



Downtown Redevelopment Site Near Osage Mills

207 E Virginia Ave, Bessemer City, NC 28016



Troy Traversie, GRI
NorthGroup Real Estate
806 Robinson Clemmer Rd, Dallas, NC 28034
troysold1@gmail.com
(704) 574-4901



Downtown Redevelopment Site Near Osage Mills

\$269,000

Rare opportunity to acquire one of the premier redevelopment sites in downtown Bessemer City. This combined offering of 205 & 207 E. Virginia Avenue consists of approximately 0.88 acres with 275 feet of frontage along East Virginia Avenue, one of the city's primary commercial corridors. The property offers exceptional visibility, municipal water and sewer, sidewalks, rear alley access, and outstanding access to the Charlotte metropolitan area. Downtown Bessemer City is experiencing significant public and private investment. Osage Mills Lofts, a newly restored 139-unit apartment community, is currently leasing and is expected to add approximately 8% to the city's population upon full occupancy. This new residential growth is creating increased demand for restaurants, retail, professional office, medical services, and additional housing. The property is also within walking distance of the Kintegra Health Medical Complex, which opened in October 2024, and is located near a recently approved 19-unit townhome development, further demonstrating continued residential investment in the immediate area. Conveniently...

275' Frontage | Walkable Downtown Location | 139 Apartments Nearby | Medical Campus Across Corridor | Approved 19-Unit Townhome Development Adjacent
