



# 733 Dr. Martin Luther King Way

Gastonia, North Carolina 28052

Site

Available for Sale

+/- 6.34 AC Near Downtown Gastonia & Loray Mill

Dr. Martin Luther King Jr. Way

## Property Overview

# 733 Dr. Martin Luther King Jr. Way Available for Sale

Located near Downtown and Loray Mill in Gastonia, NC, this site is an ideal opportunity for industrial development. Uniquely positioned, the site is on the walking greenway and connected to the industrial rail line. There are two existing mill structures on the parcel.

## Property Details

**Address** 733 Dr. Martin Luther King Jr. Way | Gastonia, NC 28052

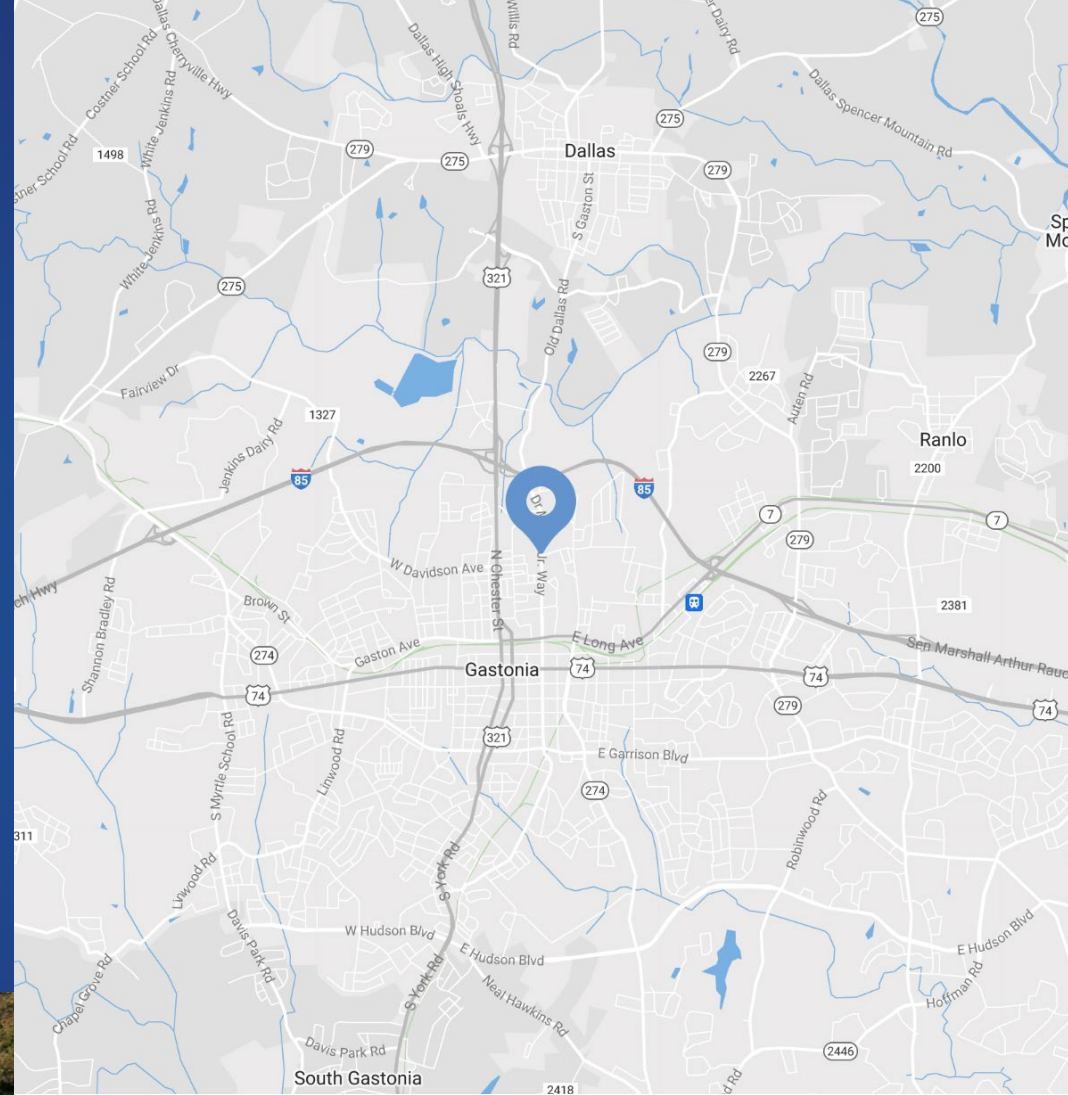
**Availability** +/- 6.34 AC Available for Sale

