

# Builder Opportunity

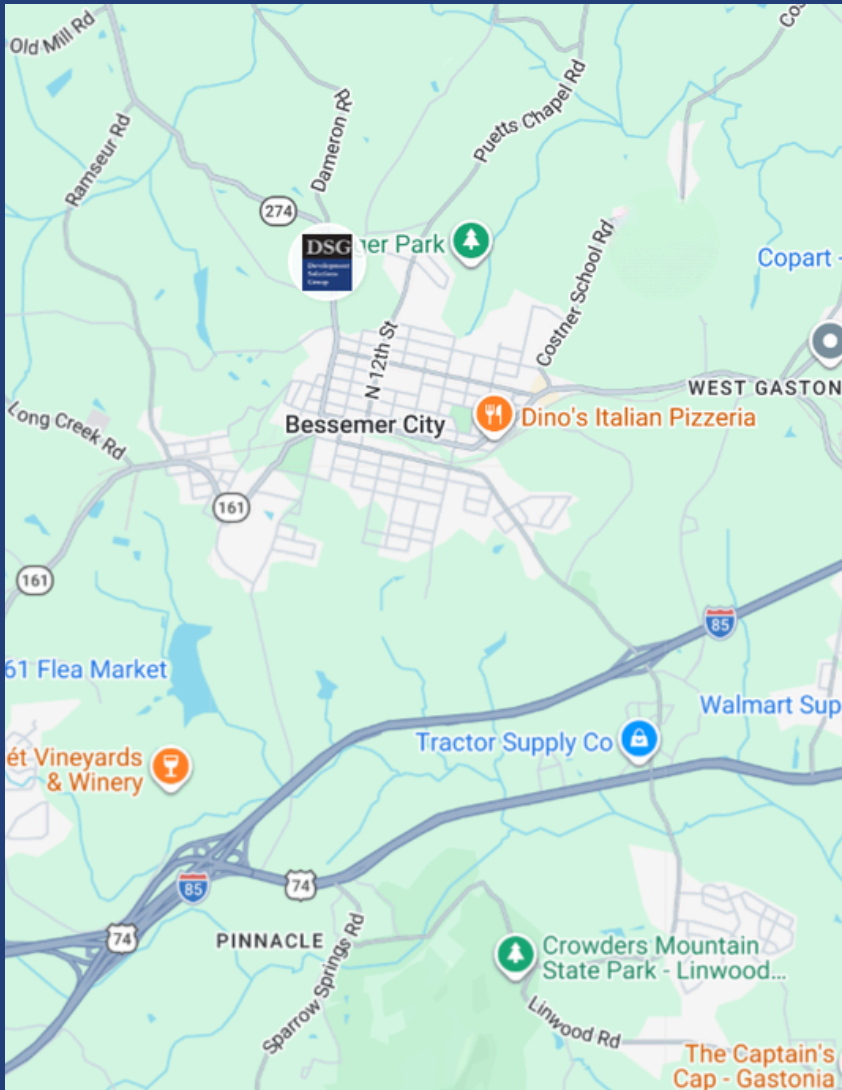
Presented by:

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



# FOR SALE

SHERWOOD LANE, BESSEMER CITY, NC



## SUNSET RIDGE

TOTAL NUMBER OF UNITS: 93

93 Single Family Detached



**Kent Olson**

**Development Solutions Group**

kent@developmentsolutionsgroup.com

704.737.1841

# SITE STATISTICS

## PROJECT AREA

35.77 Acres

## CITY, COUNTY, STATE

Bessemer City, Gaston, North Carolina

## TAX PARCEL

315929

## MINIMUM SETBACKS FOR SINGLE FAMILY ATTACHED

(See Site Plan)

## AVERAGE LOT DIMENSIONS

70' X 125'

## HIGHLIGHTS

- Near downtown center
- Excellent Marketing Window
- Rezoning complete
- No Off Sites
- Good Topo
- No TIA

**Asking Price**  
**\$2,900,000**

