



305 & 309 Beatty Drive | Belmont, NC

This Property is offered for Sale, Lease or as a Build to Suit opportunity. With its close proximity to I-85, Caromont Health's new Belmont Hospital and gateway to Mount Holly, this site is an exceptional location for fast food, QSR, drive through coffee or retail.

BRYCE ESTRIDGE

c 704 975 6028

bestridge@mecacommercial.com

COOPER BORTZ

c 704-778-0136

cbortz@mecacommercial.com



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COMMERCIAL REAL ESTATE

PROPERTY INFORMATION

ACREAGE*

1.41 Acres

PARCEL ID#

183912, 483926 & 183915

ZONING

Mt Holly B-3

HIGHLIGHTS

- Peninsula location
- Frontage on two roads
- Excellent Retail/QSR development opportunity
- Located in a proven, high-traffic retail corridor
- 20,500 VPD traffic count on Beatty Dr.
- Nearby retailers include Chick-fil-A, Starbucks, Bojangles, Walmart, Lowe's, CVS
- Close proximity to I-85 and new Caromont Hospital
- Conceptual site plan provided

SALE PRICE

\$1,900,000

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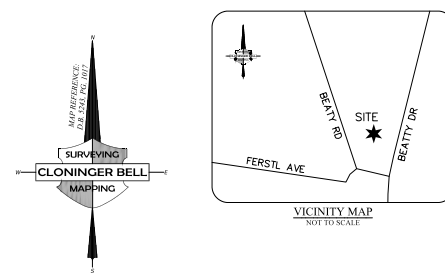
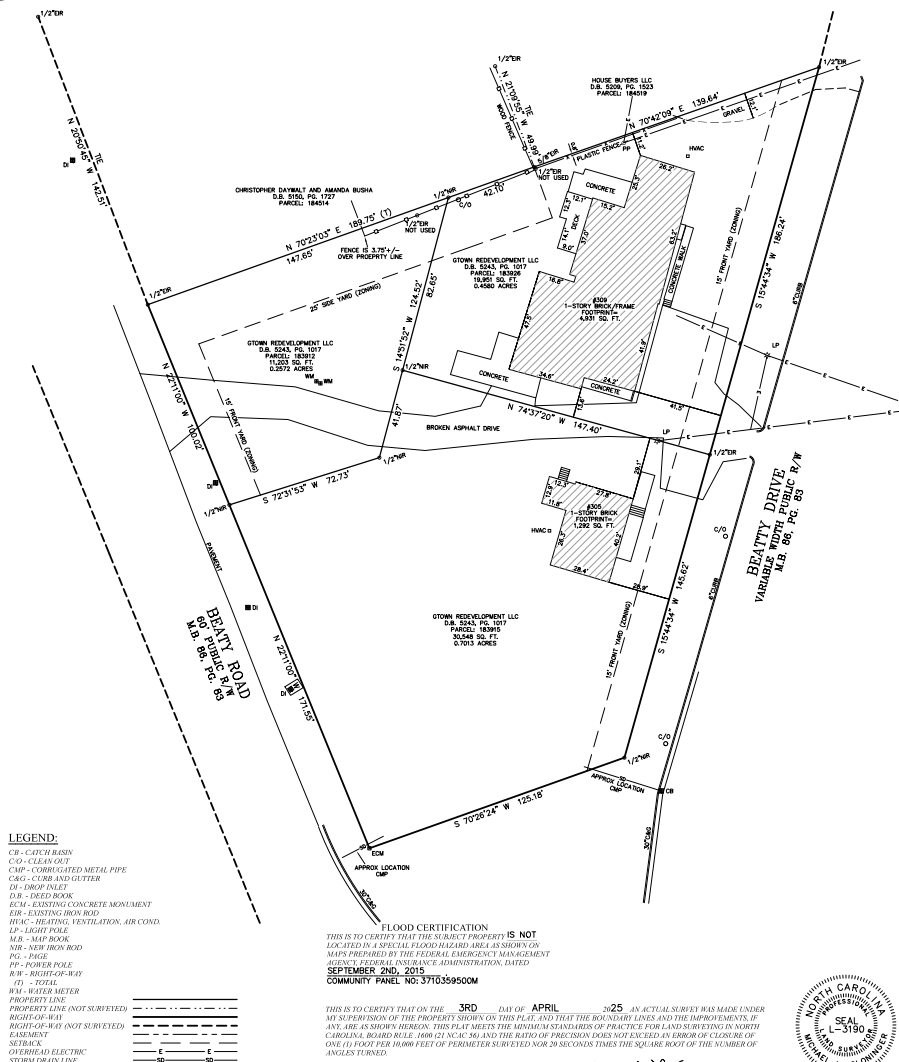
2216 Monument Street

Charlotte, NC 28208

704 971 2000

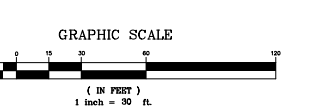


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- NOTES:**
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-39 AS AMENDED.
 2. ALL CORNERS MONUMENTED AS SHOWN.
 3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. REPORT CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERGROUND UTILITY ONLY TO THE BROADER-USE SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-3
MINIMUM FRONT SETBACK: 15'
MINIMUM SIDE YARD: NONE, EXCEPT IF ABUTTING A RESIDENTIAL DISTRICT SHALL BE 25'
MINIMUM REAR YARD: NONE, EXCEPT IF ABUTTING A RESIDENTIAL DISTRICT SHALL BE 25'



