



## Downtown Redevelopment Site Near Osage Mills

207 E Virginia Ave, Bessemer City, NC 28016



**Troy Traversie, GRI**  
NorthGroup Real Estate  
806 Robinson Clemmer Rd, Dallas, NC 28034  
[troysold1@gmail.com](mailto:troysold1@gmail.com)  
(704) 574-4901



# Downtown Redevelopment Site Near Osage Mills

\$269,000

Osage Mills is currently leasing the 139 apartments and will add 8% population to Bessemer City when fully leased. Remarkable opportunity to invest or develop in downtown Bessemer City that is part of one of the fastest growing counties in the area. This property...

275' Frontage | Walkable Downtown Location | 139 Apartments Nearby | Medical Campus Across Corridor | Approved 19-Unit Townhome Development Adjacent Rare redevelopment opportunity in the heart of downtown...

- High visibility and traffic near Center City and frontage on East Virginia Ave.
- On street parking.
- Sidewalk in place.
- New health care facility Kintegra is finished across the street and is open October 2024.
- Alleyway in back of property for more access!
- Have letter for free water connection taps.

**DOWNTOWN BESSEMER CITY REDEVELOPMENT OPPORTUNITY**  
 STRATEGIC LOCATION SURROUNDED BY NEW HOUSING, HEALTHCARE & DOWNTOWN GROWTH

**158 NEW RESIDENTIAL UNITS NEARBY**

- 139 APARTMENTS
- Completed at Osage Mill Lofts
- 19 TOWNHOMES
- Approved 7/20/24
- At Virginia Ave & 8th Street
- LENNAR COMMUNITY
- New Homes Now Selling

**INVESTMENT HIGHLIGHTS**

- Walking distance to Osage Mill Lofts
- Across corridor from Kintegra Healthcare
- 19 townhomes approved within blocks
- Lennar new home community nearby
- 275 feet of frontage on E. Virginia Avenue
- Sidewalk in place - On street parking allowed
- Alley access in rear for easy loading & access
- High visibility - High traffic location

