

UPTOWN CHARLOTTE  
25 MINUTES

# maplewood gardens

+/- 13.22-ACRE MULTIFAMILY DEVELOPMENT  
OPPORTUNITY IN GASTONIA, NC

  
118,000 VPD

I-85 EXIT



  
24,500 VPD



DOWNTOWN GASTONIA  
5 MINUTES











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# maplewood gardens



## **+/- 13.22-ACRE MULTIFAMILY DEVELOPMENT OPPORTUNITY IN GASTONIA, NC**

Jones Lang LaSalle, a North Carolina licensed real estate broker, has been retained as the exclusive sales representative for Maplewood Gardens (the “Property” or “Project”), a 13.22 acre multifamily development opportunity located in Gastonia, NC. Strategically positioned on Maplewood Drive with immediate access to Hwy-74 (24,500 Vehicles per Day), this Project provides an opportunity to develop a fully approved garden multifamily development in the heart of this active suburban submarket. The property is in an area amenable to development, and rezoning has been approved to allow for multifamily by right. Much of the preliminary due diligence has also been completed on the Property, including an updated title and Survey, Geotech reports, Phase I and II, wetlands delineation, and ETS & cultural resources report.

Maplewood Gardens is 5 minutes to Downtown Gastonia and under 30 minutes to both Uptown Charlotte and Charlotte Douglas International Airport. Additionally, the Property has outstanding regional connectivity with convenient access to both Hwy-74 and I-85, both of which are major arteries serving Gastonia and Charlotte MSA. Gastonia has experienced steady growth in recent years, with home values increasing by 7.5% over the past year. There is also an influx of new residents and businesses to the area, fueling the demand for multifamily product. The FUSE District is a proven example of this growth, anchored by a \$26 million sports and entertainment facility, with surrounding residential, retail, restaurants, and office space. Maplewood Gardens provides a unique opportunity for a developer to capitalize on the growth of the Gastonia market.

### **CONDITIONAL ZONING**

FOR 312 MULTIFAMILY UNITS

### **DEVELOPER- FRIENDLY**

MUNICIPALITY

### **5 MINUTES**

FROM DOWNTOWN GASTONIA

### **UNDER 30 MINUTES**

FROM UPTOWN CHARLOTTE

#### **PROPERTY DETAILS**

##### **ADDRESS**

2128 Glenwood Drive  
Gastonia, NC 28054

##### **GASTON COUNTY PINS**

210669, 117779, 117772, 117770,  
117769, 117766, 117759, 117758,  
117757, 117756, 117755, 117754,  
117753

##### **MUNICIPALITY**

City of Gastonia

##### **ACERAGE (APPROX.)**

13.18

##### **CURRENT USE**

Vacant Land

##### **ZONING**

RMF CD

##### **PROPOSED UNITS**

+/- 312

##### **AVAILABILITY**

Immediately

##### **PRICING**

Unpriced





**GATEWAY85 INDUSTRIAL PARK**  
4.5M SF  
TENANTS: NEWELL BRANDS,  
AMAZON, USPS  
DEVELOPER: NORTHPOINT  
DEVELOPMENT  
DELIVERED 2022

**MCADENVILLE  
VILLAGE RESIDENTIAL  
NEIGHBORHOOD**  
\$400,000 TO \$600,000+

**UPTOWN CHARLOTTE**  
25 MINUTES

- EDUCATION
- NEARBY CITIES
- RETAIL
- RESIDENTIAL
- COMMERCIAL

**FRANKLIN SQUARE III  
SHOPPING CENTER**  
PROVIDENCE GROUP CAPITAL

**SAM'S CLUB**

**24,500 VPD**

**GASTON CHRISTIAN SCHOOL**  
PRIVATE HIGH SCHOOL

**WALMART**

**ACADEMY SPORTS  
+ OUTDOORS**

**NEW HOPE ACRES  
RESIDENTIAL  
NEIGHBORHOOD**  
\$300,000 TO \$450,000+

**LIFE STORAGE - GASTONIA**

**LOWE'S HOME  
IMPROVEMENT**

**THE HOME DEPOT**

**GARDNER PARK  
ELEMENTARY SCHOOL**

**BLAZE PIZZA  
QDOBA MEXICAN GRILL  
SWEETFROG  
MCALISTER'S DELI**

**DICKS SPORTING GOODS  
T.J. MAXX  
ULTA BEAUTY  
THE VITAMIN SHOPPE**

**GARDNER PARK  
RESIDENTIAL  
NEIGHBORHOOD**  
\$300,000 TO \$485,000+

**118,000 VPD**

**TARGET**

**FIVE GUYS**

**WINGSTOP**

**CAROMONT REGIONAL  
MEDICAL CENTER - GASTONIA**  
7 MINUTES

**DOWNTOWN GASTONIA**  
25 MINUTES

**VIVA CHICKEN**

**VETERINARY HOSPITAL**

**FUSE DISTRICT**  
\$26M SPORTS &  
ENTERTAINMENT COMPLEX  
\$50M ADAPTIVE REUSE  
FOOD HALL  
\$59M 220 UNIT MULTIFAMILY  
UNDER DEVELOPMENT

