

Builder Opportunity

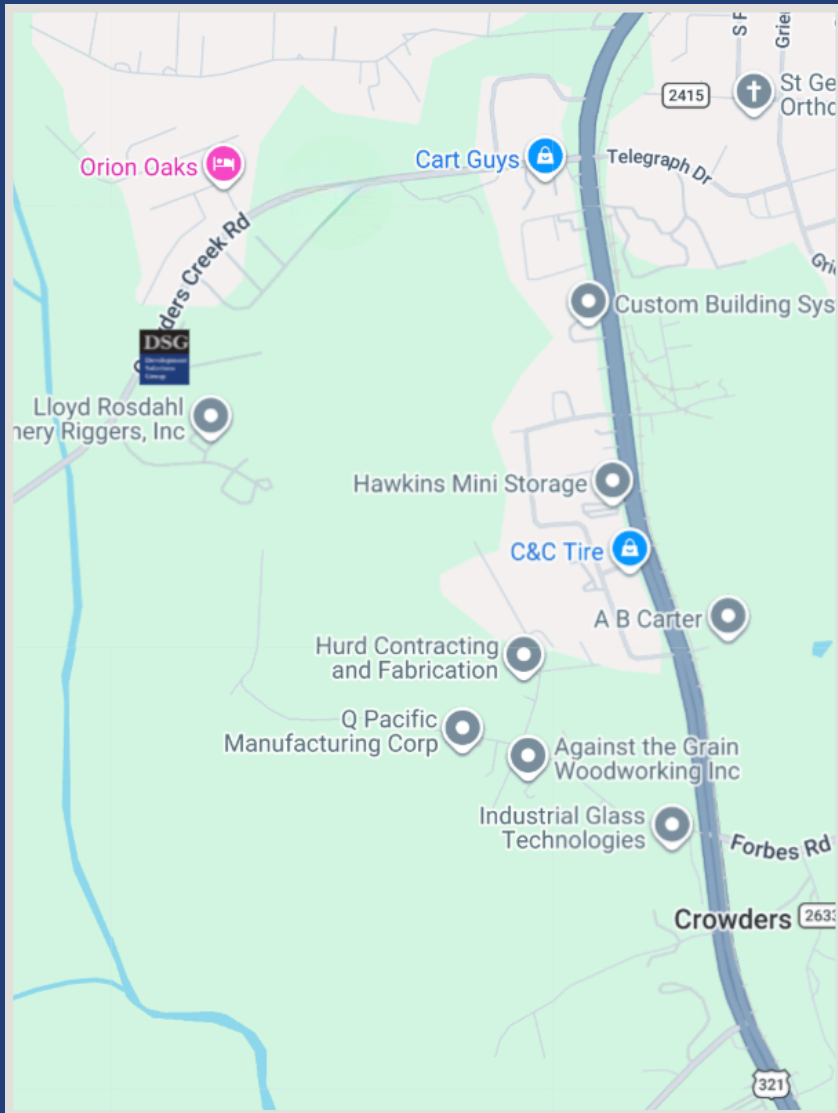
Presented by:

Development Solutions Group
6401 Carmel Road, Suite 101
Charlotte, NC 28226



FOR SALE

CROWDERS CREEK ROAD, GASTONIA, NC



BROOKFIELD

TOTAL NUMBER OF UNITS: 166

106 Single Family Detached
60 Duplex



Kent Olson

Development Solutions Group

kent@developmentsolutionsgroup.com

704.737.1841

SITE STATISTICS

PROJECT AREA

46.45 Acres

CITY, COUNTY, STATE

Gastonia, Gaston, North Carolina

TAX PARCEL

145106, 205572,

MINIMUM SETBACKS FOR SINGLE FAMILY DETACHED & DUPLEX

Front: 0-5'

Side: 3-5'

Side (Corner): 4-8'

Rear: 20' (PAD PARKING)

