

FOR SALE > LAND



118 Old Hanks Road

118 OLD HANKS ROAD, GASTONIA, NC 28052



118 Old Hanks Road >

Located on Old Hanks Road, this 15.7 acre site is well suited for a large facility of 100,000 square feet and up. With flat topography, this also contains three pylon billboards that could be also be available for sale. Asking price of \$932,000.

Street	Traffic Count
I-85	119,000 VPD
Hickory Grove Rd.	8,800 VPD

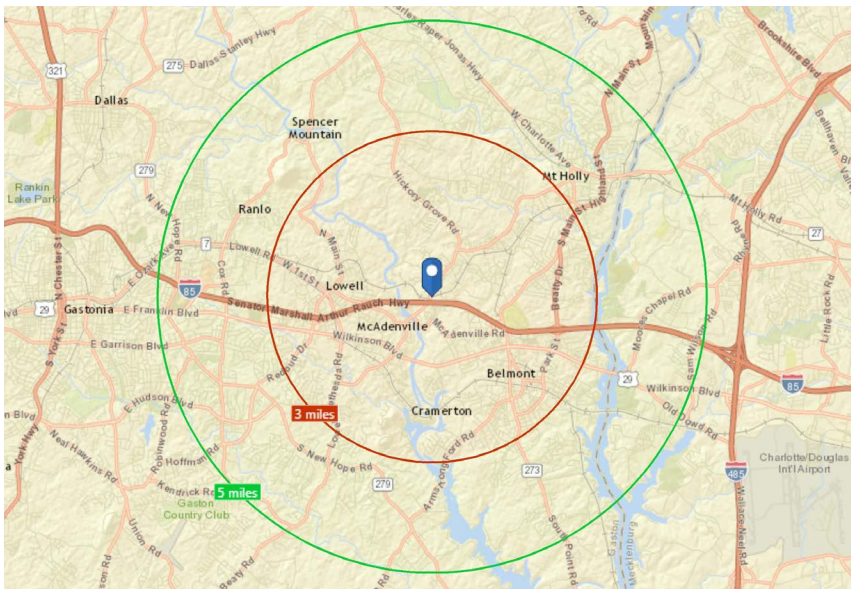
Property Summary >

- > ±15.7 Acres
- > BC-D Zoning
- > ±1,570 LF Frontage on I-85
- > 119,000 VPD on I-85
- > Sewer - ±0.33 Miles from Property
- > Parcel ID: 185041
- > ±5.0 Miles to I-485
- > 3 Pylon Billboards on Property Available For Sale Separately
- > Asking Price \$932,000
- > \$59,744 Per Acre

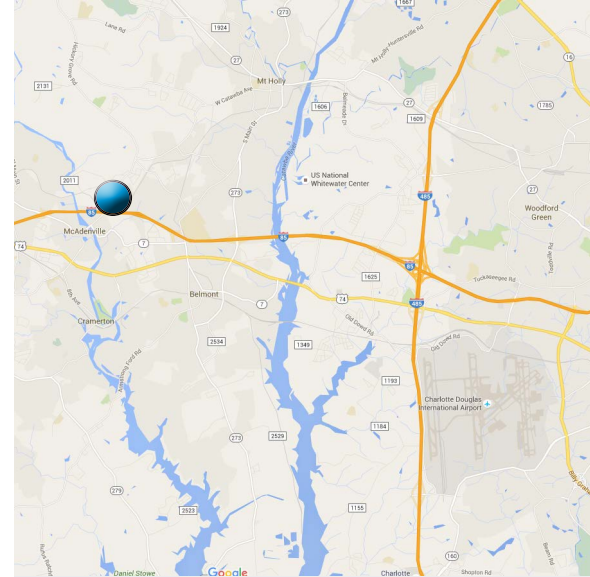
STEVE RICH, CCIM
+1 704 409 2375
CHARLOTTE, NC
STEVE.RICH@COLLIERS.COM

COLLIERS INTERNATIONAL
301 S. College St, Suite 3350
Charlotte, NC 28202
www.colliers.com

118 Old Hanks Road >



Demographics	3 Mile Radius	5 Mile Radius
2015 Population	33,775	79,592
Avg. HH Income	\$62,287	\$65,146
Employees	13,471	38,572



Contact Us

STEVE RICH, CCIM

+1 704 409 2375

CHARLOTTE, NC

STEVE.RICH@COLLIERS.COM

COLLIERS INTERNATIONAL
301 S. College St, Suite 3350
Charlotte, NC 28202

www.colliers.com

The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant agent.

