



LAND | **FOR SALE**

South York Road | Gastonia

This is a great development opportunity on a flat lot fronting the highly trafficked Highway 321.

BOB CLAY, CCIM

c 704 266 5034
bob.clay@cbcmecca.com

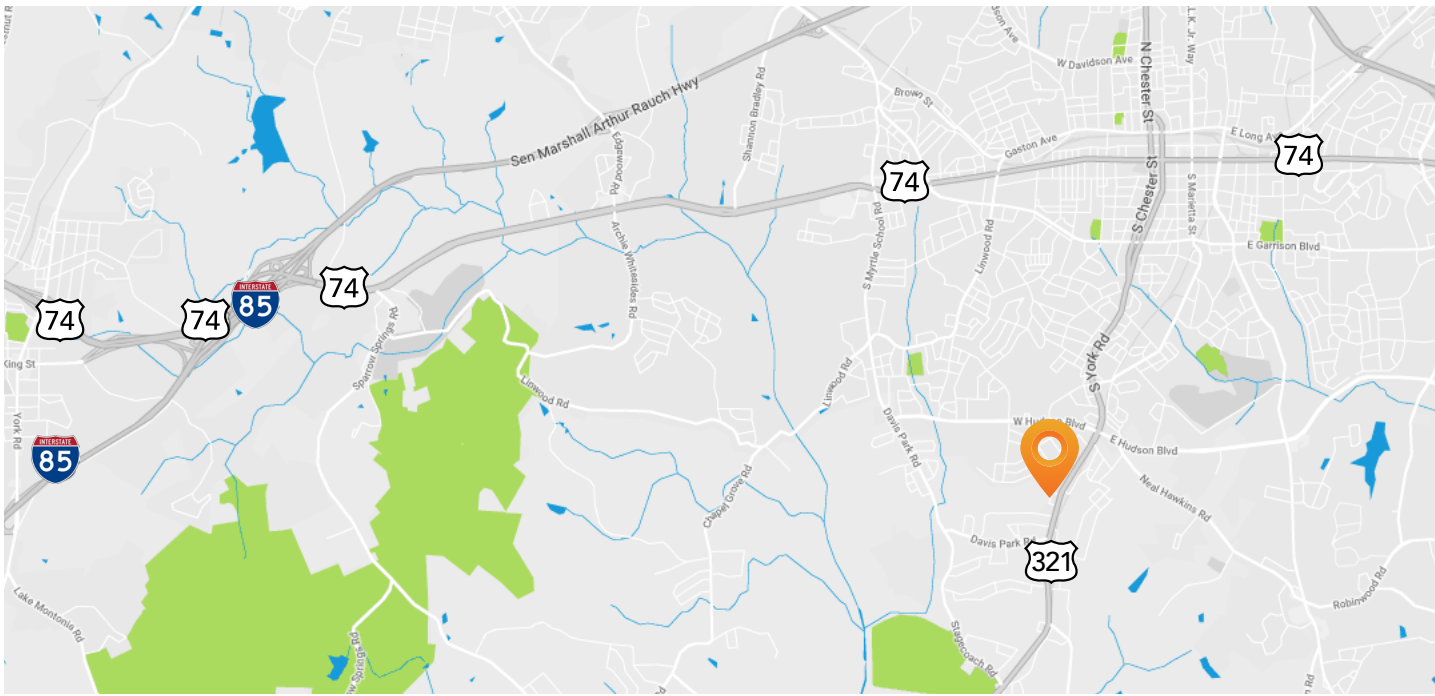
SAM KLINE, CCIM

o 704 266 5039 c 704 777 6003
sam.kline@cbcmecca.com



**COLDWELL
BANKER
COMMERCIAL**

MECA



PROPERTY INFORMATION

ACREAGE

1.32 Acres*

ZONING

C3

FEATURES

- Great development opportunity
- Flat lot, ideal for a retail concept
- Frontage on Highway 321

FOR SALE PRICE

\$199,000



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Coldwell Banker Commercial
MECA