AVERAGE LOT DIMENSIONS

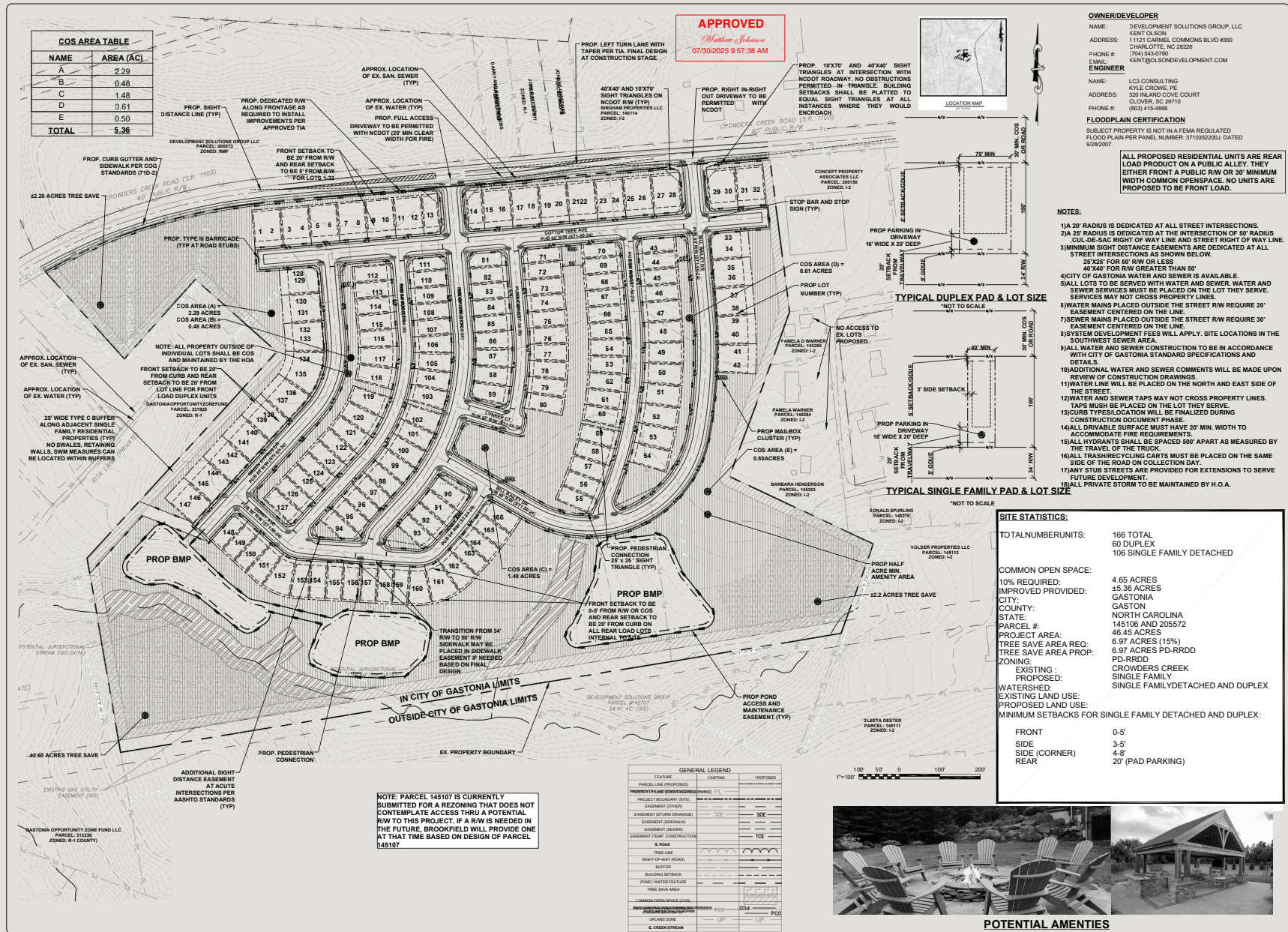
(See Site Plan)

HIGHLIGHTS

- All permits expected 10.31.26

Asking Price
\$4,100,000

SITE PLAN



LC3 CONSULTING
330 INLAND COVE COURT
CLOVER, SC 29710
PHONE: (803) 415-4866
NCLICENSE: F-1485
LCCONSULTING.COM

BROOKFIELD RESIDENTIAL

PRELIMINARY PLAN

DSG
Development Solutions Group

NOT FOR CONSTRUCTION

DATE: JANUARY 2025
LC3 PROJ. #: 2025-0916

SCALE: PP.1
HORIZONTAL: 1"=100'
VERTICAL: N/A