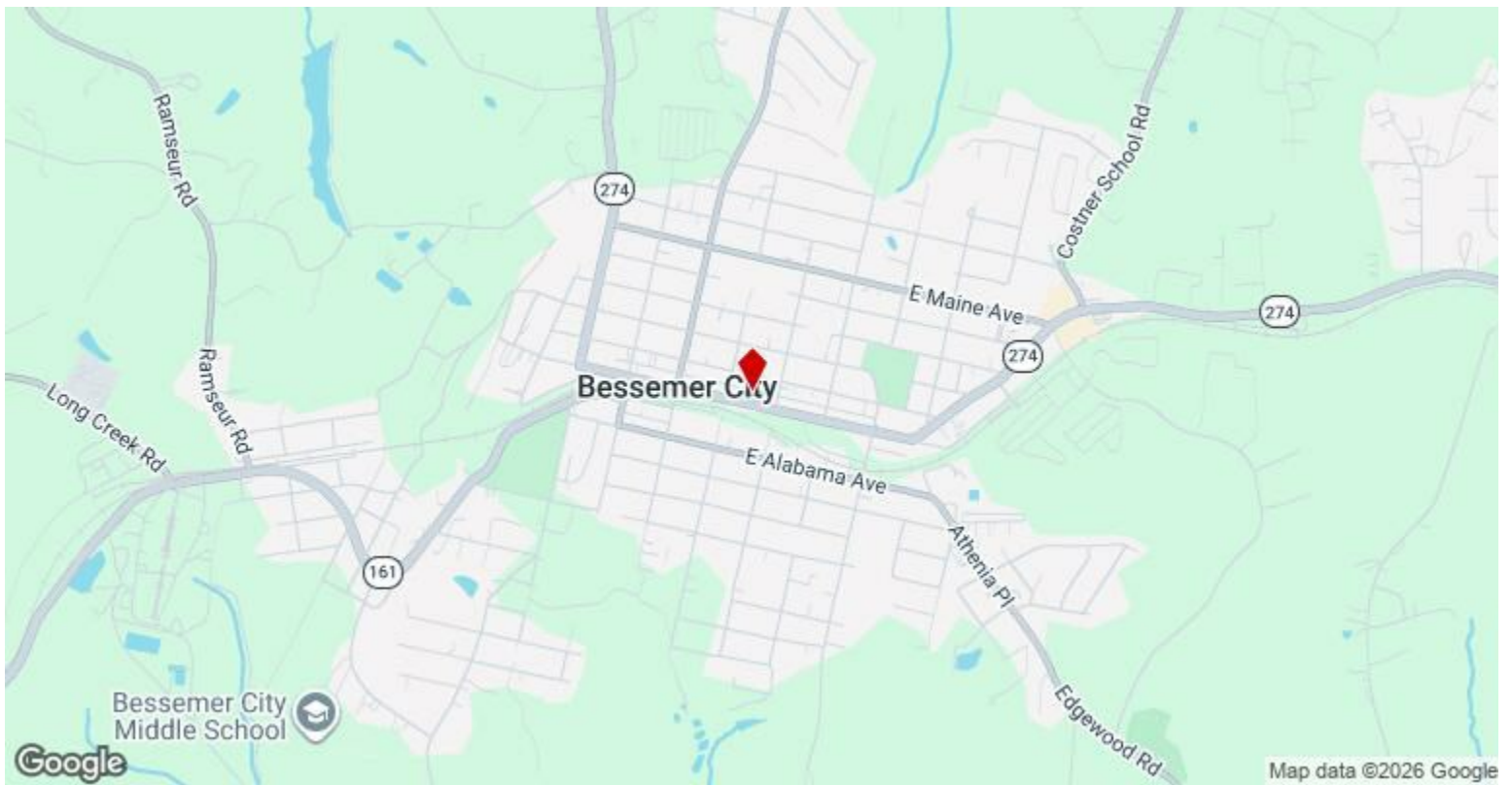
**MINUTES TO KEY DESTINATIONS**

- CAROLINA HOSPITAL 10 MINUTES
- FIFTH DISTRICT 10 MINUTES
- TWO KINGS CASINO 10 MINUTES
- DRUMMERS MOUNTAIN 20 MINUTES

**ONE OF THE FASTEST GROWING COUNTIES IN THE AREA**  
 STRONG POPULATION GROWTH | NEW INVESTMENT | BRIGHT FUTURE



Price:	\$269,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	0.88 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	CC
APN / Parcel ID:	121417



## 207 E Virginia Ave, Bessemer City, NC 28016

Osage Mills is currently leasing the 139 apartments and will add 8% population to Bessemer City when fully leased. Remarkable opportunity to invest or develop in downtown Bessemer City that is part of one of the fastest growing counties in the area. This property is minutes away from Caromont Hospital, new Fuse district, new Two Kings Casino and hiking at Crowders Mountain. Our two parcels are within a two minute walk to Osage Mills and downtown Bessemer City which features restaurants and retail along a sidewalk already in place on parcels. Road frontage is 275 feet along East Virginia Avenue. This is a highly visible and high traffic location! Parcel # 121417 is included in total acreage. Kintegra medical complex is completed and open as of October 1, 2024. Recently approved 7/30/24 close by on .80 acres 19 three story townhomes.

# Property Photos



The Lofts at Osage Mill project is being targeted for completion in late 2024.



Dirt is shoveled during a ground breaking ceremony held on the grounds of Osage Mill in Bessemer City Thursday afternoon, Jan. 26, 2023.



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## OSAGE MILL

Osage Mill is a 250,000 square foot mill located on the main street in Bessemer City, NC. It is being repurposed into a mix of affordable housing, market rate housing and commercial space. The first phase will include 143 affordable units for families. This is a historic tax credit restoration and will be completed as per the National Park Service standards.

In the early 1900's when the manufacturing company was reorganized due to bankruptcy, the name was changed to Osage. This property was established in 1895 as the Southern Cotton Mill. This original building and the collection of additions have been vacant for several decades. The repurposing into housing will bring the facility back to life. Allowing it to once again become a contributing member to the Bessemer City downtown environment.