Rare redevelopment opportunity in the heart of downtown Bessemer City. This highly visible site features approximately 275 feet of frontage along East Virginia Avenue (Highway 274) and is positioned within one of Gaston County's fastest-growing corridors. The property is located within a one-minute walk of the completed Lofts at Osage Mill redevelopment, a 245,000-square-foot historic mill conversion featuring 139 apartment homes that has brought hundreds of new residents to downtown. Directly across the corridor, Kintegra Health's new medical campus provides comprehensive healthcare services and generates significant daily traffic. With continued public and private investment, expanding residential growth, and increasing demand for commercial services, this is a rare opportunity to secure a highly visible redevelopment site in the heart of Bessemer City's revitalization. Opportunities of this size and location within the downtown district are becoming increasingly limited. Recent...

- High visibility and traffic near Center City and frontage on East Virginia Ave.
- On street parking.
- Sidewalk in place.
- New health care facility Kintegra is finished across the street and is open October 2024.
- Alleyway in back of property for more access!
- Have letter for free water connection taps.

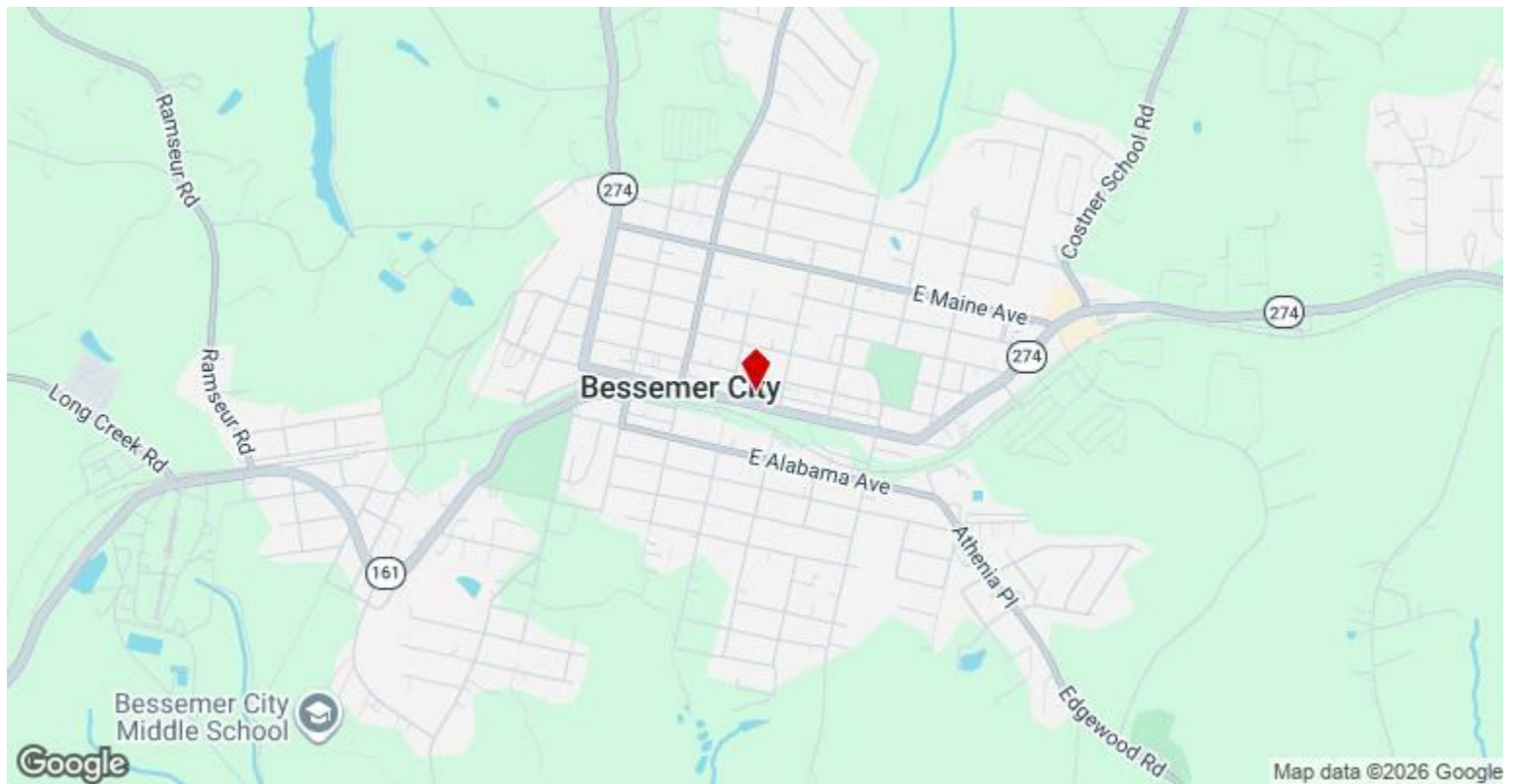
Price:	\$269,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	0.88 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	CC
APN / Parcel ID:	121417