**74**

**HOBBY LOBBY**

**TUPELO TOWNHOMES  
RYAN HOMES**  
\$300,000+

**CHEDDAR'S  
SCRATCH KITCHEN**



# Ideally Positioned in the Charlotte Gastonia MSA

Maplewood Gardens provides an opportunity to establish a residential community 25 minutes from Uptown Charlotte, the 8th fastest growing city in the United States. The Project will deliver a desirable community for residents to enjoy a suburban lifestyle while benefitting from its proximity to Charlotte Metro via I-85. The Property is also just 5 minutes to historic downtown Gastonia and the new FUSE District, an economic and development initiative, creating a vibrant mixed-use destination. It is also 25 minutes to Charlotte Douglas International Airport.

## No. 1

MSA FOR ECONOMIC OPPORTUNITY  
(YELP 2022)

## No. 2

BEST STATE FOR BUSINESS  
(CNBC 2022)

## No. 5

HOTTEST HOUSING MARKET  
(ZILLOW 2022)

## 120

PEOPLE MOVE TO CHARLOTTE MSA DAILY





# 38.8

MEDIAN AGE

# 2.2%

UNEMPLOYMENT RATE

# 21%

GROWTH IN AVERAGE  
HOUSEHOLD INCOME

# 14%

HOUSEHOLD POPULATION GROWTH

## SURROUNDING DEMOGRAPHICS

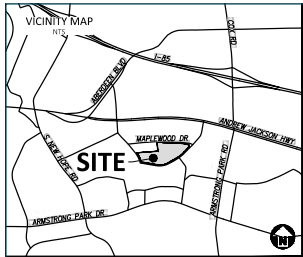
	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>POPULATION</b>			
2027 Projection	54,722	117,153	242,516
2022 Estimate	53,543	113,376	230,530
2020 Census	52,886	111,172	225,240
2010 Census	48,105	99,894	199,435
Growth 2010-2022	11.3%	13.5%	15.6%
<b>HOUSEHOLDS</b>			
2027 Projection	22,090	46,404	95,309
2022 Estimate	22,004	45,673	91,932
2020 Census	21,619	44,535	89,266
2010 Census	19,231	39,047	77,070
Growth 2010-2022	14.4%	17.0%	19.3%
<b>AVERAGE HOUSEHOLD INCOME</b>			
2027 Projection	\$66,296	\$73,374	\$78,126
2022 Estimate	\$62,475	\$67,024	\$71,089
2010 Census	\$51,636	\$51,954	\$54,992
Growth 2010-2022	21.0%	29.0%	29.3%
<b>EDUCATION</b>			
Unemployment Rate	2.2%	2.3%	2.4%
White Collar Workers	59.0%	57.7%	58.9%
Median Age	38.8	38.5	38.7