# Property Photos



# Property Photos



Osage Mill Bessemer City 9-15-21



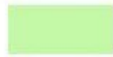
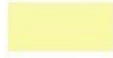
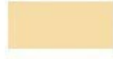





Osage Mill Project 9-15-21

# Property Photos

## Legend

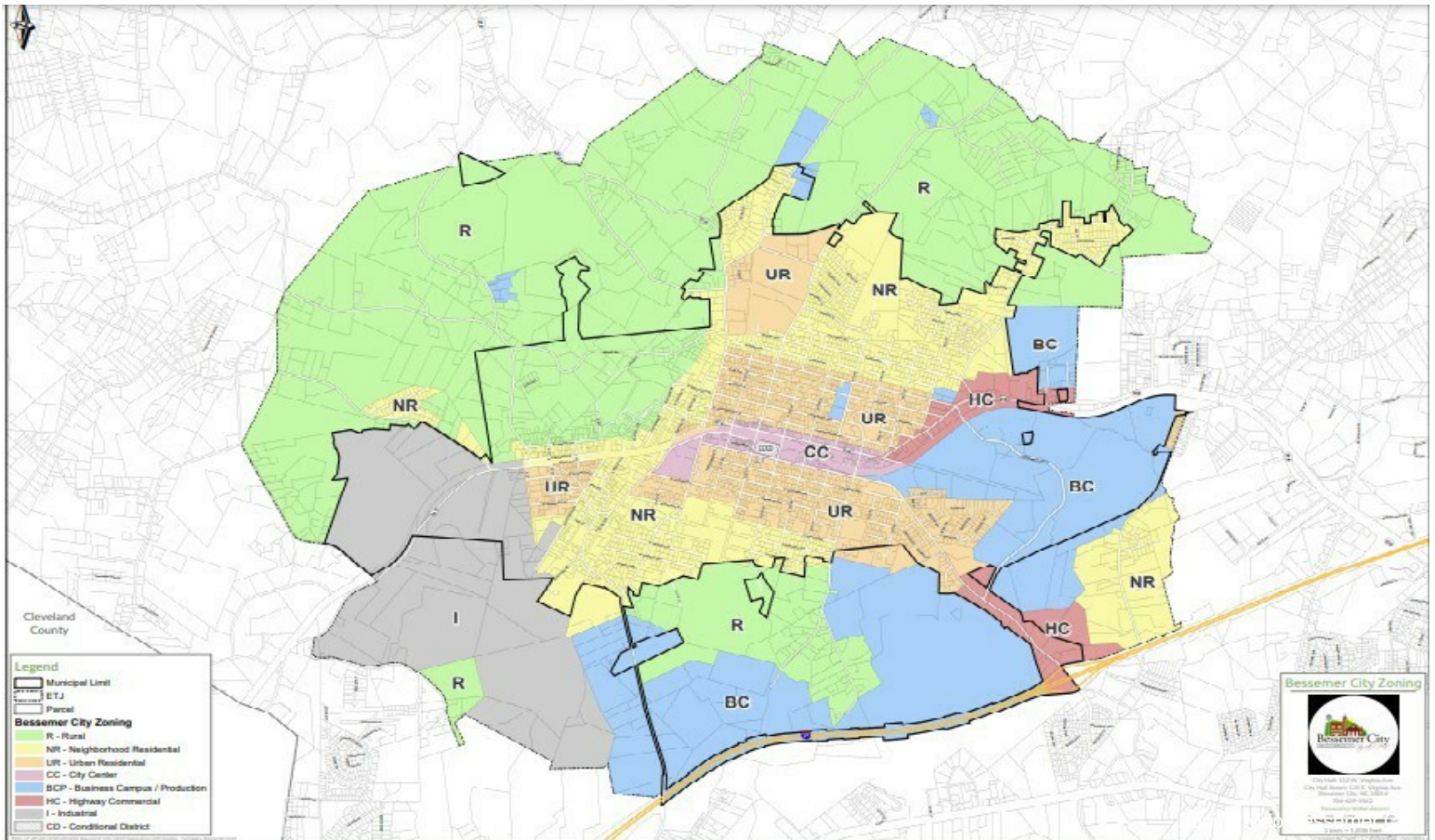
-  Municipal Limit
-  ETJ
-  Parcel

## Bessemer City Zoning

-  R - Rural
-  NR - Neighborhood Residential
-  UR - Urban Residential
-  CC - City Center
-  BCP - Business Campus / Production
-  HC - Highway Commercial
-  I - Industrial
-  CD - Conditional District



Path: U:\20\20-1230\201233-Bessemer City UDO\Geomatics\GIS\Zoning\_Template\_Bessemer.mxd



# Property Photos

supplies.