**Parcel ID** 100654

**Zoning** I-1

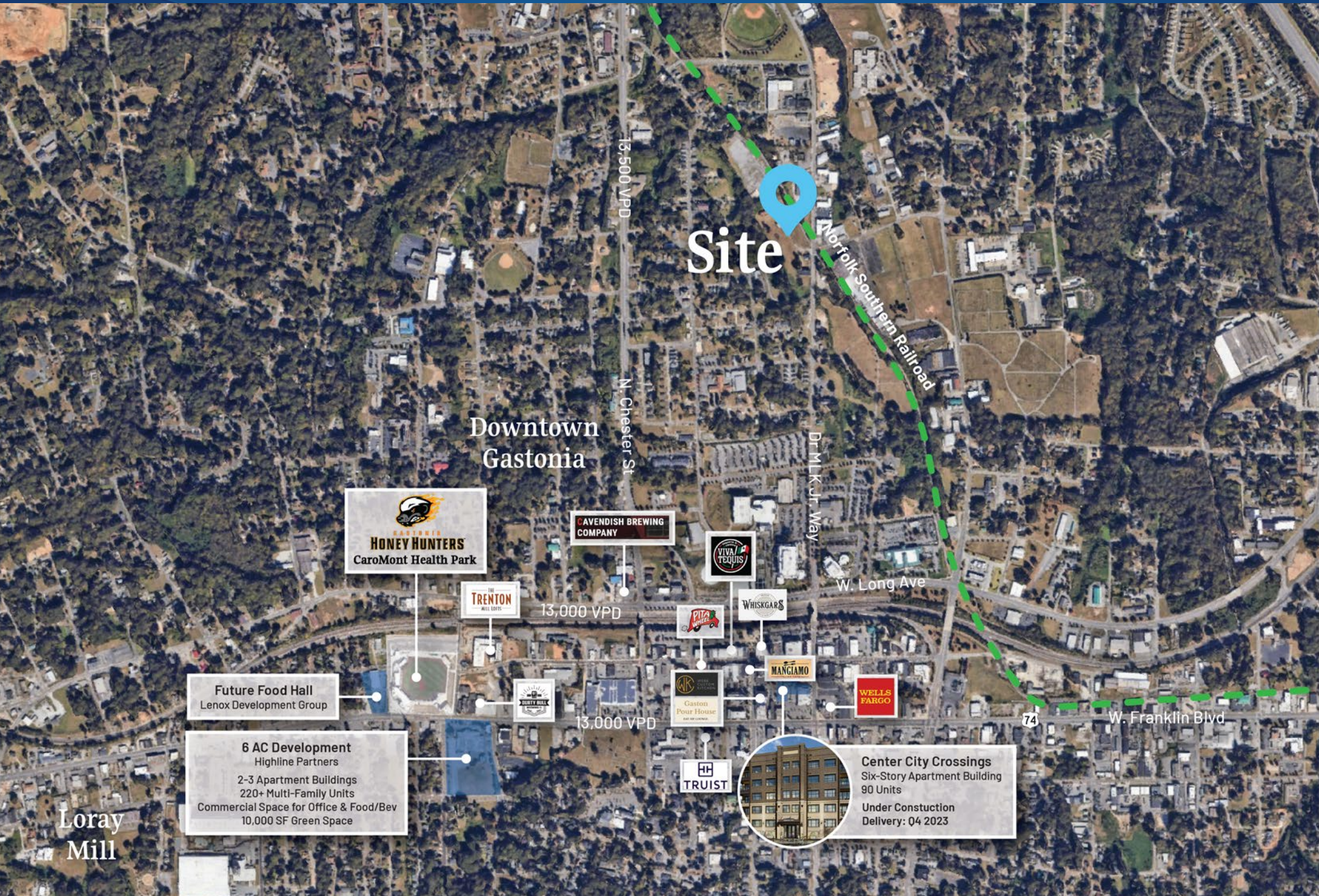
**Traffic Counts** N. Marietta St | 5,400 VPD

**Sale Price** \$540,000



## Demographics

| RADIUS                         | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------------|----------|----------|----------|
| <b>2022 Population</b>         | 6,314    | 48,512   | 98,843   |
| <b>Avg. Household Income</b>   | \$40,333 | \$61,470 | \$72,149 |
| <b>Median Household Income</b> | \$26,717 | \$41,871 | \$51,789 |
| <b>Households</b>              | 2,391    | 19,666   | 39,416   |
| <b>Daytime Employees</b>       | 6,926    | 35,436   | 49,535   |



# Gastonia

## North Carolina

Located a short drive from Uptown Charlotte and the Charlotte Douglas International Airport, Gastonia is the largest municipality in Gaston County and the second-largest in the rapidly-growing Charlotte MSA. The strong MSA-level trends have led to Gaston County's resurgence as a residential destination for families in neighboring counties, with approximately 35% of families moving to Gaston County coming from Mecklenburg County. Gastonia's city center is home to beautiful historic buildings, a vibrant retail presence, unique dining options, and a burgeoning arts and culture scene. Much of the recent investment in Gastonia's core stems from the creative reuse and repositioning of the City's myriad historic structures to create exciting, amenity-rich offerings in and around the downtown area.



# Downtown Gastonia

Dr. Martin Luther King Jr. Way

Contact for Details

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## Website

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.