# Conceptual Site Plan | 312 Units

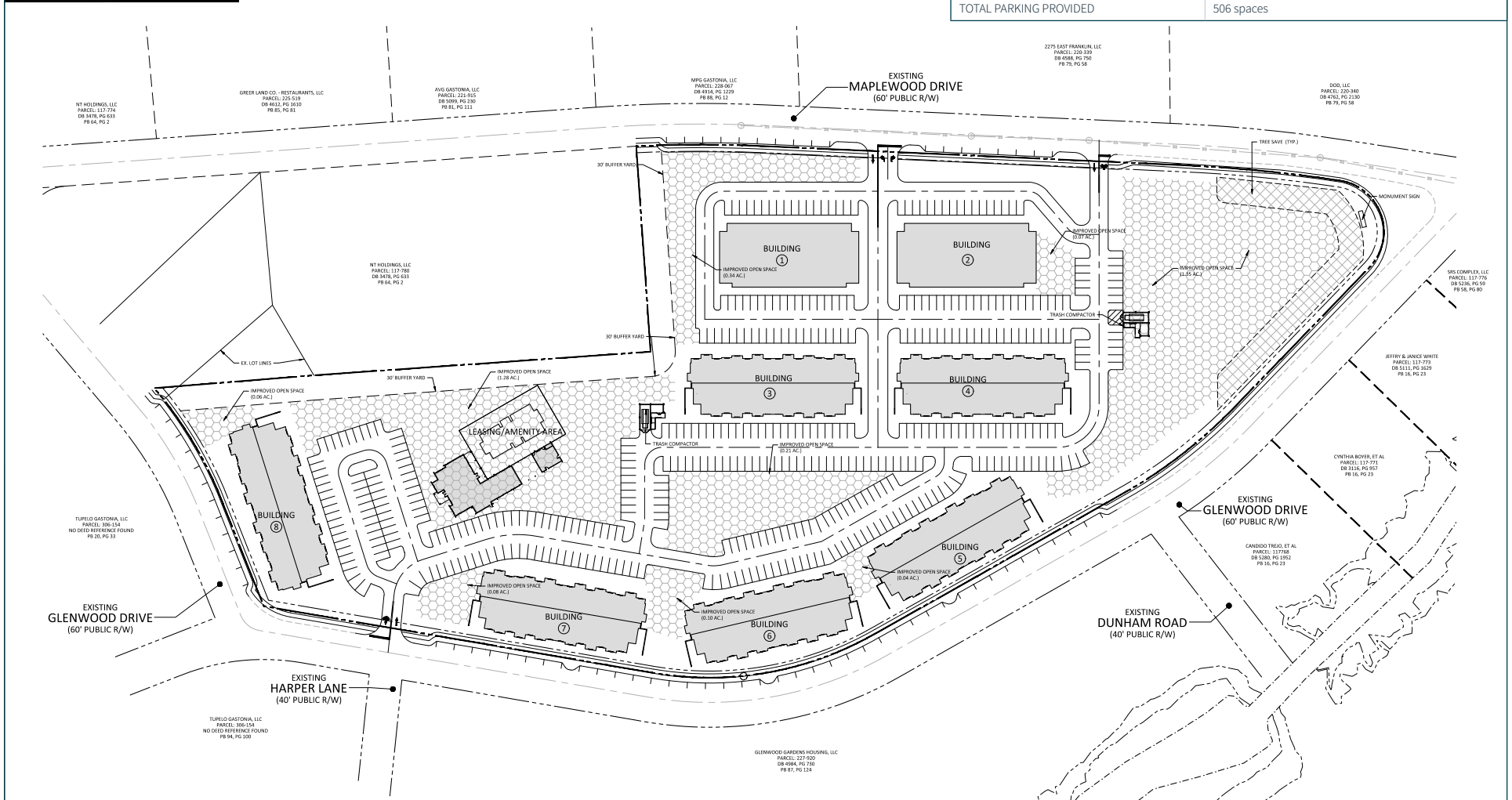
## PREPARED BY MCADAMS

SITE DATA TABLE	
PID	117753, 117754, 117755, 117756, 117757, 117758, 117759, 117766, 117769, 117770, 117772, 117779, 210669
PROPOSED ZONING	RMF-CD
TOTAL DEVELOPMENT	
AREA	13.22 AC (includes 0.45 ac of sterling lane r/w)
MULTI-FAMILY	312 units
DENSITY	23.60 units/ac
MAXIMUM BUILDING HEIGHT	45'
COMMON OPEN SPACE REQUIRED/PROVIDED	4.70 ac (800 SF/unit for the first 200 units 400 SF/unit for any additional units)
IMPROVED OPEN SPACE REQUIRED/PROVIDED	3.53 ac (75% of common open space)
TREE SAVE PROVIDED	0.30 ac
MAXIMUM ALLOWED OFF-STREET PARKING	504 spaces (excluding on-street parking)
OFF-STREET PARKING PROVIDED	443 spaces
ON-STREET PARKING PROVIDED	63 spaces
TOTAL PARKING PROVIDED	506 spaces



**GRADING LEGEND**

	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	BUFFER LINE
	CENTERLINE
	TREE SAVE
	IMPROVED OPEN SPACE





# Conceptual Site Rendering

PREPARED BY MCADAMS





## CHARLOTTE, NORTH CAROLINA

# THE QUEEN CITY

The Charlotte metropolitan area is comprised of ten counties across portions of both North and South Carolina and is home to over 2.7 million residents, a 13.9% increase over population levels observed during the 2010 census. Affectionately referred to as the “Queen City” in a nod to the city’s noble namesake, Queen Charlotte, the area has transformed from a reliance on the financial sector to a thriving economy with a diverse business foundation. The region’s attractive business climate, established infrastructure, and unparalleled quality of life has generated unprecedented growth in the urban and suburban cores, and Charlotte currently enjoys the distinction of being the 2nd largest city in the Southeast and the 15th largest city in the United States. Recognized as a global hub for banking, energy, healthcare, and transportation, Charlotte is currently home to nine Fortune 500 headquarters and 17 Fortune 1,000 headquarters.