## 2.3.C URBAN RESIDENTIAL (UR)

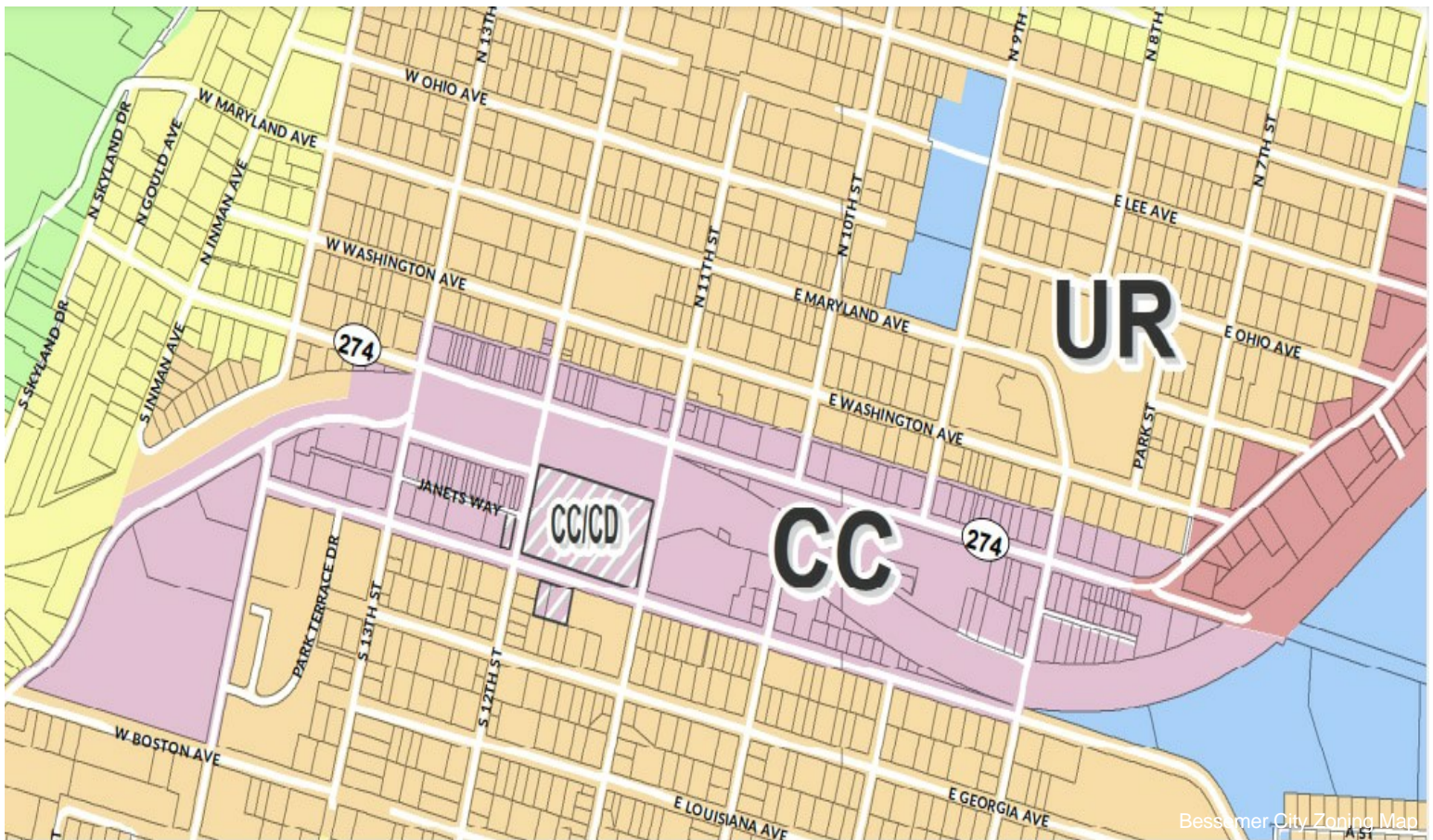
The Urban Residential (UR) district is established in which the principal use of land is for single-family, two-family, townhouse, and low or medium density multi-family residences. The regulations of this district are intended to provide areas in the community for those persons desiring small residences and multi-family structures in higher density neighborhoods. The regulations are intended to prohibit any use which, because of its character, would interfere with the residential nature of this district. This district also promotes contextual commercial and retail development, encouraging walkable corner stores and markets, local services, and pocket parks. It is expected that municipal water and sewerage facilities will be available to each lot in such districts. Residential developments greater than three (3) acres in size will be considered and will utilize the Conditional Zoning District provided in Section 2.5.