DOWNTOWN BESSEMER CITY REDEVELOPMENT OPPORTUNITY

STRATEGIC LOCATION SURROUNDED BY NEW HOUSING.

158 NEW RESIDENTIAL
UNITS NEARBY

139 APARTMENTS
• Completed at Orange Hill Lufa



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Conveniently located just minutes from CaroMont Regional Medical Center, the FUSE District, Catawba Two Kings Casino, Crowders Mountain State Park, Interstate 85, and Charlotte Douglas International Airport, this location offers exceptional long-term investment potential.

Whether your vision is mixed-use development, multifamily, townhomes, medical office, retail, restaurant, brewery, professional office, or an investment hold, this highly visible site offers flexibility in one of Gaston County's emerging downtown markets.

Property Photos



Legend

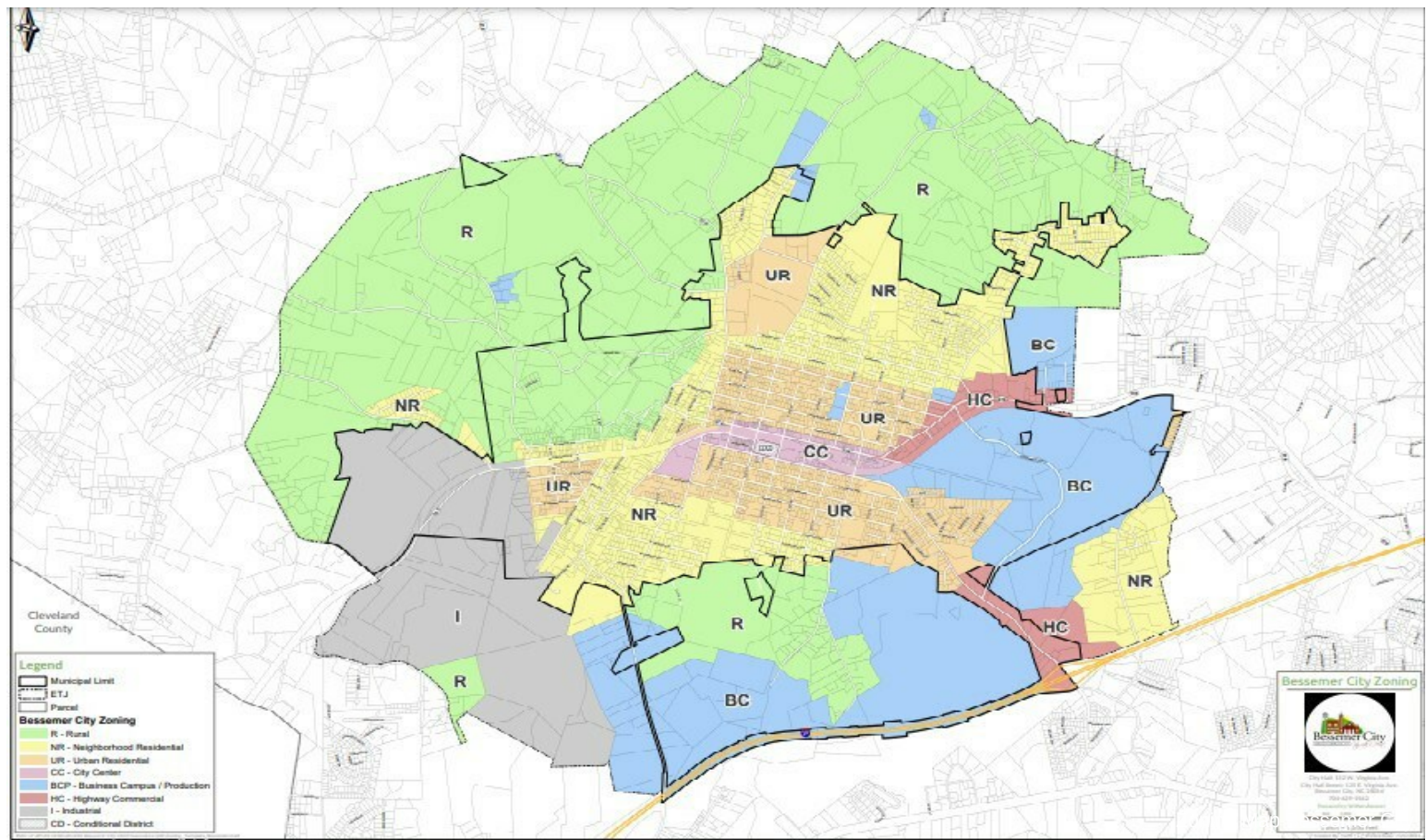
- Municipal Limit
- ETJ
- Parcel

Bessemer City Zoning

- R - Rural
- NR - Neighborhood Residential
- UR - Urban Residential
- CC - City Center
- BCP - Business Campus / Production
- HC - Highway Commercial
- I - Industrial
- CD - Conditional District



Property Photos



supplies.

2.3.C URBAN RESIDENTIAL (UR)

The Urban Residential (UR) district is established in which the principal use of land is for single-family, two-family, townhouse, and low or medium density multi-family residences. The regulations of this district are intended to provide areas in the community for those persons desiring small residences and multi-family structures in higher density neighborhoods. The regulations are intended to prohibit any use which, because of its character, would interfere with the residential nature of this district. This district also promotes contextual commercial and retail development, encouraging walkable corner stores and markets, local services, and pocket parks. It is expected that municipal water and sewerage facilities will be available to each lot in such districts. Residential developments greater than three (3) acres in size will be considered and will utilize the Conditional Zoning District provided in Section 2.5.

