

Available for Sale
+/- 15.15 AC Raw Land
GROCERY-ADJACENT EXCESS LAND

+/- 15.15 AC
Available for Sale



7,900 VPD

17,000 VPD

Beauty Rd

S New Hope Rd

S New Hope Excess Land

3680 S New Hope Rd, Gastonia, NC 28056

FOR SALE

CONTACT BROKER FOR PRICING

Burns Bissell
(704) 816-0182
BBissell@MetCapCRE.com

Matt Henry
(330) 310-9384
MHenry@MetCapCRE.com



Property Overview

PROPERTY HIGHLIGHTS

- +/- 15.15 AC Available for Sale
- Area Retailers: Food Lion, Canal Coffee Company, Bojangles, CVS, Great Clips, and HiTONE Fitness
- Cross-access with a shopping center featuring built-in amenities, including grocery, fitness, coffee, restaurant, and pharmacy options
- Zoning: General Commercial (C-2)
- Seller will undergo the rezoning process if desired
- Traffic Counts:
S New Hope Rd | 17,000 VPD
Beaty Rd | 7,900 VPD



S New Hope Excess Land

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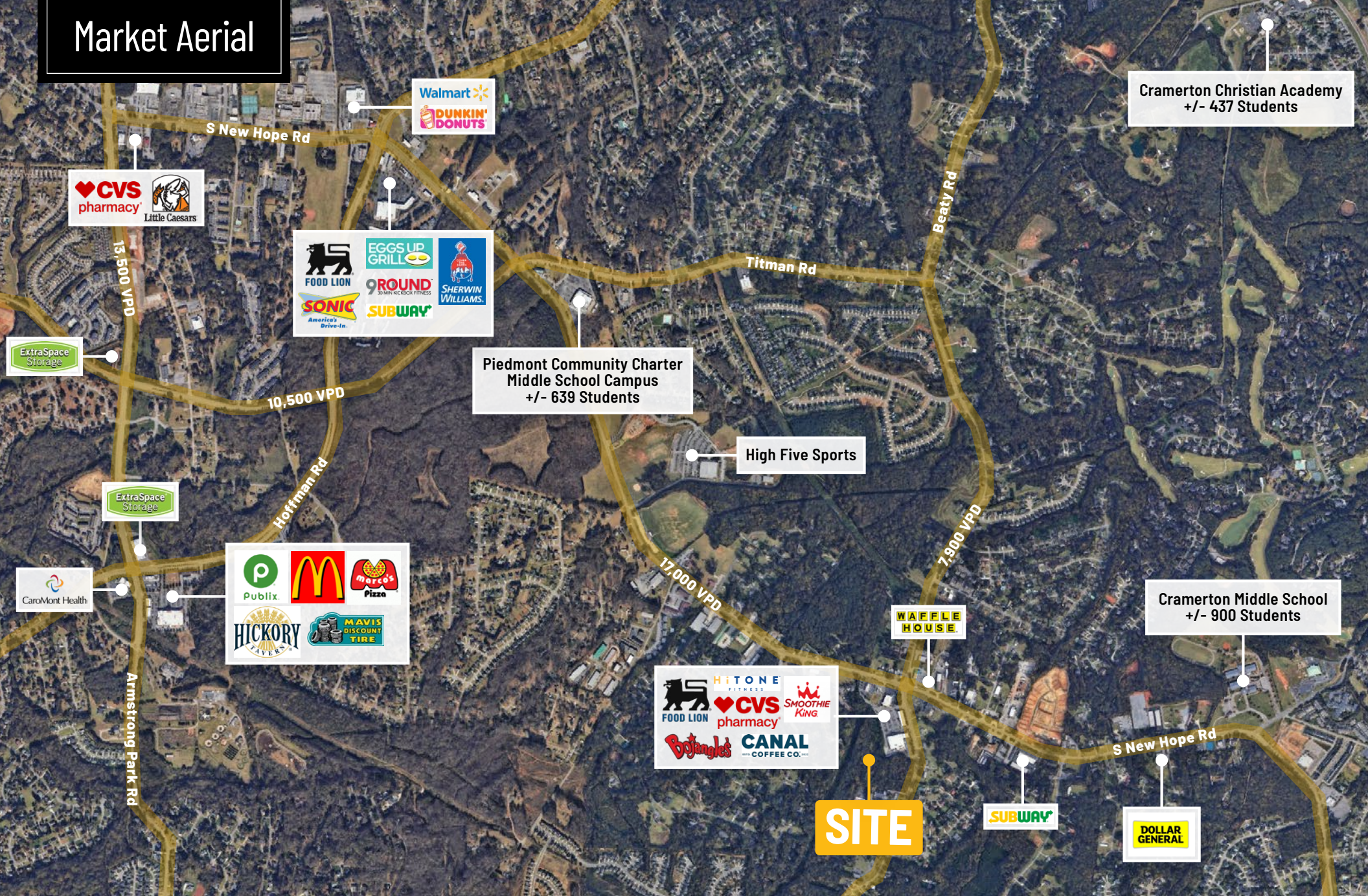
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MetCap
COMMERCIAL