As a result, Charlotte continues to attract businesses and residents alike garnering recognition as the top Tech Momentum Market in the US and the top Millennial Destination City in the US. Charlotte’s rapid expansion has created a vibrant culture featuring one of the nation’s leading scenes for arts, sports, and entertainment. Local population is expected to swell by more than 70% by the mid-2030s, fueling a bullish outlook for Charlotte’s business and cultural scene in the coming years



### LOW TAX BURDEN

North Carolina’s 2.5% corporate income tax rate is the lowest in the United States, a clear competitive advantage when competing for relocating and expanding businesses. North Carolina consistently ranks high in affordability.



### BUSINESS FRIENDLY

The state is consistently recognized as a “Best State for Business,” and Charlotte was recently recognized as a Top Ten City to Start a Business.



### QUALITY OF LIFE

Charlotte’s mild weather, reasonable cost of living, wealth of jobs and diversity of industry have established the region as a premier region for families and professionals to relocate. For these reasons, Charlotte was recently crowned the eighth fastest growing city in the country.

## No. 1

STATE FOR BEST  
BUSINESS CLIMATE

SITE SELECTION MAGAZINE 2021

## No. 1

TOP COMPETITIVE STATE

SITE SELECTION MAGAZINE 2021

## No. 2

LARGEST BANKING  
CENTER IN THE US

FORBES.COM 2022

## No. 5

HOTTEST REAL ESTATE  
MARKET IN THE US


CHARLOTTE OBSERVER 2022

## No. 6

TOP TECH TOWN  
IN THE US

COMPTIA 2022





“As we look toward the future, the innovators and investors, families and fans, talent and thought leaders who make our urban core are redefining the way it shapes our lives. There is no going back to normal; Charlotte Center City is bounding forward.”

**2022 STATE OF THE CENTER CITY REPORT**



# Economic Tailwinds

**Amazon** recently announced they are opening a fulfillment center in Bessemer City. Slated to open in 2023, the facility represents Amazon's first fulfillment center in Gaston County. The new 180,000 square foot facility will bring 150 jobs to Gaston County paying at least \$15 per hour. Amazon is targeting western Mecklenburg County and Gaston County for their fulfillment centers. The company already constructed a 855,000 square foot fulfillment center on Wilkinson Blvd near I-85 and I-485 and another further down Wilkinson towards Belmont.

