

#### **PROPERTY DESCRIPTION**

Stellar development opportunity adjacent/across from the on and off ramp for I-85. Frontage to 51,000 VPD; this site has been previously planned/approved for a car wash use, but can also be easily reconfigured for a gas station, automotive, or multi-tenant configuration of these uses due to it's large 2.25 acres. Gastonia, NC is in the Charlotte MSA- one of the nation's fastest-growing cities. QSR not permitted.

#### **PROPERTY HIGHLIGHTS**

- GROUND LEASE / SALE / BUILD-TO-SUIT
- Conveniently located off Interstate 85
- Strong visibility and traffic counts
- Permit/design drawings available for review

### **OFFERING SUMMARY**

Lot Sizes Available	±1.0 - 2.25 Acres
Lot 1	±1.0 Acre   \$895,000
Lot 2	±1.25 Acres   \$925,000
Entire Site	±2.25 Acres   \$1,750,000

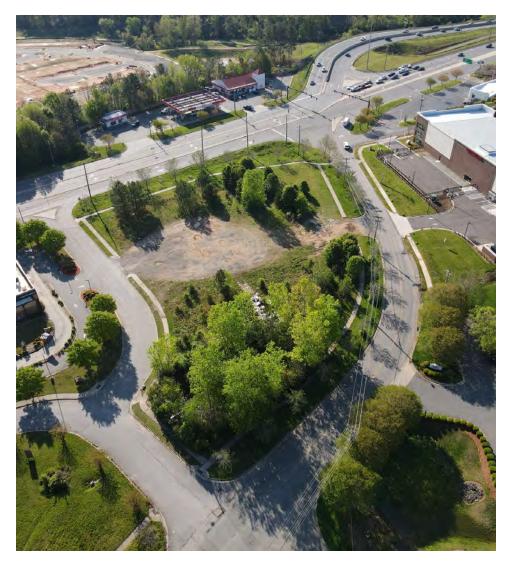
## Nick Gonzalez

336.724.1715 nick@ltpcommercial.com



# 2105 N. CHESTER STREET

LAND FOR SALE







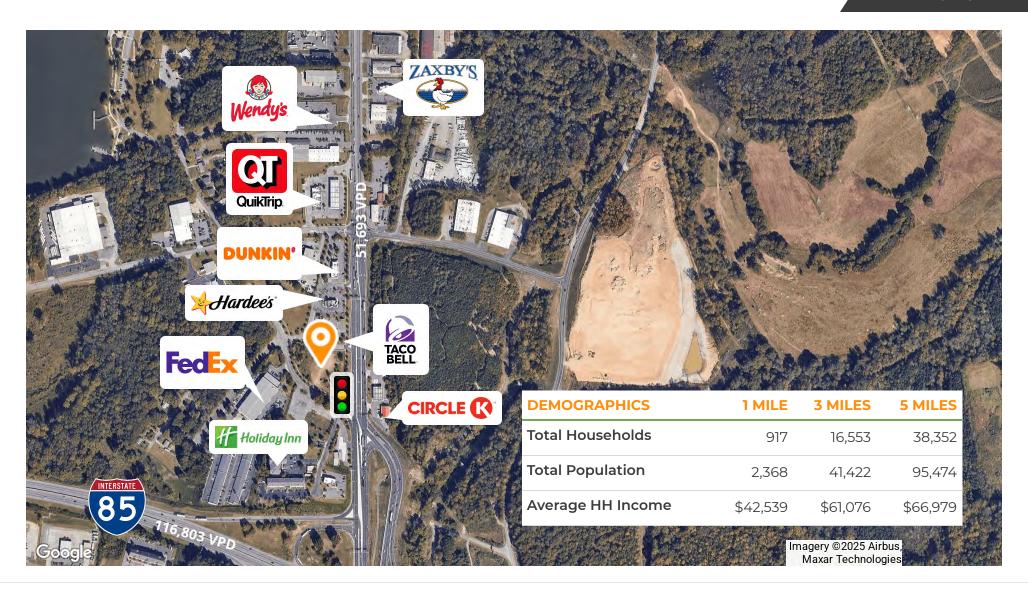
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### **LOCATION INFORMATION**

Street Address	2105 N. Chester Street
City, State, Zip	Gastonia, NC 28052

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