BOUNDARY AND PHYSICAL SURVEY
PREPARED FOR
GTOWN REDEVELOPMENT LLC
309 & 305 BEATTY DRIVE,
SOUTH POINT TOWNSHIP, GASTON COUNTY, NC
DEED REFERENCE: 5243-1017
TAX PARCEL: 183912, 483926, 183915

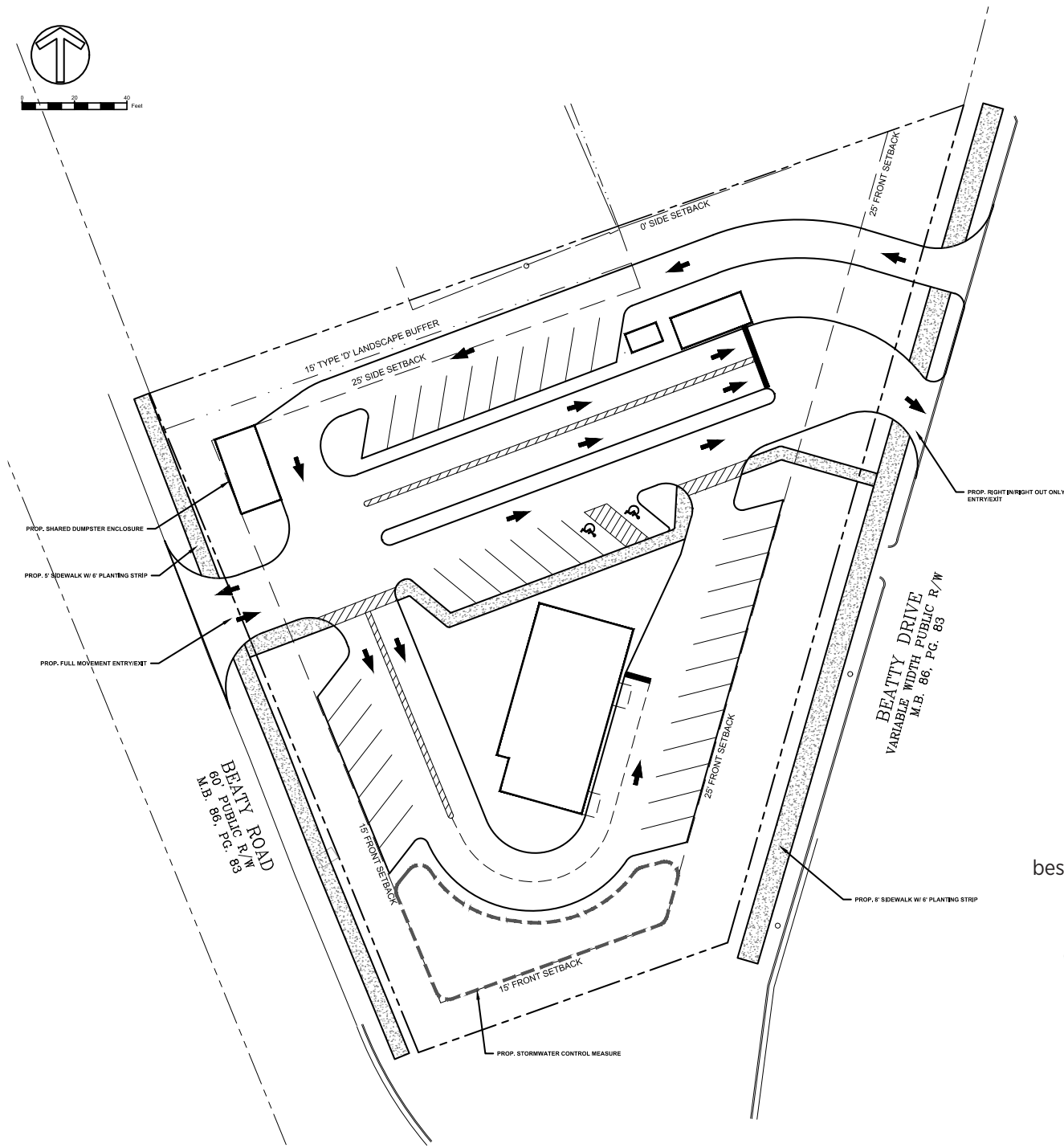
SURVEYING		CLONINGER BELL		MAPPING	
DATE:	APRIL 3RD, 2025	FILE NO.:	5052		
DRAWN:	AHC	SCALE:	1" = 30'		
REVISION:					



PLOTTED: 4/28/2025 BY: CLONINGER SURVEYING 2025\JOB5\3\A\2025\DWG\5052.DWG

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,818	34,856	95,142
Households	2,631	15,314	38,712
Families	1,354	8,951	25,179
Median Age	35.3	39.8	39.5
Average HH Size	1.91	2.21	2.43
Median HH Income	\$77,317	\$77,929	\$85,183
Average HH Income	\$102,186	\$106,226	\$113,982
Per Capita Income	\$46,141	\$47,007	\$46,517



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The site plan is conceptual in nature and not to be relied upon for construction

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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.

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