**180,000 SF**  
FULFILLMENT CENTER

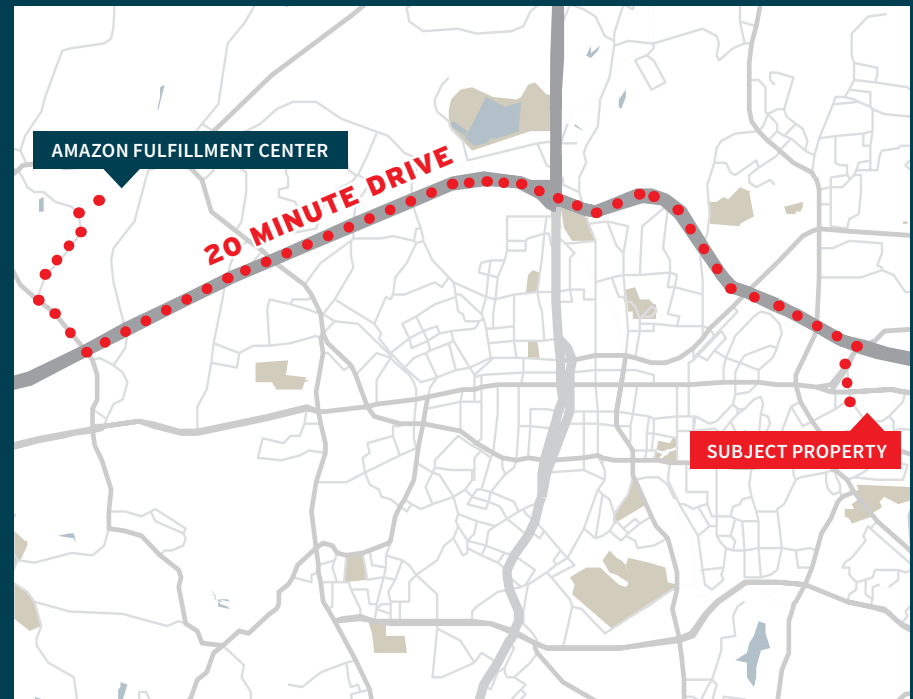
**150+**  
NEW JOBS

**\$15**  
PER HOUR

**Albemarle Corp**, which owns 800 acres of property in Kings Mountain, announced the company is aiming to start production of lithium batteries used in electric vehicles. It would be the first hard rock lithium mine in the United States. Albemarle Corp already has an industry leading lithium battery research center on site, employing 170 people and 50 contractors, with a base salary of \$90,000.

**230+**  
JOBS

**\$90,000**  
BASE SALARY

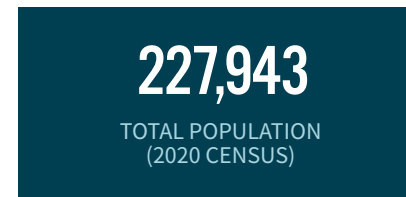
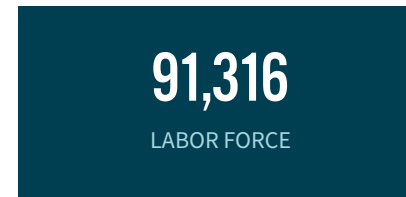
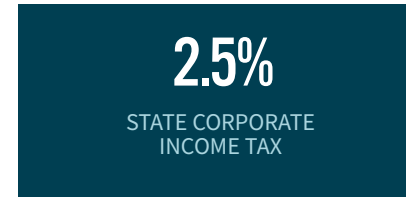






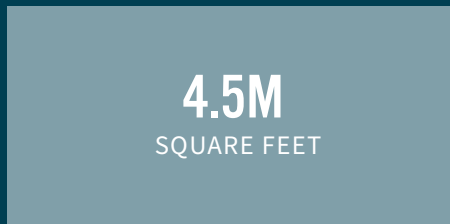
### GASTON COUNTY FAST FACTS

### GASTON COUNTY'S LARGEST EMPLOYERS



## GATEWAY85 INDUSTRIAL PARK

In 2022, Northpoint Development delivered Gateway85 Industrial park, located just 5 minutes from Maplewood Gardens. JLL is handling the leasing, has secured USPS, Amazon, and a 1.5M SF build-to-suit project with Newell Brands. Upon full buildout, the park is expected to include 4.5 million square feet of industrial space and around \$350 million of total investment.







# The F.U.S.E. District

The Franklin Urban Sports and Entertainment (FUSE) District is the City of Gastonia’s economic development initiative that connects to our Downtown, creating a viable and attractive area for residents, visitors, and investors. It’s about Development, Connectivity, and Entertainment.

At the heart of the FUSE District is a \$26 million, 5,000-seat multi-use sports and entertainment facility (Caromont Health Park) that hosts year-round sports and a variety of other events. It is surrounded by a growing commercial district that features the best of urban living: residential, retail shops, restaurants, and office space properties.

The facility and the surrounding private development will generate investment estimated at over \$75 million, create jobs, increase the tax base, and fuel economic growth that will benefit the entire City.