Market Aerial



Cramerton Christian Academy
+/- 437 Students

Piedmont Community Charter
Middle School Campus
+/- 639 Students

High Five Sports

Cramerton Middle School
+/- 900 Students

SITE

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CITY OF GASTONIA RESIDENTIAL DEVELOPMENT GROWTH From 2019 to Future Developments

DEVELOPMENTS HIGHLIGHTED IN YELLOW ARE TRADITIONAL NEIGHBORHOOD DEVELOPMENTS

MIXED USE DEVELOPMENTS	TOTAL UNITS
Wilson Property	616
Crowders Creek Development	860
Hand Property Development	688
Reserve at Rankin Lake	238

Approved & Proposed Apartments

DEVELOPMENTS HIGHLIGHTED IN YELLOW ARE TRADITIONAL NEIGHBORHOOD DEVELOPMENTS

LOCATION NUMBER	Year Approved	Complex Name	Total Units Approved
1	2019	Reserve at Rankin Lake Apartments	238
2	2019	Seasons of Gastonia Apartments	156
3	2019	The Lofts at Union Crossing Senior Apartments	84
4	2019	Parkside at Hudson Apartments	58
5	2020	Mills Creek IV Apartments	84
6	2020	Catawba Creek Villas	84
7	2020	New Hope Road	230
8	2020	Wilson Property	260
9	2020	Elhart's Pointe	322
10	2020	South New Hope Road	145
11	2021	Trenton Mill Lofts	85
12	2021	Summers Woods	82
13	2021	Colony at Blackwood Creek	78
14	2021	Manor at Union Crossing	78
15	2021	Fairhaven Place	200
16	2022	Center City Crossings	90
17	2022	Maplewood Gardens Apartments	312
18	2022	Mall Ridge Apartments	75
19	2022	Covenant Village Senior Apartments	150
20	2022	Crowders Creek Apartments	300
21	2022	Crowders Bluff Apartments	72
22	2022	Hand Property Apartments	348
23	2022	Lofts at Hudson Apartments	252
24	2022	Reserve @ Hudson Senior Apartments	168
25	2023	New Hope Crossing	66
26	2023	Villages at Linthaven	72
27	2023	Lofts at Court Drive	200
28	2023	Delmont Court Apartments	22
29	2024	Prime Senior Living Apartments	145
30	2024	Franklin Yards Apartments	250
31	2024	Union Rd / New Hope Apartments	250
32	2024	Bolding Street Lofts Apartments	168
P1	TBD	PROPOSED Airline Ave Apartments	120
P2	TBD	PROPOSED Arroyo Parkside Mills Apartments	270
P3	TBD	PROPOSED Fair Mill Apartments	200
P4	TBD	PROPOSED Carson Road Apartments (withdrawn)	144
P5	TBD	PROPOSED Fairhaven on W. Franklin Apartments (withdrawn)	144
P6	TBD	PROPOSED The Foundry Apartments	250
P7	TBD	PROPOSED Retreat at Union	54
Total Number of Units Approved =			6207
Total Number of Units Proposed =			1189
Combined Total of Units Approved and Units Proposed =			6396