339 E. Catawba St.
Belmont, NC 28012

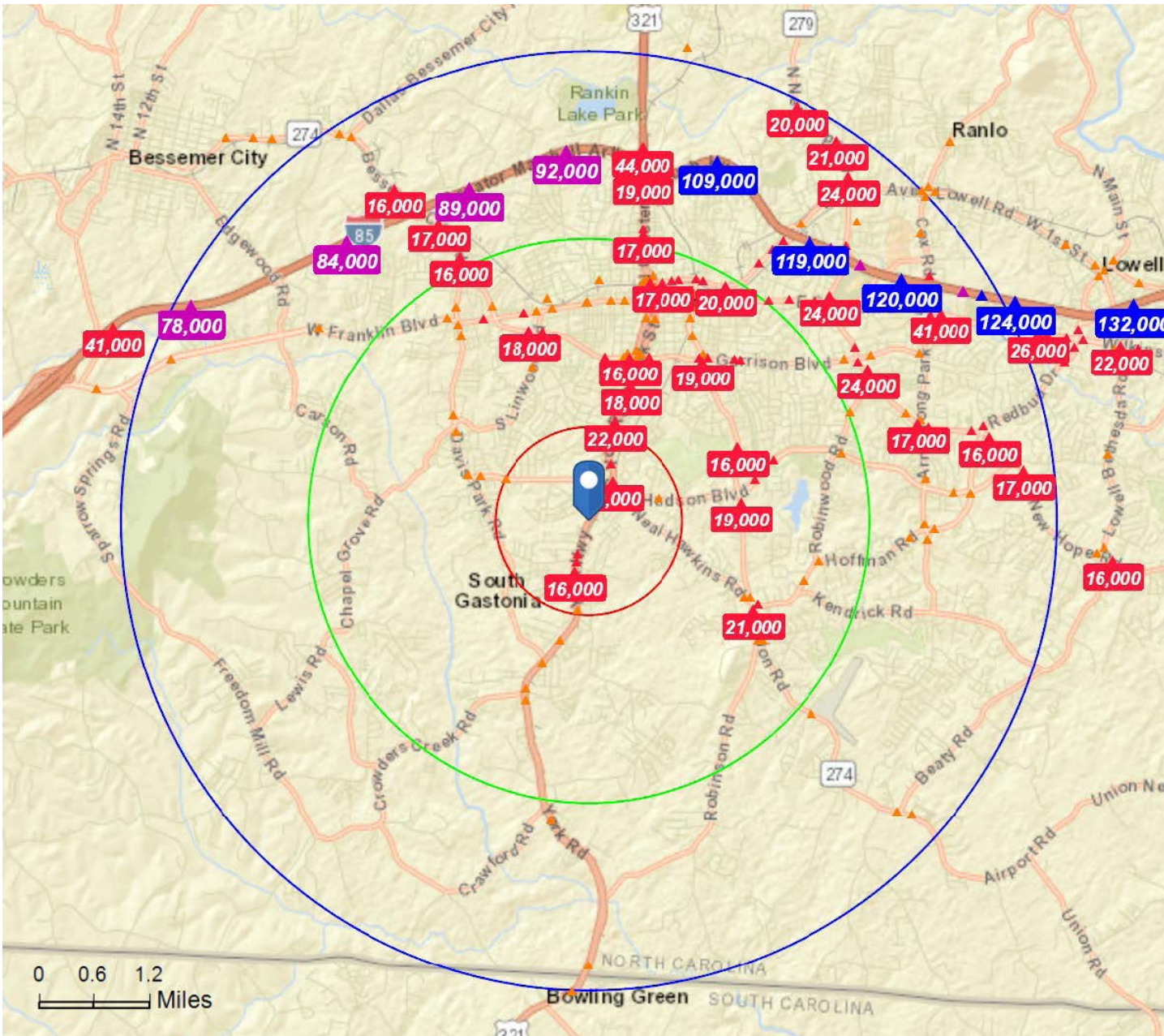


MECA

*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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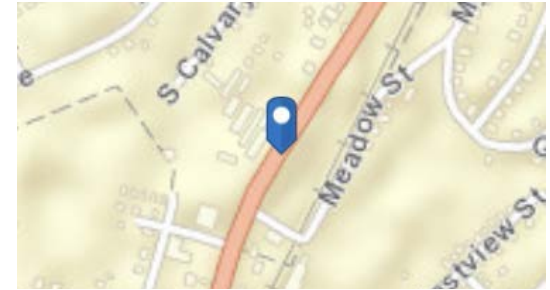


TRAFFIC COUNT MAP

Rings 1, 3 & 5 Mile radii

Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



BOB CLAY, CCIM

c 704 266 5034

bob.clay@cbcmeca.com

ERIC CLAY

d 704 266 5035

eric.clay@cbcmeca.com

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