

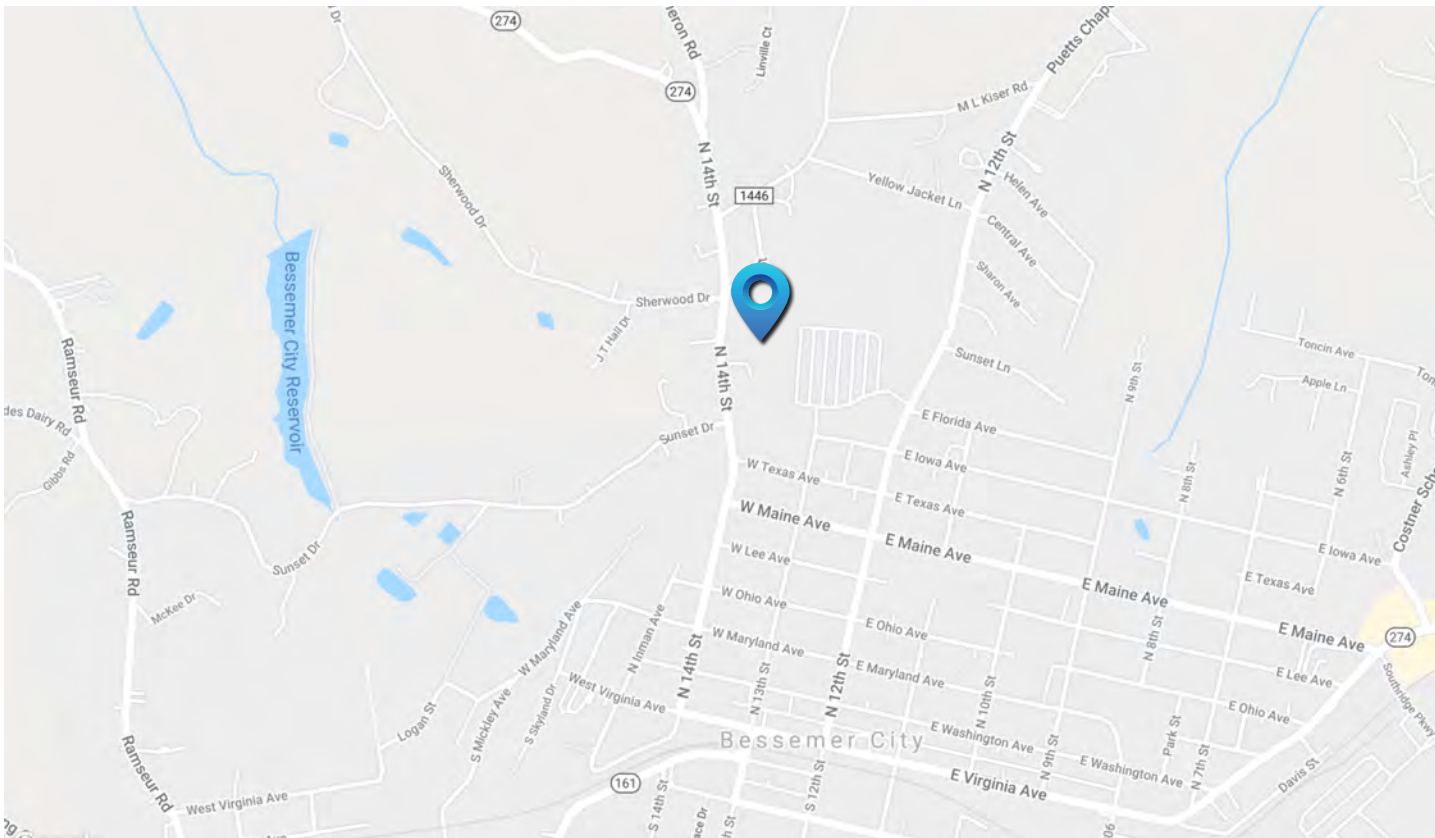


North 14th Street | Bessemer City

Twelve acres* of land available in close proximity to downtown Bessemer City – ideal for residential development.

SAM KLINE, CCIM
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 **COLDWELL
BANKER
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PROPERTY INFORMATION

ACREAGE

12 Acres*

ZONED

Urban Residential (UR)

July, 2021**

FEATURES

- Part of the New Land Use Code
- Perfect infill residential development with proximity to downtown
- Excellent Density and By Right Uses allowed

LIST PRICE

\$360,000



*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.

