



LIBERTY VILLAGE

KINGS MOUNTAIN, NC
CHARLOTTE MSA

**775,000 SF
Development**

ADJACENT TO CATAWBA TWO KINGS CASINO





LIBERTY
VILLAGE

\$1B+ *Projected Casino Investment*

- Casino construction began June 2024, to be completed in early 2026
- Currently operating a temporary facility, which is now one of the Top 50 casinos in the country
- 2 Million SF Vegas-Style Complex Featuring
 - 385-Room Hotel (24 Stories)
 - 4,300 Slot Machines
 - 100 Table Games
 - Full Service Sportsbook
 - 3,500 Parking Spaces
 - 11 dining outlets including a steakhouse, Italian restaurant, marketplace with six venues, cafe & grab-and-go outlet
 - 11 bars including a center bar and sports bar



195,000

Casino Floor Square
Footage



8.7M

Market Visits
in 2026



17

Surrounding
Markets



6.5M

Gamer
Population



**LIBERTY
VILLAGE**

Regional Accessibility

DEMOGRAPHICS

	30 MIN DRIVETIME	60 MIN DRIVETIME	90 MIN DRIVETIME
POPULATION	423,068	3,083,732	4,865,023
HOUSEHOLDS	168,933	1,216,717	1,923,483
MED HH INCOME	\$55,300	\$69,952	\$66,650
COLLEGE GRADUATE	32.7%	48.2%	45.0%
MEDIAN AGE	41.2	38.5	39.4
OWNER OCCUPIED	61.2%	30.8%	32.5%
RENTER OCCUPIED	31.2%	32.0%	29.6%