**5,000**  
SEAT STADIUM

**\$75M+**  
INVESTMENT  
SURROUNDING STADIUM







321

**CAROMONT REGIONAL MEDICAL CENTER - GASTONIA**  
7 MINUTE DRIVE

**CAROMONT REGIONAL MEDICAL CENTER - BELMONT**  
*UNDER CONSTRUCTION*  
20 MINUTE DRIVE

485

85

**SUBJECT PROPERTY**

**DOWNTOWN GASTONIA**  
5 MINUTE DRIVE

**GASTONIA TRANSIT PINK LINE**  
2 STOPS IN FRONT OF MAPLEWOOD GARDENS

**DOWNTOWN BELMONT**  
20 MINUTE DRIVE

85

WILKINSON BLVD / FRANKLIN STREET / HIGHWAY 74

**UPTOWN**  
25 MINUTE DRIVE

277

**CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT**  
20 MINUTE DRIVE

**FUTURE LYNX LIGHT RAIL SILVER LINE**  
UPTOWN TO BELMONT

485

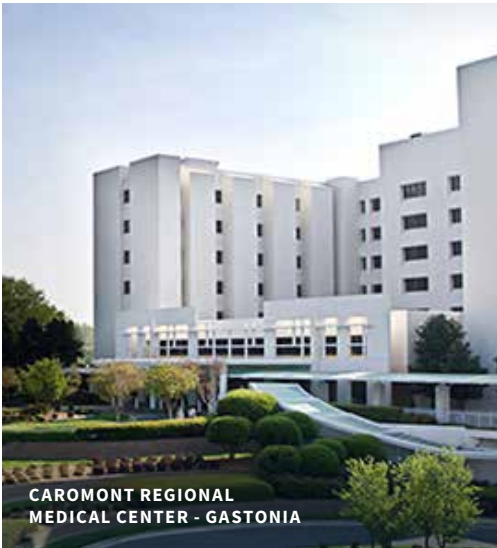
**INCREDIBLE ACCESS TO CHARLOTTE METRO**



# CaroMont Regional Medical Centers

Located just 7 minutes away from Maplewood Gardens, CaroMont Regional Medical Center-Gastonia serves as the anchor for the CaroMont system of Emergency Care Centers and free-standing hospitals. It boasts a Level III Trauma Center, Level III NICU, as well as a Nationally accredited Cancer Center.

CaroMont Health is also underway on a new hospital in Belmont, which is slated to deliver later this year. The new hospital is part of CaroMont Health's commitment to invest more than \$300 million in new and expanded facilities in and around Gaston County over the next 3 years. The 28-acre medical campus will include 66 beds, a 16-room emergency department, labor and delivery units, operating rooms, and robust diagnostic testing and imaging services. The hospital could bring as many as 150 new jobs to the region and see as many as 16,000 patients in its first year.



