

DR. MARTIN LUTHER KING JR. WAY  
GASTONIA, NC 28052

FOUNDRY  
COMMERCIAL



## ± 4.99 ACRES FOR SALE

### PROPERTY FEATURES

- ± 4.99 acres of land for sale
- ± 805 L.F. of frontage on Dr. Martin Luther King Jr. Way
- Situated near the intersection of the highly traveled HWY 321 (48,000 VPD) and Bulb Avenue, the site offers easy access to I-85
- HWY 321 is a key transportation route connecting Gastonia and I-85 to Hickory and I-40
- Call for recently completed survey including field run topo.



### PROPERTY FEATURES

PARCEL SIZE	± 4.99 acres
PARCEL ID	224424
ZONING	I-U (Urban Industrial)
MUNICIPALITY	Gastonia
PRICING	\$200,000

For more information, please contact:

**LANE HOLBERT, CCIM, SIOR**

704.319.5088

lane.holbert@foundrycommercial.com

121 West Trade Street  
Suite 2500  
Charlotte, NC 28202

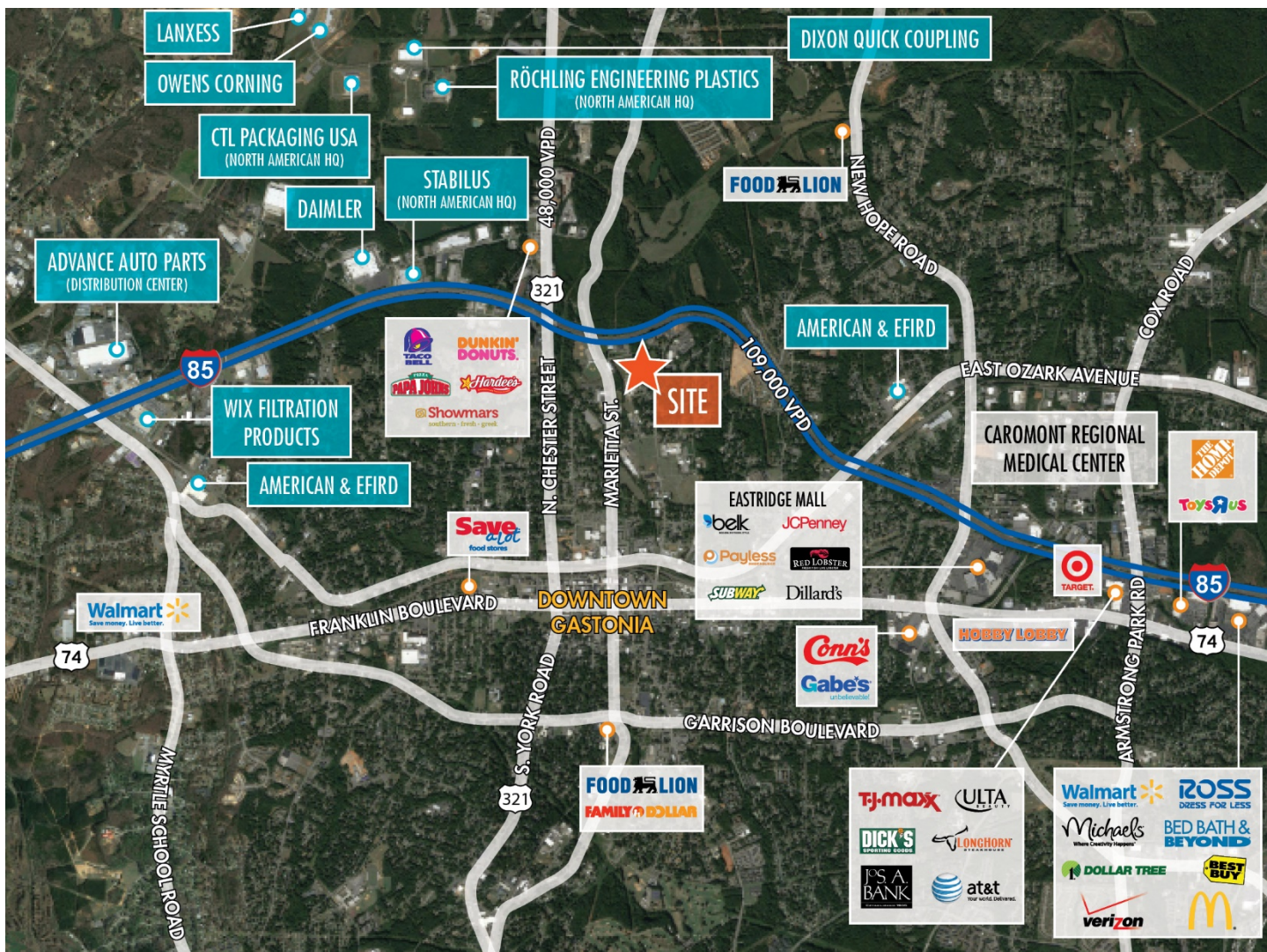
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# DR. MARTIN LUTHER KING JR. WAY GASTONIA, NC 28052

## MARKET



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED 2017 POPULATION	2,091	37,674	83,524
PROJ. ANNUAL POP. GROWTH 2017-2022	2.0%	1.4%	1.2%
ESTIMATED HOUSEHOLDS	860	14,793	33,623
EST. AVG. HH INCOME	\$33,204	\$43,381	50,007
TOTAL EMPLOYEES	1,297	31,018	47,896

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