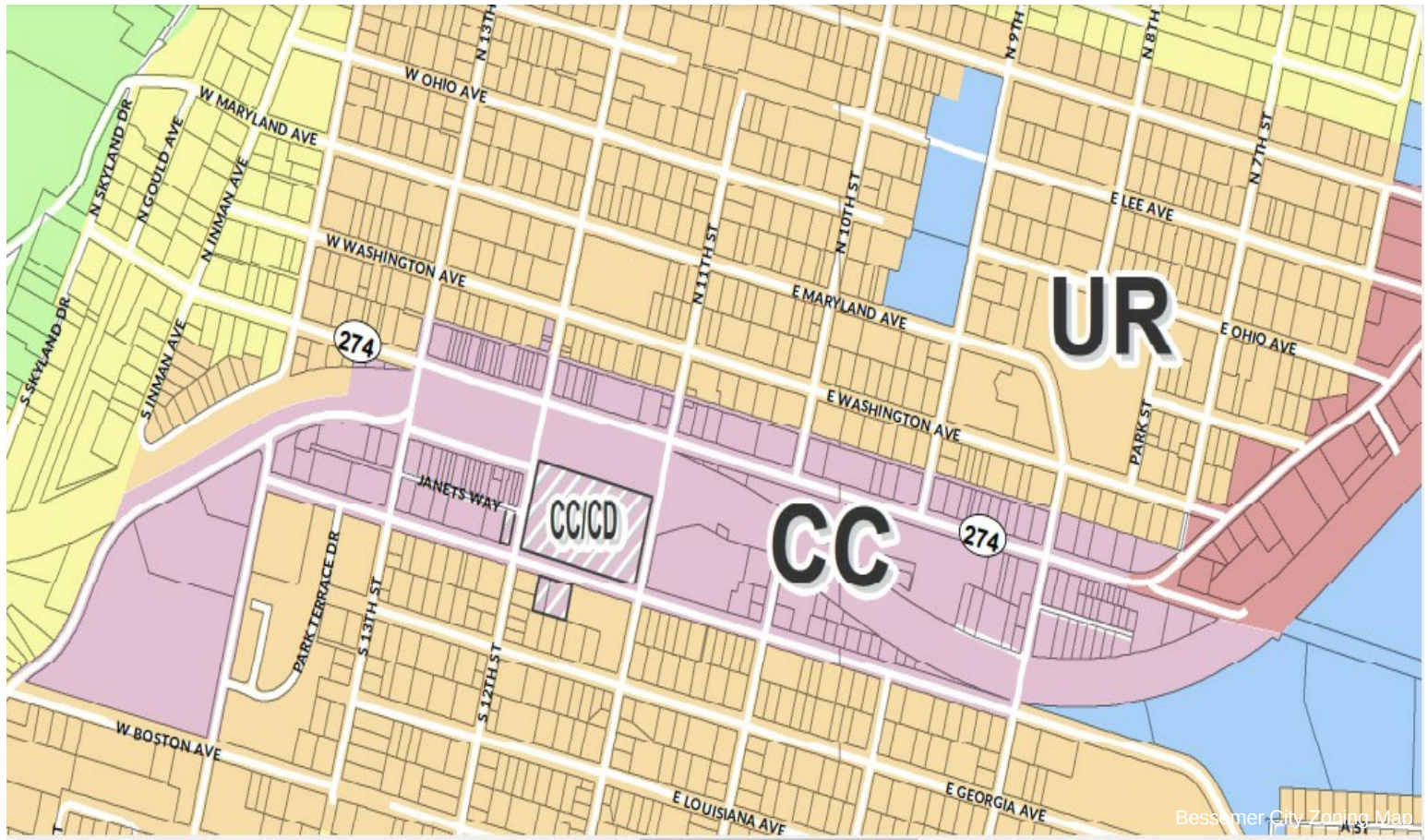
2.3.D CITY CENTER (CC)

The City Center (CC) district is established to provide for a mixture of commercial, residential, and civic/institutional uses in the City's downtown core. It is intended to be the historic, cultural, and civic hub for the community. Development emphasizes walkable, pedestrian-scaled buildings with residential uses primarily being supplied above commercial storefronts or offices.

2.3.E HIGHWAY COMMERCIAL (HC)

The Highway Commercial (HC) district is established along major thoroughfares and collector streets in the planning area. They are intended to provide for offices, personal services, and the retailing of durable and convenience goods for the community. Because these commercial uses are subject to public view and are important to the economy of the area, they should have ample parking, controlled traffic movement and suitable landscaping. Uses along these corridors shall be interconnected to mitigate traffic congestion and reduce driveway connections.

