



SITE

115874

115875

115876

115877

Dixon Rd

LAND | FOR SALE

1999 & 2001 DIXON ROAD | GASTONIA, NC

AUSTIN HOLLAND

704 340 5268 | aholland@mecacommercial.com

HUNTER MILLER

704 616 9964 | hmler@mecacommercial.com

ERIC CLAY

704 806 9977 | eclay@mecacommercial.com





PROPERTY INFORMATION

ACREAGE*

2.87 Acres

ZONING

Residential

PARCEL

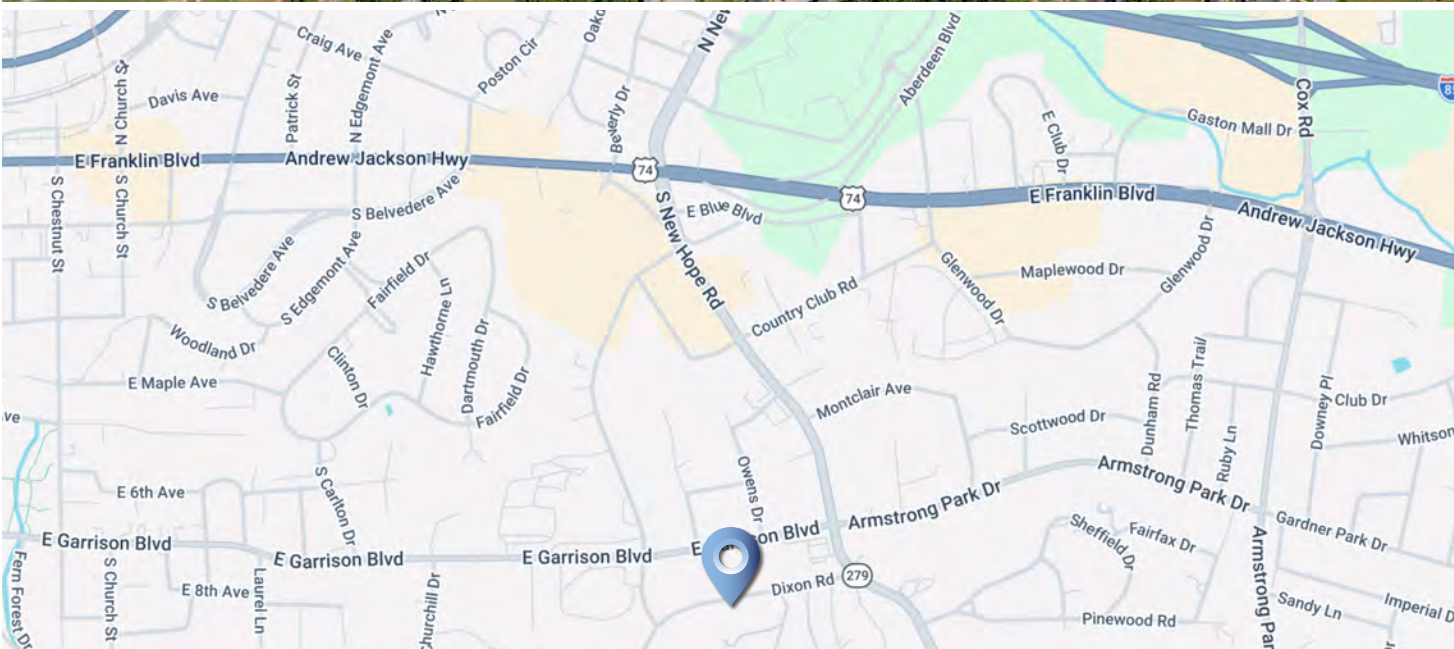
15877, 15876, 115875 & 15874

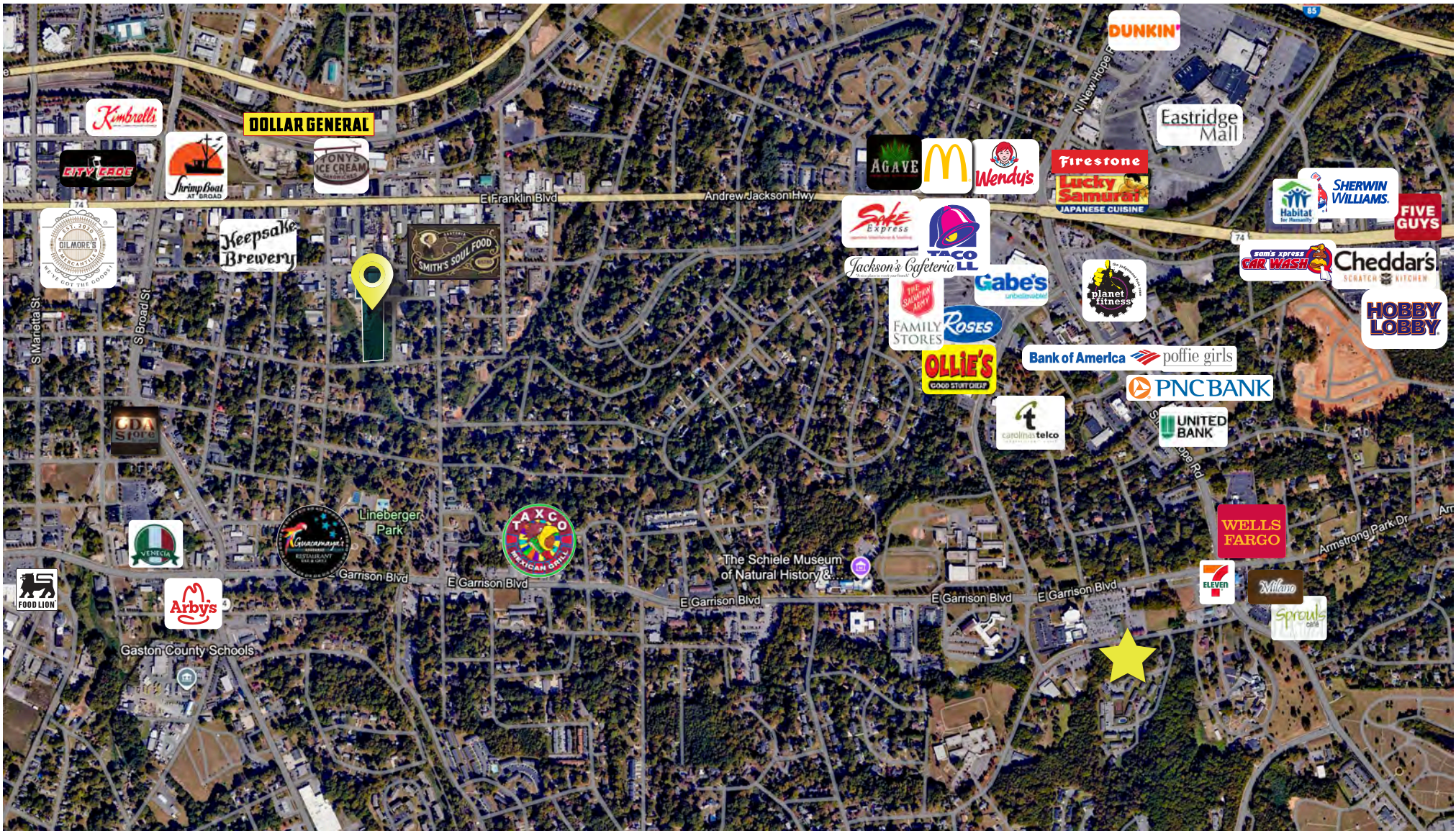
FEATURES

- Perfect for home/multifamily developer
- Two existing, single family homes that can be rented for interim income
- Busy area in Gastonia off of New Hope Rd. and Garrison Blvd.

LIST PRICE

\$595,000





MECA Commercial Real Estate
 102 Main Street, Suite 110
 McAdenville, NC 28101
 704 971 2000



mecacommercial.com

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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.



3RD

LARGEST CITY IN
THE CHARLOTTE-
CONCORD-GASTONIA
NC-SC MSA

30+

INTERNATIONAL
COMPANIES

3^X

ALL-AMERICAN CITY
& RECIPIENT OF THE
U.S. CONFERENCE
OF MAYORS TOP
LIVABILITY AWARD

22

MILES WEST
OF CHARLOTTE

25

MILE VIEWS
FROM CROWDERS
MOUNTAIN

GASTONIA, NC

Gastonia is recognized as one of the area's best places to live and work with an ideal combination of location, size, and quality of life. Those factors, combined with the City's strategic location, just minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts business and industry looking for an ideal site to locate, re-locate, or expand.

With major highways, interstates, railroads, and airports all within a 15-minute drive, Gastonia understands the importance in ease of transportation for its local businesses and residents. They continue to stay proactive by pushing plans for light rail and commuter trains.

Additionally, the city is investing in the FUSE District, Franklin Urban Sports and Entertainment District, between Loray Mills and our revitalized Historic Downtown. The FUSE District is the heart of a growing commercial district that features the best of urban living: residential choices, sports and entertainment options, offices, restaurants, retail shops, services, green spaces and more. The FUSE sports and entertainment complex will be home to a variety of venues and events, accommodating an array of sports as well as concerts, fairs, and more.