## 2.3.D CITY CENTER (CC)

The City Center (CC) district is established to provide for a mixture of commercial, residential, and civic/institutional uses in the City's downtown core. It is intended to be the historic, cultural, and civic hub for the community. Development emphasizes walkable, pedestrian-scaled buildings with residential uses primarily being supplied above commercial storefronts or offices.

## 2.3.E HIGHWAY COMMERCIAL (HC)

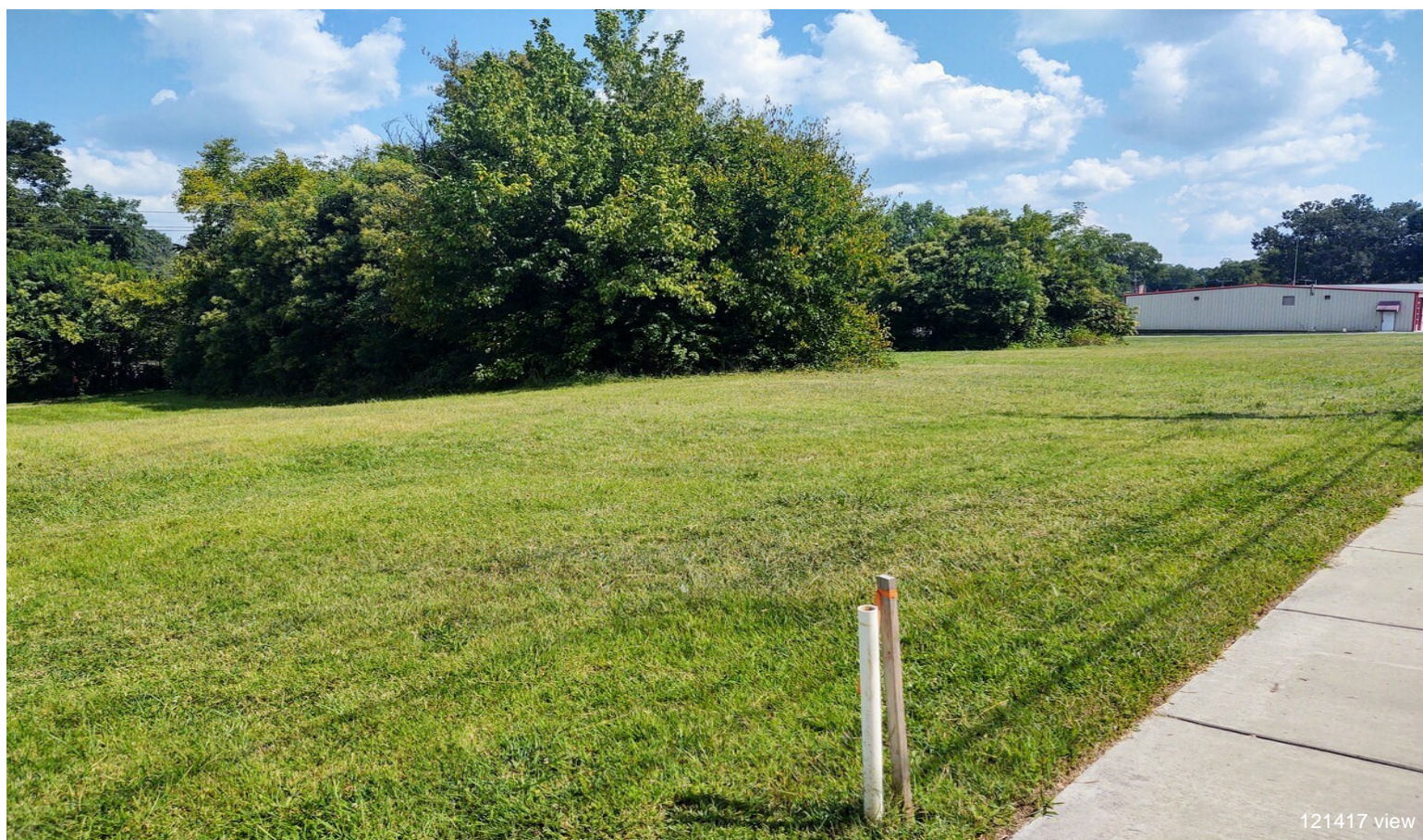
The Highway Commercial (HC) district is established along major thoroughfares and collector streets in the planning area. They are intended to provide for offices, personal services, and the retailing of durable and convenience goods for the community. Because these commercial uses are subject to public view and are important to the economy of the area, they should have ample parking, controlled traffic movement and suitable landscaping. Uses along these corridors shall be interconnected to mitigate traffic congestion and reduce driveway connections.