LIBERTY
VILLAGE


200
MILES TO
HARTSFIELD-JACKSON
ATLANTA
INTERNATIONAL
AIRPORT


80
MILES TO
ASHEVILLE
REGIONAL
AIRPORT

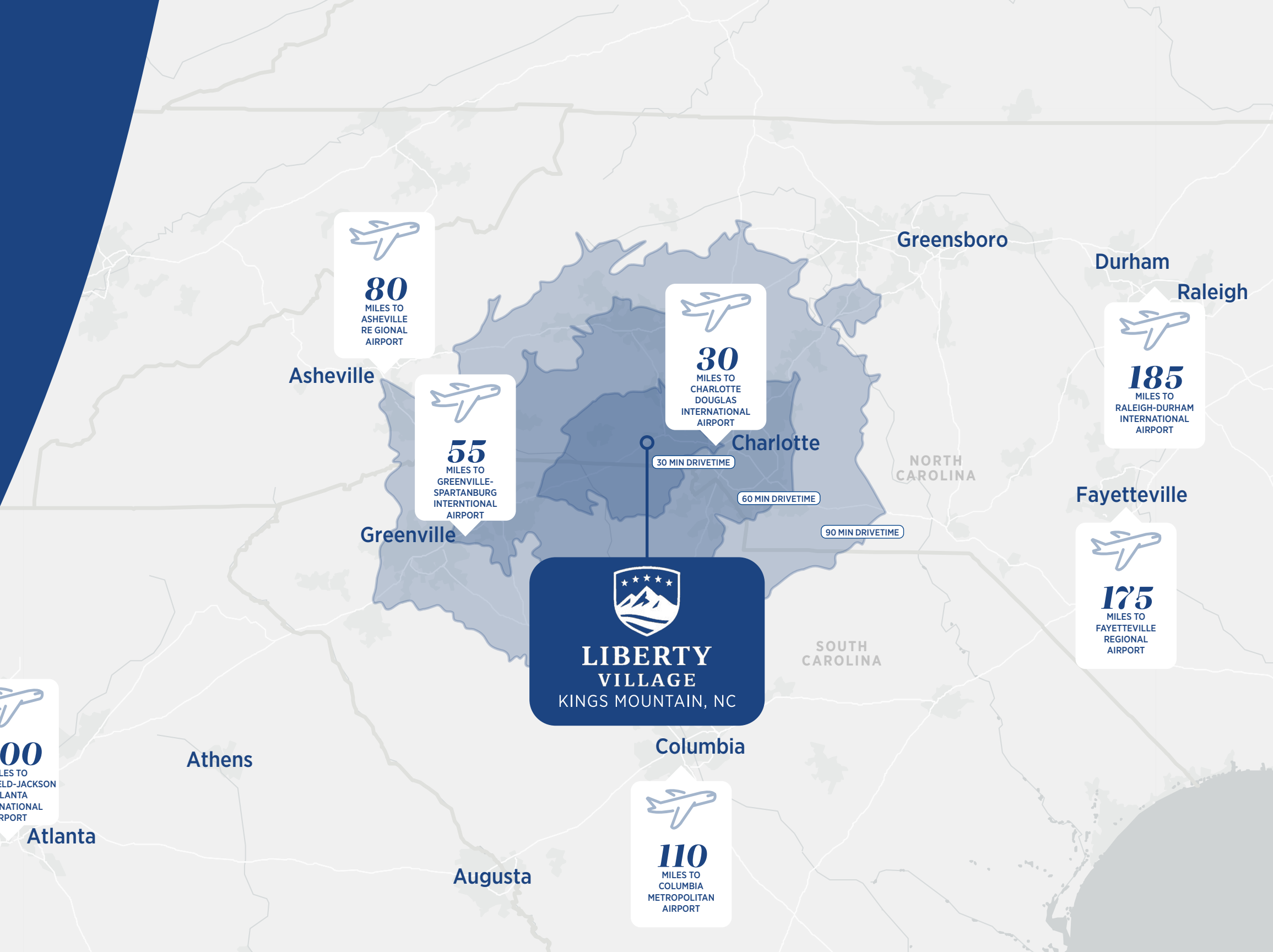

55
MILES TO
GREENVILLE-
SPARTANBURG
INTERNATIONAL
AIRPORT


30
MILES TO
CHARLOTTE
DOUGLAS
INTERNATIONAL
AIRPORT


185
MILES TO
RALEIGH-DURHAM
INTERNATIONAL
AIRPORT


175
MILES TO
FAYETTEVILLE
REGIONAL
AIRPORT


110
MILES TO
COLUMBIA
METROPOLITAN
AIRPORT



Future Development



ENTERTAINMENT DISTRICT



Two Kings Casino

- \$1 billion investment
- Construction to be completed in early 2026
- Temporary casino and resort opened July 2021 and is one of the Top 50 casinos in the country

Kings Mountain
Gateway Trail
Boulevard Extension

APPROVED
Mixed use | Hotel
Conference Center
Performing Arts Center

SITE

Approved - Dixon Ridge Mixed Use Development

- 945,000 SF of townhomes
- 1,000,000 SF of apartments
- 883,000 SF of industrial space
- 1.7M SF of office/R&D space



Liberty Village



Two Kings Casino
UNDER CONSTRUCTION

Planned Pedestrian Bridge

58,750 ADT

INTERSTATE
85

Future Signal

PYLON

DIXON SCHOOL

Dixon Ridge
Mixed Use Development
APPROVED



LIBERTY
VILLAGE

SITE

LEGEND

A	Gas station	7,000 SF
B	QSR	2,000 SF
C	QSR	2,000 SF
D	QSR	2,500 SF
E	QSR	2,300 SF
F	Mixed QSR	2,000 SF
G	Dine-In Restaurant	4,500 SF
H	Dine-In Restaurant	4,200 SF
I	Auto Service	2,200 SF
J	Entertainment	64,000 SF
K	Entertainment/Dining	56,000 SF
L	Hotel/Mixed Retail & Dining	64,000 SF
M	Retail/Dining	5,000 SF
N	Flex Office Campus	19,200 SF
O	Clubhouse + Amenity	17,000 SF
P	Luxury Apartments (24 units)	27,900 SF
Q	Luxury Apartments (12 units)	15,600 SF
10	Village Plaza & Greenspace	
11	Waterfront Park & Trail	
13	Amenity Area & Greenspace	
14	Townhome Lots	

Outparcel Exhibit

Southeast Growth Trajectory

no.1

DESTINATION FOR MOST ONE
WAY MOVING TRUCK RENTALS
UHAUL

no.2

FASTEST GROWING FOOD
AND DRINK CITIES
EVENTBRITE

no.3

REAL ESTATE MARKETS
TO WATCH
PWC

no.5

TOP CITIES MOST MOVED
TO BY MILLENIALS
SMARTASSET

no.6

FASTEST GROWING
ECONOMIES
WALLETHUB



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VILLAGE**



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