

# Residential Development Opportunity



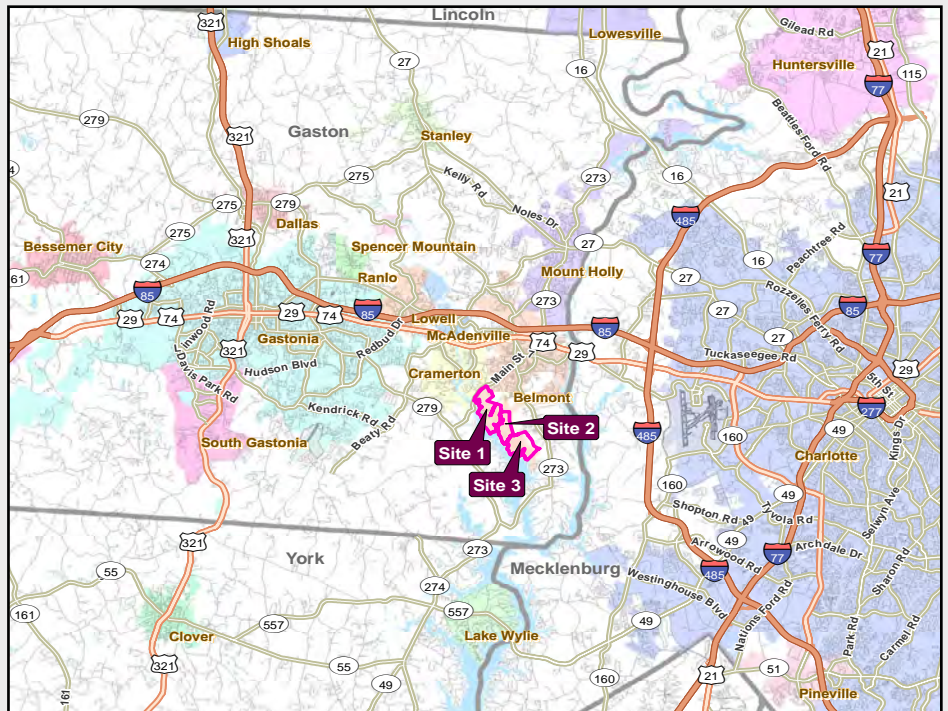
## Armstrong Rd / Nixon Rd / Gaither Rd

Sites #1, #2 & #3  
Belmont, NC 28012

**1,017± Acres**

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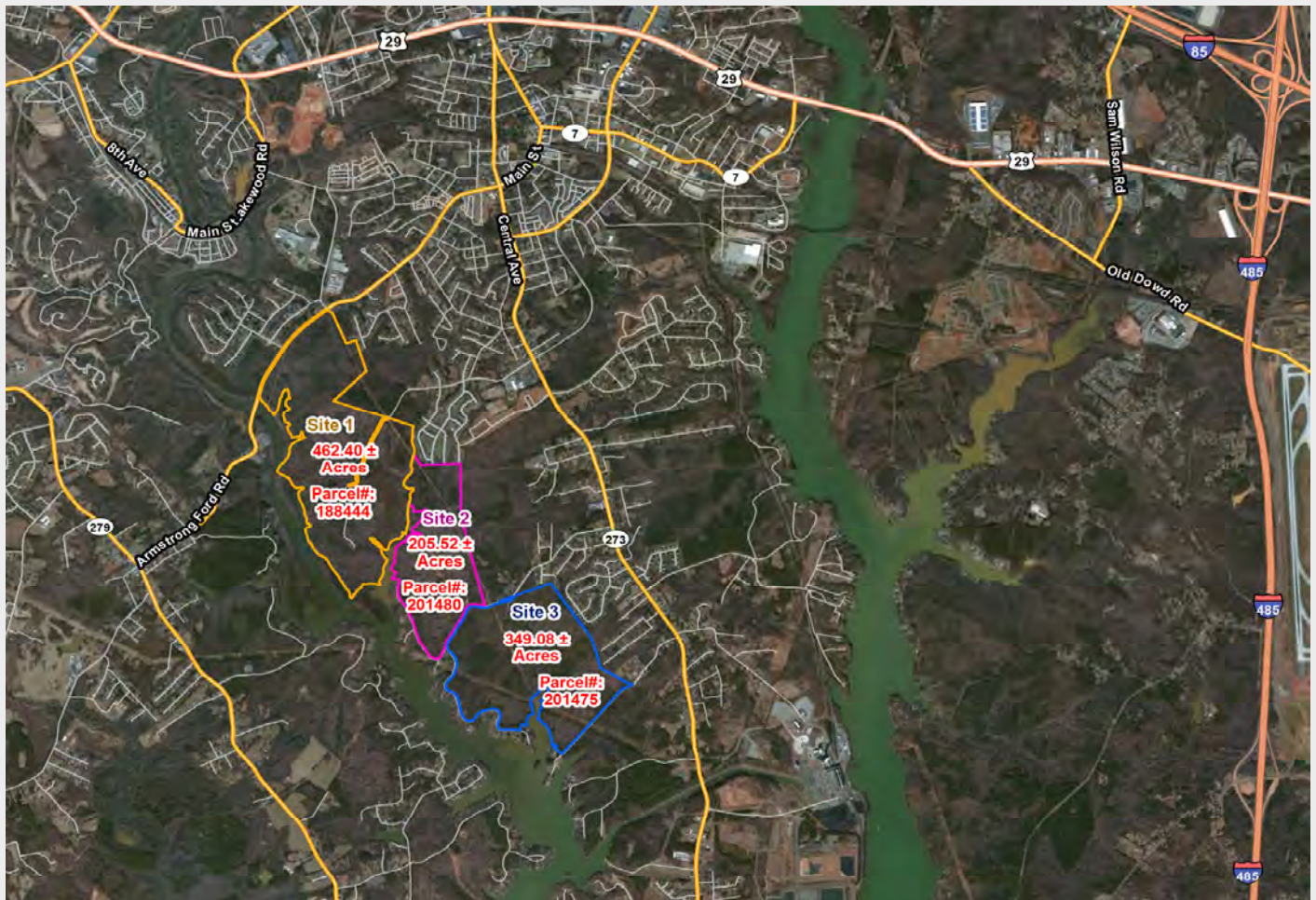


Overview of the Property

The Property consists of three contiguous tracts totaling a combined +/- 1,017 acres located just south of I-85, north of the future Garden Parkway, and west of I-485 on the South Fork of Lake Wylie. The site is ideally situated just five miles from the Charlotte Douglas International Airport. The property is zoned through Belmont into General Residential (G-R) and Traditional Neighborhood Development (TN-D) with potential for commercial zoning. The tract has significant frontage on Armstrong Ford Road (3,400 feet) and Gaither Road (5,000 feet).

Tract Information

Acres:	1,017 ±
Lots / Acre:	6 lot per acre
GPS Coordinates:	35.215 / -81.055
Sewer / Water:	Sewer and Water located at site
Utilities:	Underground
Interstate:	2 Miles to I-85
Employment Centers:	5 Miles - Gastonia 9 Miles - Charlotte
Retail:	2 Miles - Belmont
Zoning:	General Residential (G-R), Traditional Neighborhood (TN-D) with potential for Commercial Zoning



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