# Property Photos



121419 view 2

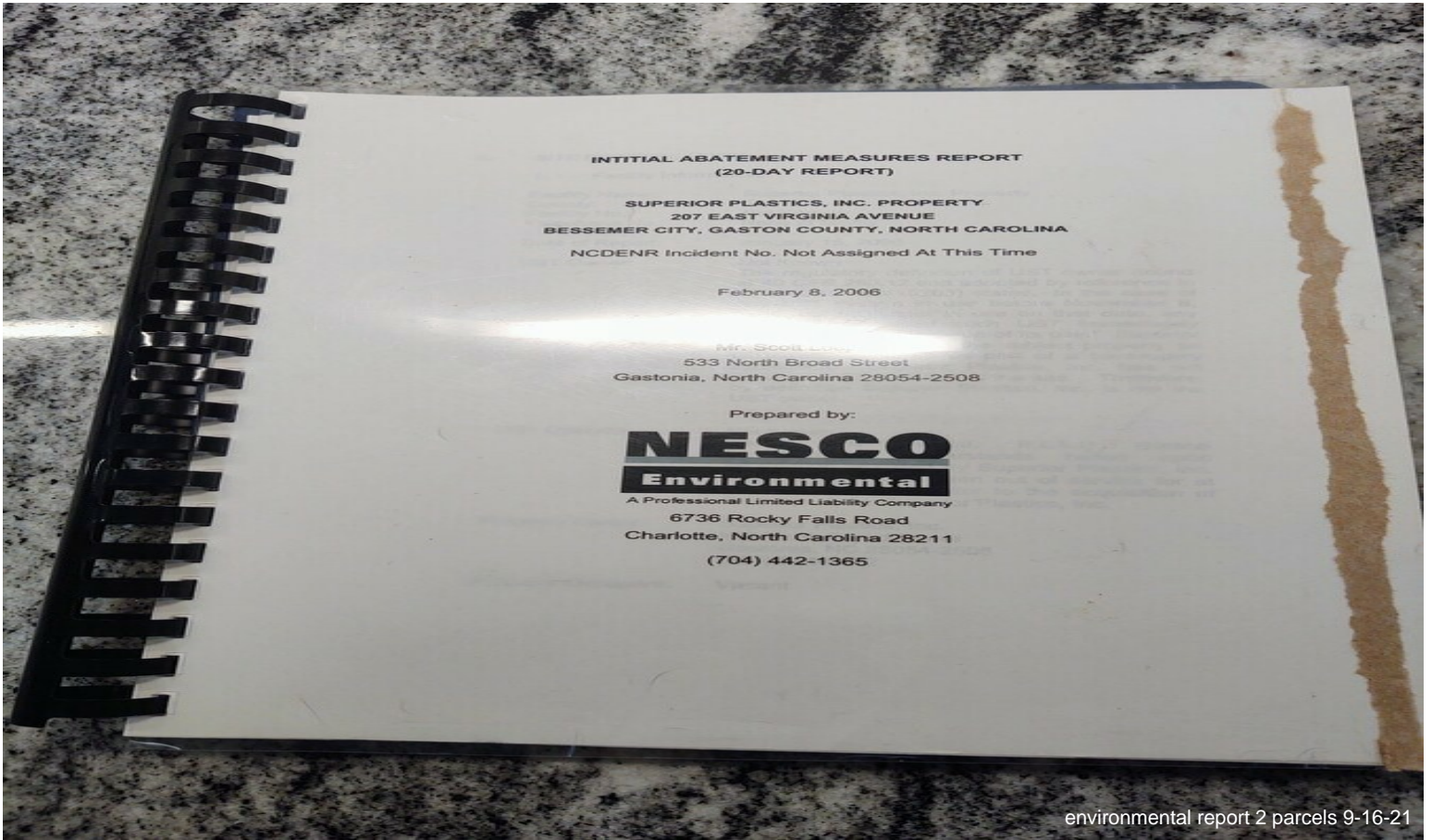


121417 view

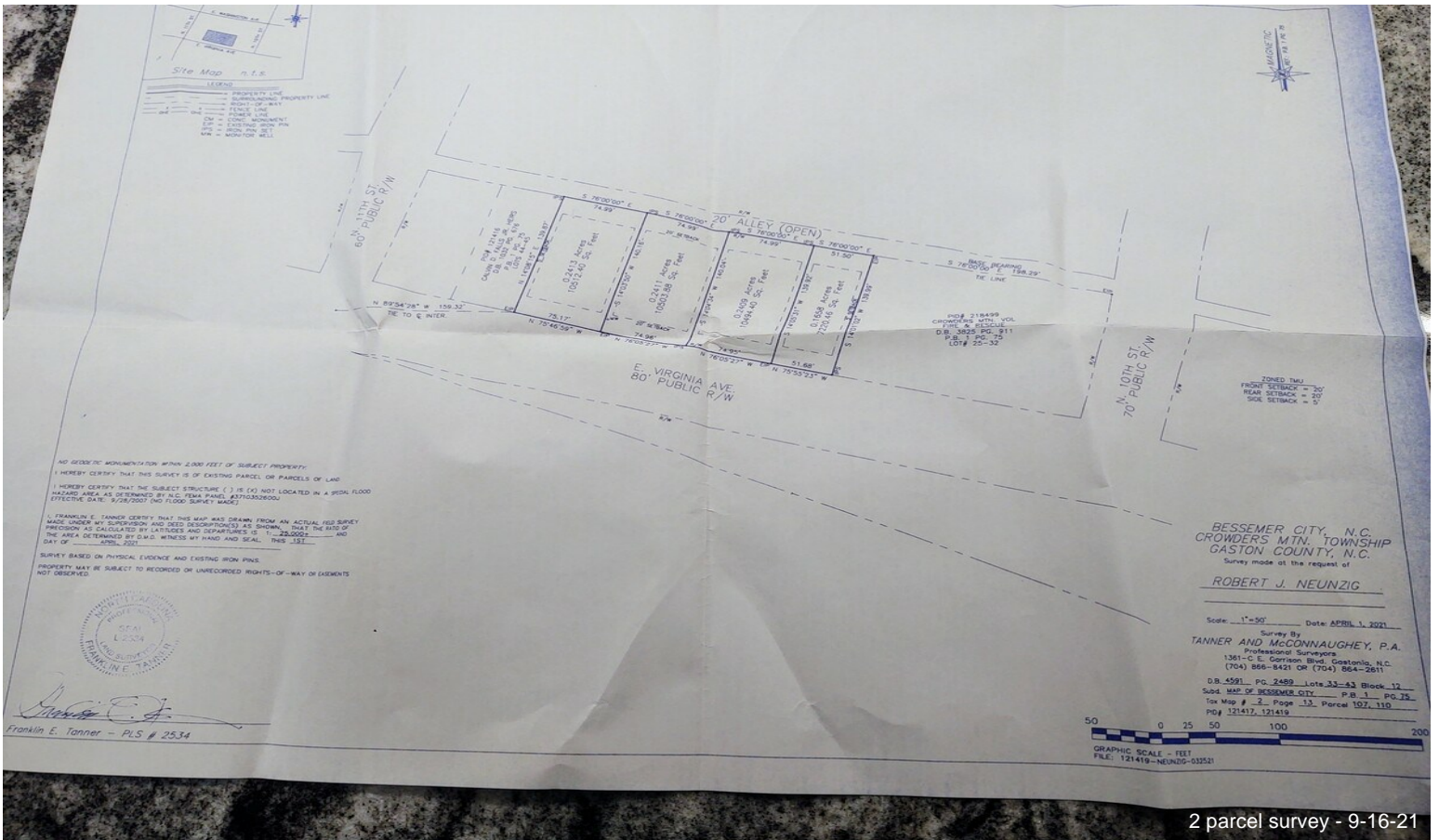
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environmental report 2 parcels 9-16-21



2 parcel survey - 9-16-21