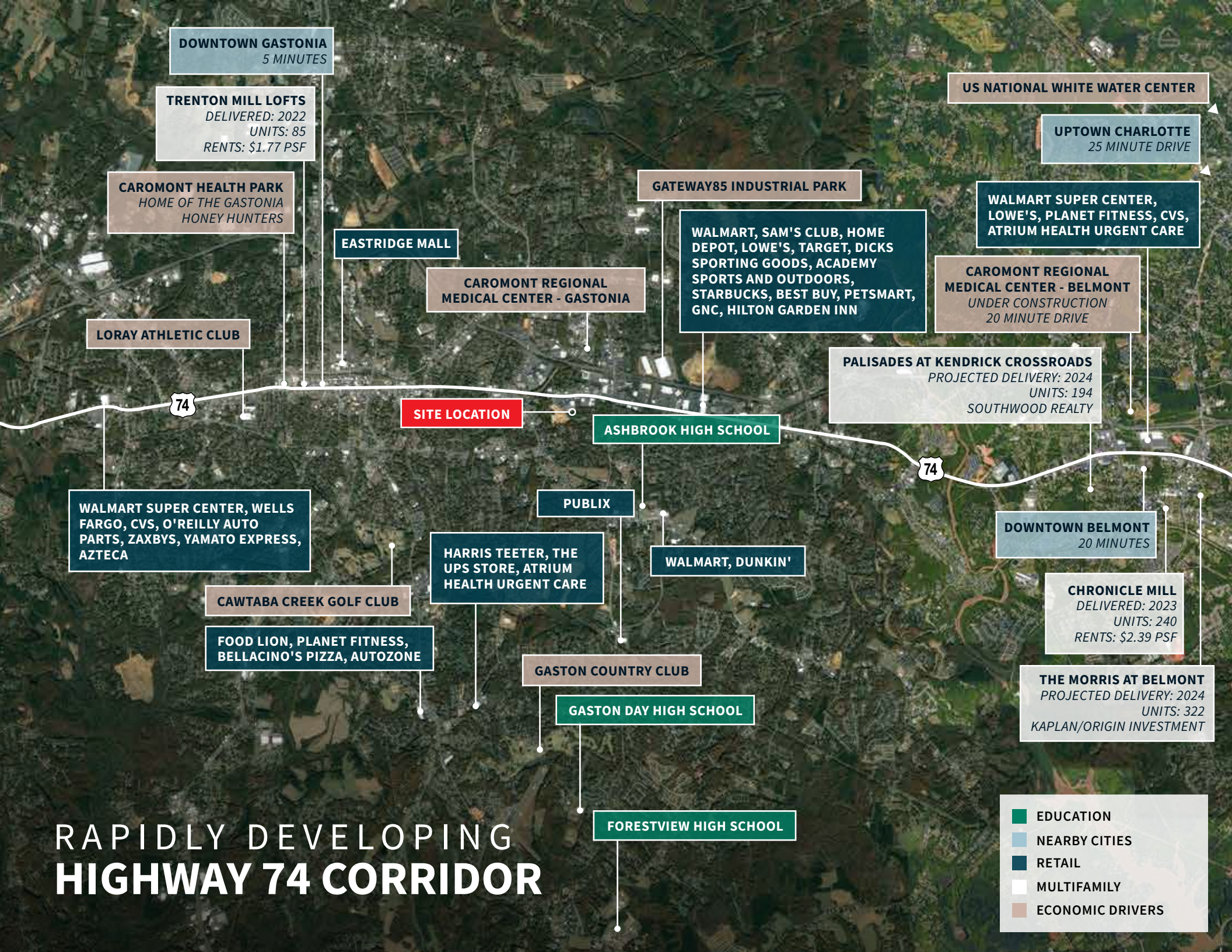
**20 MIN.**  
FROM MAPLEWOOD GARDENS

**150**  
NEW JOBS

**\$300M**  
TOTAL COMMITMENT

**DELIVERY**  
LATE 2023





**DOWNTOWN GASTONIA**  
5 MINUTES

**TRENTON MILL LOFTS**  
DELIVERED: 2022  
UNITS: 85  
RENTS: \$1.77 PSF

**CAROMONT HEALTH PARK**  
HOME OF THE GASTONIA  
HONEY HUNTERS

**EASTRIDGE MALL**

**CAROMONT REGIONAL  
MEDICAL CENTER - GASTONIA**

**GATEWAY85 INDUSTRIAL PARK**

**WALMART, SAM'S CLUB, HOME  
DEPOT, LOWE'S, TARGET, DICKS  
SPORTING GOODS, ACADEMY  
SPORTS AND OUTDOORS,  
STARBUCKS, BEST BUY, PETSMART,  
GNC, HILTON GARDEN INN**

**US NATIONAL WHITE WATER CENTER**

**UPTOWN CHARLOTTE**  
25 MINUTE DRIVE

**WALMART SUPER CENTER,  
LOWE'S, PLANET FITNESS, CVS,  
ATRIUM HEALTH URGENT CARE**

**CAROMONT REGIONAL  
MEDICAL CENTER - BELMONT**  
UNDER CONSTRUCTION  
20 MINUTE DRIVE

**LORAY ATHLETIC CLUB**

**PALISADES AT KENDRICK CROSSROADS**  
PROJECTED DELIVERY: 2024  
UNITS: 194  
SOUTHWOOD REALTY

74

**SITE LOCATION**

**ASHBROOK HIGH SCHOOL**

74

**WALMART SUPER CENTER, WELLS  
FARGO, CVS, O'REILLY AUTO  
PARTS, ZAXBYS, YAMATO EXPRESS,  
AZTECA**

**PUBLIX**

**DOWNTOWN BELMONT**  
20 MINUTES

**HARRIS TEETER, THE  
UPS STORE, ATRIUM  
HEALTH URGENT CARE**

**WALMART, DUNKIN'**

**CAWTABA CREEK GOLF CLUB**

**CHRONICLE MILL**  
DELIVERED: 2023  
UNITS: 240  
RENTS: \$2.39 PSF

**FOOD LION, PLANET FITNESS,  
BELLACINO'S PIZZA, AUTOZONE**

**GASTON COUNTRY CLUB**

**THE MORRIS AT BELMONT**  
PROJECTED DELIVERY: 2024  
UNITS: 322  
KAPLAN/ORIGIN INVESTMENT

**GASTON DAY HIGH SCHOOL**

**FORESTVIEW HIGH SCHOOL**

# RAPIDLY DEVELOPING HIGHWAY 74 CORRIDOR

- EDUCATION
- NEARBY CITIES
- RETAIL
- MULTIFAMILY
- ECONOMIC DRIVERS





# Crowders Mountain State Park

Located in Gaston County North Carolina, Crowders Mountain State Park is a 5,217 acre nature preserve offering a variety of outdoor recreational activities. Companion - The Pinnacle and Crowders Mountain - offer challenging hikes, towering cliffs and 25-mile views of the surrounding piedmont. Eleven trails range from pastoral to strenuous, including the Ridgeline Trail, which links to Kings Mountain State Park and Kings Mountain National Military Park in South Carolina. Backcountry camping is featured with individual sites approximately a mile from parking areas. The rugged terrain of Crowders Mountain lends itself to rock climbing and bouldering with a permit in designated areas. A visitor center with museum-quality exhibits complements regular interpretive programs.