Current as of 2/11/2025

Approved & Proposed Single Family Developments

DEVELOPMENTS HIGHLIGHTED IN YELLOW ARE TRADITIONAL NEIGHBORHOOD DEVELOPMENTS

LOCATION NUMBER	Year Approved	Development Name	Type	Build Type	Total Units Approved
1	2019	Maplewood Meadows	SF-A	Detached	228
2	2019	Maplewood Meadows	SF-A	Detached	228
3	2019	Maplewood Meadows	SF-A	Detached	228
4	2019	Maplewood Meadows	SF-A	Detached	228
5	2019	Maplewood Meadows	SF-A	Detached	228
6	2019	Maplewood Meadows	SF-A	Detached	228
7	2019	Maplewood Meadows	SF-A	Detached	228
8	2019	Maplewood Meadows	SF-A	Detached	228
9	2019	Maplewood Meadows	SF-A	Detached	228
10	2019	Maplewood Meadows	SF-A	Detached	228
11	2020	Wilson Property	SF-A	Detached	150
12	2020	Wilson Property	SF-A	Detached	150
13	2021	Wilson Property	SF-A	Detached	150
14	2021	Wilson Property	SF-A	Detached	150
15	2021	Wilson Property	SF-A	Detached	150
16	2021	Wilson Property	SF-A	Detached	150
17	2021	Wilson Property	SF-A	Detached	150
18	2021	Wilson Property	SF-A	Detached	150
19	2021	Wilson Property	SF-A	Detached	150
20	2021	Wilson Property	SF-A	Detached	150
21	2022	Wilson Property	SF-A	Detached	150
22	2022	Wilson Property	SF-A	Detached	150
23	2022	Wilson Property	SF-A	Detached	150
24	2022	Wilson Property	SF-A	Detached	150
25	2022	Wilson Property	SF-A	Detached	150
26	2022	Wilson Property	SF-A	Detached	150
27	2022	Wilson Property	SF-A	Detached	150
28	2022	Wilson Property	SF-A	Detached	150
29	2022	Wilson Property	SF-A	Detached	150
30	2022	Wilson Property	SF-A	Detached	150
31	2022	Wilson Property	SF-A	Detached	150
32	2022	Wilson Property	SF-A	Detached	150
33	2023	Wilson Property	SF-A	Detached	150
34	2023	Wilson Property	SF-A	Detached	150
35	2023	Wilson Property	SF-A	Detached	150
36	2023	Wilson Property	SF-A	Detached	150
37	2023	Wilson Property	SF-A	Detached	150
38	2023	Wilson Property	SF-A	Detached	150
39	2023	Wilson Property	SF-A	Detached	150
40	2023	Wilson Property	SF-A	Detached	150
41	2023	Wilson Property	SF-A	Detached	150
42	2023	Wilson Property	SF-A	Detached	150
43	2023	Wilson Property	SF-A	Detached	150
44	2023	Wilson Property	SF-A	Detached	150
45	2023	Wilson Property	SF-A	Detached	150
46	2023	Wilson Property	SF-A	Detached	150
47	2023	Wilson Property	SF-A	Detached	150
48	2023	Wilson Property	SF-A	Detached	150
49	2023	Wilson Property	SF-A	Detached	150
50	2023	Wilson Property	SF-A	Detached	150
51	2023	Wilson Property	SF-A	Detached	150
52	2023	Wilson Property	SF-A	Detached	150
53	2023	Wilson Property	SF-A	Detached	150
54	2023	Wilson Property	SF-A	Detached	150
55	2023	Wilson Property	SF-A	Detached	150
56	2023	Wilson Property	SF-A	Detached	150
57	2023	Wilson Property	SF-A	Detached	150
58	2023	Wilson Property	SF-A	Detached	150
59	2023	Wilson Property	SF-A	Detached	150
60	2023	Wilson Property	SF-A	Detached	150
61	2023	Wilson Property	SF-A	Detached	150
62	2023	Wilson Property	SF-A	Detached	150
63	2023	Wilson Property	SF-A	Detached	150
64	2023	Wilson Property	SF-A	Detached	150
65	2023	Wilson Property	SF-A	Detached	150
66	2023	Wilson Property	SF-A	Detached	150
67	2023	Wilson Property	SF-A	Detached	150
68	2023	Wilson Property	SF-A	Detached	150
69	2023	Wilson Property	SF-A	Detached	150
70	2023	Wilson Property	SF-A	Detached	150
71	2023	Wilson Property	SF-A	Detached	150
72	2023	Wilson Property	SF-A	Detached	150
73	2023	Wilson Property	SF-A	Detached	150
74	2023	Wilson Property	SF-A	Detached	150
75	2023	Wilson Property	SF-A	Detached	150
76	2023	Wilson Property	SF-A	Detached	150