** 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.

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SOUTH RIDGE

BUSINESS PARK

South Ridge Business Park is the hub for industrial growth in Bessemer City. The park also serves as one of the leading destinations for new economic growth in Gaston County and the Charlotte-Metro Region. The City of Bessemer City and Gaston County work together to showcase South Ridge Business Park as an optimal location for new business growth and existing business expansion.



< 1 MILE



20 MILES



30 MILES



Gastonia
Municipal
Airport

10 MILES



Charlotte-Douglas[®]
INTERNATIONAL AIRPORT

23 MILES

Courtesy of:
<https://bessemerncity.com/development/south-ridge-business-park/>



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In 2015, Bessemer City began the journey of developing a new park for citizens and visitors to enjoy. The vision was to create a space that is inclusive, accessible and diverse. The vision for Stinger Park was born out of the idea that it can serve Bessemer City not only as a recreational park, but also as a tourism destination, economic driver and catalyst for growth.

Park amenities will target and respond to lack of public physical education for kids and enhance Senior level wellness. These will include:

- Three Baseball/Softball Fields
- Two Multipurpose Fields
- Two Tennis & Two Pickle-Ball Courts
- Concessions & Rest rooms
- Two Playground Areas & Stationary Workout Equipment
- Greenway/Walking Trail(s) within the 40 Acre site and will Eventually Connect with the Carolina Thread Trail



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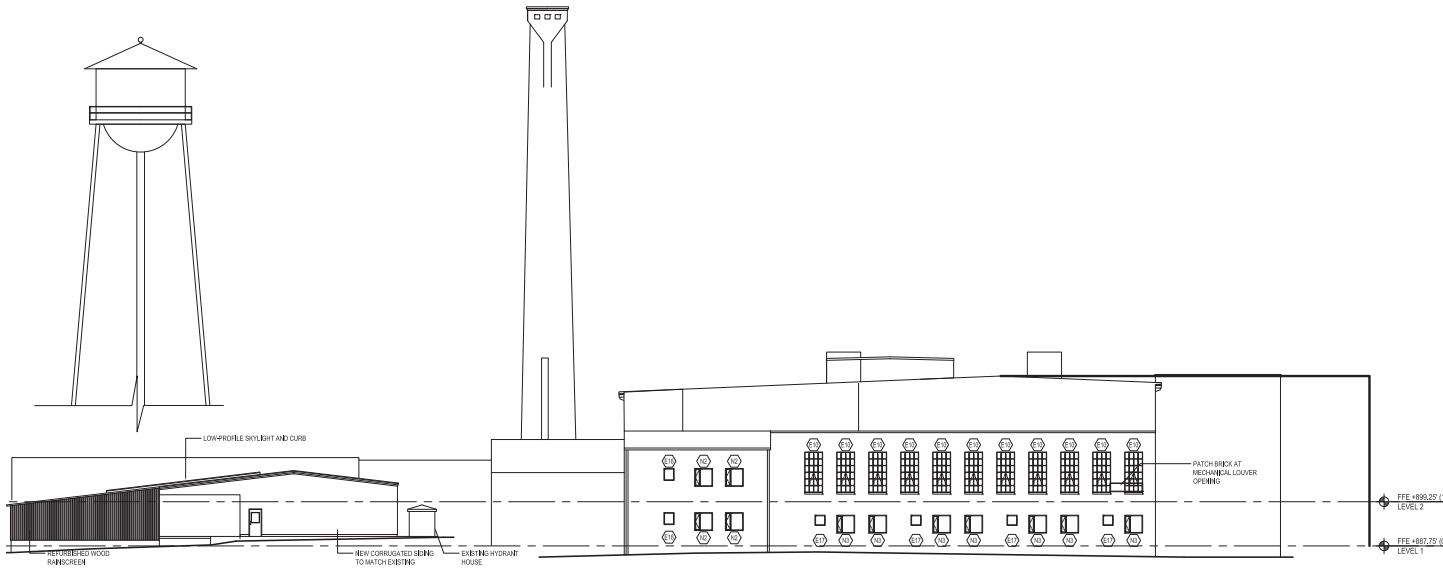
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Built in the Late 1800s, this 260,000 SF structure is located in the heart of Bessemer City, built by the City's founder.

Currently, Osage Mill is a \$42,000,000 mixed-use rehabilitation project featuring:

- 150+ multi family housing units
- A mixture of workforce housing and market rate units
- 20,000 square feet of retail/ community space
- Downtown atmosphere with walkability access

At full occupancy, it will add a 6-10% increase in population to Bessemer City and will promote further business growth and downtown development.



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