## OUTDOOR ACTIVITIES

---

- HIKING
- TRAIL RUNNING
- ROCK CLIMBING
- MOUNTAIN BIKING
- CAMPING
- PADDLE BOARDING
- KAYAKING
- FISHING

**1M**  
VISITORS PER YEAR

**15 MIN.**  
FROM MAPLEWOOD GARDENS



# Must Try Restaurants in Gastonia, NC

Webb Custom Kitchen: Gastonia has plenty of restaurants to support a growing population. In addition to many well-know national chains (Chipolte, Chic fil a, Starbucks, etc.), the city is home to many home-grown local restaurants.

The old Webb Theater opened in Gastonia during the Golden Age when nearby mills were at their height and just before the Great Depression fully arrived in North Carolina. The theater fell on hard times in the late 90's and subsequently closed it's doors.

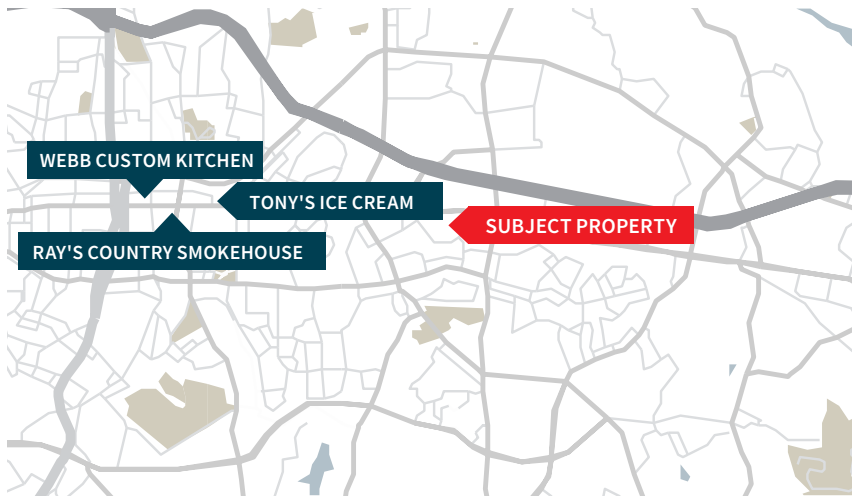
Webb Custom Kitchen open in 2016 and has been local favorite since that time. The restaurant kept plenty of it's former movie theater character, showcasing a beautiful two-story dining room with exposed brick, reclaimed lumber, and a large projector screen for movies. The menu features charbroiled lollipop rack chops of lamb, center cut filet minion, spiced rare tuna, pan seared cobia, and many other options. Between the beautiful space and the thoughtful menu, it's easy to see why Webb Custom Kitchen has racked up awards during their time in business.

- **Top 100 Most Romantic Restaurants in the US**  
*OpenTable and Forbes Magazine*
- **Top 25 Steakhouses in the US**  
*Yelp*
- **One of 5 Unique Restaurants Set in Former Cinemas**  
*Architecture Digest*

WEBB CUSTOM  
KITCHEN







## RAY'S COUNTRY SMOKEHOUSE

Transitioning from upscale to downhome, Ray's Country Smokehouse is a Gastonia staple. This traditional barbeque joint features North Carolina pulled pork, brisket, ribs, smoked turkey, and fried chicken. Perhaps as famous as the entrees, Ray's sides are second to none and include cole slaw, fries, onion rings, baked beans, potato salad, corn on the cob, hushpuppies, and more. Ray's provides a great option for families in search of good food and a casual atmosphere.



RAY'S COUNTRY SMOKEHOUSE

## DURTY BULL

The Dirty Bull Brewing Company is bringing its creative spin on beer with a new taproom in Gastonia that will offer craft food and outdoor entertainment space. The business, whose flagship location is in downtown Durham, opened in 2016 and employs a different approach to brewing, specifically using old-world techniques like spontaneous fermentation.



TONY'S

## TONY'S ICE CREAM

As popular as Webb's and Ray's are, Gastonia's most well-known institution is Tony's Ice Cream. Passed down from generation to generation, Tony's has been serving Gastonia area families since 1915. Located in an unassuming building on Franklin Street, the family-owned establishment features homemade ice cream, milk shakes, hotdogs, burgers and sandwiches. Tony's classic food is perfect for a quick lunch or an evening snack after the ball game. Be sure you order your ice cream without a lid to receive an extra scoop and become an instant regular.



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