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78	2023	Wilson Property	SF-A	Detached	150
79	2023	Wilson Property	SF-A	Detached	150
80	2023	Wilson Property	SF-A	Detached	150
81	2023	Wilson Property	SF-A	Detached	150
82	2023	Wilson Property	SF-A	Detached	150
83	2023	Wilson Property	SF-A	Detached	150
84	2023	Wilson Property	SF-A	Detached	150
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94	2023	Wilson Property	SF-A	Detached	150
95	2023	Wilson Property	SF-A	Detached	150
96	2023	Wilson Property	SF-A	Detached	150
97	2023	Wilson Property	SF-A	Detached	150
98	2023	Wilson Property	SF-A	Detached	150
99	2023	Wilson Property	SF-A	Detached	150
100	2023	Wilson Property	SF-A	Detached	150
101	2023	Wilson Property	SF-A	Detached	150
102	2023	Wilson Property	SF-A	Detached	150
103	2023	Wilson Property	SF-A	Detached	150
104	2023	Wilson Property	SF-A	Detached	150
105	2023	Wilson Property	SF-A	Detached	150
106	2023	Wilson Property	SF-A	Detached	150
107	2023	Wilson Property	SF-A	Detached	150
108	2023	Wilson Property	SF-A	Detached	150
109	2023	Wilson Property	SF-A	Detached	150
110	2023	Wilson Property	SF-A	Detached	150
111	2023	Wilson Property	SF-A	Detached	150
112	2023	Wilson Property	SF-A	Detached	150
113	2023	Wilson Property	SF-A	Detached	150
114	2023	Wilson Property	SF-A	Detached	150
115	2023	Wilson Property	SF-A	Detached	150
116	2023	Wilson Property	SF-A	Detached	150
117	2023	Wilson Property	SF-A	Detached	150
118	2023	Wilson Property	SF-A	Detached	150
119	2023	Wilson Property	SF-A	Detached	150
120	2023	Wilson Property	SF-A	Detached	150
121	2023	Wilson Property	SF-A	Detached	150
122	2023	Wilson Property	SF-A	Detached	150
123	2023	Wilson Property	SF-A	Detached	150
124	2023	Wilson Property	SF-A	Detached	150
125	2023	Wilson Property	SF-A	Detached	150
126	2023	Wilson Property	SF-A	Detached	150
127	2023	Wilson Property	SF-A	Detached	150
128	2023	Wilson Property	SF-A	Detached	150
129	2023	Wilson Property	SF-A	Detached	150
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137	2023	Wilson Property	SF-A	Detached	150
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142	2023	Wilson Property	SF-A	Detached	150
143	2023	Wilson Property	SF-A	Detached	150
144	2023	Wilson Property	SF-A	Detached	150
145	2023	Wilson Property	SF-A	Detached	150
146	2023	Wilson Property	SF-A	Detached	150
147	2023	Wilson Property	SF-A	Detached	150
148	2023	Wilson Property	SF-A	Detached	150
149	2023	Wilson Property	SF-A	Detached	150
150	2023	Wilson Property	SF-A	Detached	150
151	2023	Wilson Property	SF-A	Detached	150
152	2023	Wilson Property	SF-A	Detached	150
153	2023	Wilson Property	SF-A	Detached	150
154	2023	Wilson Property	SF-A	Detached	150
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201					

Demographic Profile

GASTONIA | NORTH CAROLINA



\$121,896
Average HH Income



17,076
Households



971
Businesses



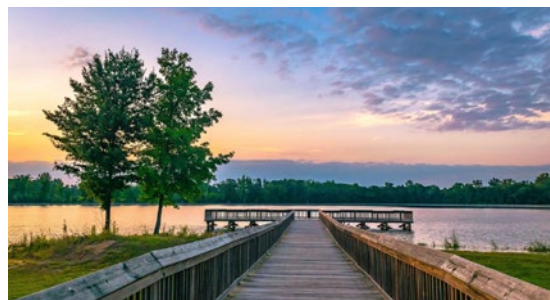
9,829
Employees



41,294
Population



0.83%
Annual Population Rate of Change



	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated Population	4,603	41,294	95,364
2030 Projected Population	4,829	43,558	99,391
Households			
2025 Estimated Households	1,753	17,076	39,785
2030 Projected Households	1,877	18,359	42,287
Household Income			
2025 Estimated Avg Household Income	\$159,889	\$121,896	\$110,622
Businesses			
2025 Estimated Total Businesses	176	971	3,412
2025 Estimated Total Employees	974	9,829	35,346

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