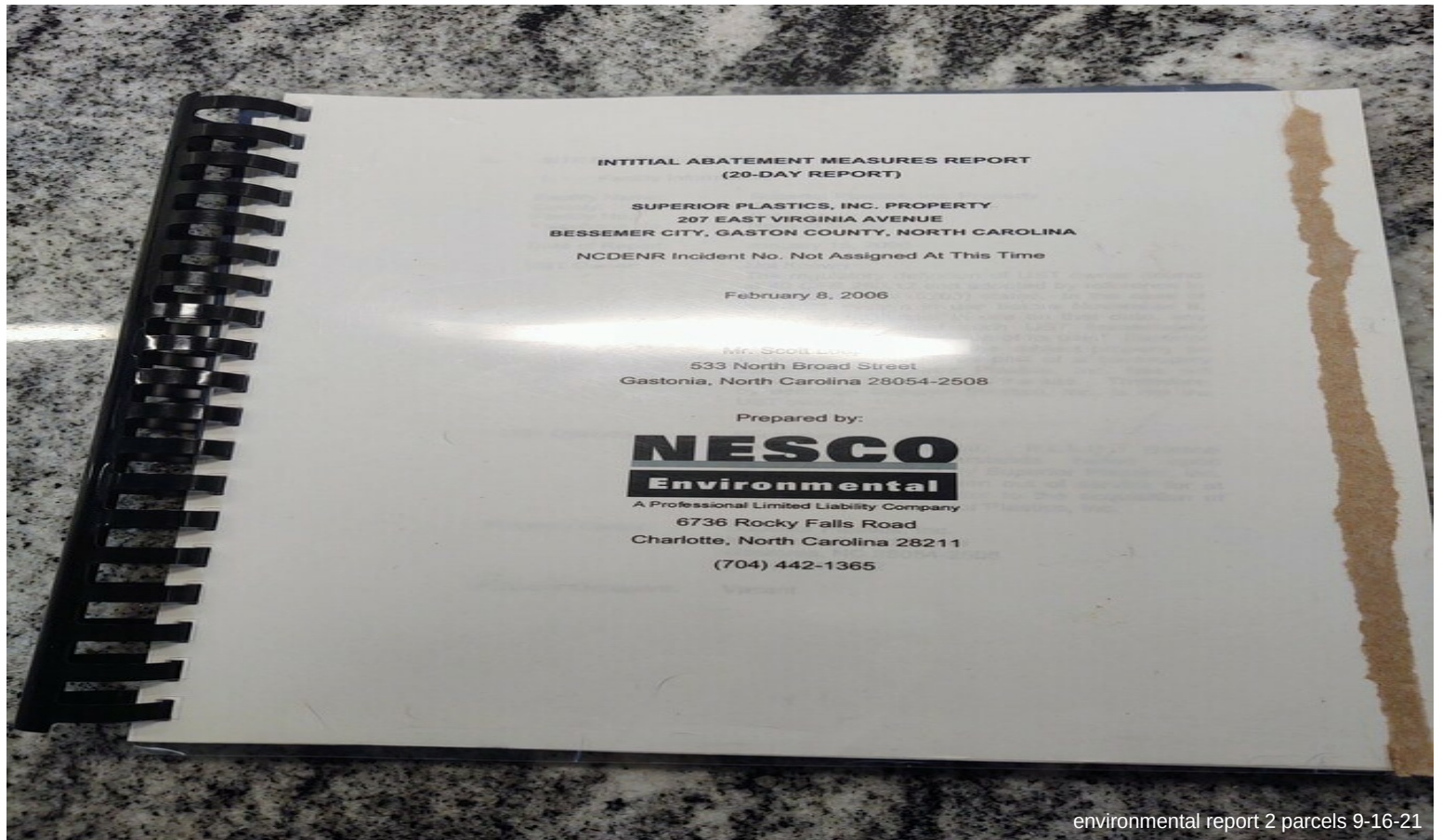
Property Photos



Property Photos



Property Photos



Site Map n.t.s.

LEGEND

- PROPERTY LINE
- SUBDIVISION PROPERTY LINE
- RIGHT OF WAY
- POWER LINE
- EXISTING MONUMENT
- EXISTING IRON PIN
- BRICK PIN SET
- WATER
- WATER

80' 10TH ST
80' PUBLIC R/W

20' ALLEY (OPEN)

80' VIRGINIA AVE
80' PUBLIC R/W

80' 10TH ST
70' PUBLIC R/W

NO GEODETIC MONUMENTATION WITHIN 2,000 FEET OF SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY IS OF EXISTING PARCEL OR PARCELS OF LAND.

I HEREBY CERTIFY THAT THE SUBJECT STRUCTURE () IS (X) NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY ALL-STATE FLOOD INSURANCE RATE MAPS.

I, FRANKLIN E. TANNER, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND DEED DISCREPANCIES AS SHOWN, THAT THE RATIO OF THE AREA DETERMINED BY G.W.D. WITNESS BY HAND AND SEAL, THIS 13TH DAY OF APRIL, 2021.

SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING IRON PINS.

PROPERTY MAY BE SUBJECT TO UNRECORDED RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.

Scale: 1"=50'

Date: APRIL 3, 2021

Survey By
TANNER AND MCCONNAUGHEY, P.A.
Professional Surveyors
1361-C E. Garrison Blvd. Gastonia, N.C.
(704) 866-8421 OR (704) 864-2811

D.B. 4591, PL. 2489, Lots 33-33 Block 12
Subd. MAP OF BESSEMER CITY - P.B. 1 - PG. 28
Tax Map # 2, Page 13, Parcel 107, 110
POLY 121412, 121419

50 0 25 50 100 200

GRAPHIC SCALE - FEET
FILE: 121419-NEUNZIG-03521

2 parcel survey - 9-16-21

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