR SALE



Property lines are approximate and for reference only



RARE OPPORTUNITY

Offered for sale is a rare opportunity to acquire three contiguous/nearby parcels being sold together as a portfolio, totaling approximately 6.08 acres. The properties are zoned C-3 (General Commercial) and are located within a designated Opportunity Zone, offering both immediate income potential and long-term redevelopment upside. All utilities available to site given there are 4 existing homes on month-to-month leases on land. Great investment opportunity whether buyer decides to hold for investment or redevelopment. Opportunity and general commercial zoning open doors for retail, office, self-storage, hospitality and several other commercial uses.

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2019 BESSEMER CITY RD., 2031 BESSEMER CITY RD.,
1533 PIONEER LN. & 2057 OVERHEAD BRIDGE RD.

details

PARCEL ID'S	206267, 135857 & 220029
ZONING / LAND USE	C-3 / GENERAL COMMERCIAL
PRICING	3.3MM • 542K PER ACRE

2024 demographics

RADIUS	1 MILE	3 MILES	5 MILES
2024 population	1.2K	26.8K	69.8K
Avg Household Income	40.1K	49.1K	55K
Med Household Income	30K	37.2K	41.4K
Households	504	10.5K	27.7K
Daytime Employees	2.1K	11.1K	29.6K

nearby businesses



vastcommercial.com





.6 mile to
6.08 acres
C-3 zoning

OPPORTUNITY ZONE
UTILITIES ON SITE

CALL or EMAIL for MORE DETAILS
DO NOT DISTURB TENANTS



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