AI Land Feasibility Report — 1998 W Davidson Ave, Gastonia, NC 28052

Feasibility Rating: CONDITIONAL / ACCESS-CONSTRAINED MULTI-FAMILY & INFILL TRACT (5.8/10 Standalone · 8.4/10 with Access Easement or Adjoining Assemblage) · Recommendation: **SECURE RECORDED ACCESS EASEMENT OR ASSEMBLE WITH ADJOINING FRONTAGE BEFORE CLOSING** · Evaluated: October 31, 2026
Jurisdiction: City of Gastonia Corporate Limits (Gaston County) · **Zoning:** RMF (Residential Multi-Family District — Permits Single-Family, Duplex, Triplex, Quadplex, Townhome, Multi-Family & Mobile/Modular) · **Flood Hazard:** FEMA Zone X (0.0% SFHA)

1. Executive & Development Summary

The subject property is an unimproved **0.55-acre (24,037.04 sq ft) interior rectangular-notched infill parcel** assigned the municipal address **1998 W Davidson Ave, Gastonia, NC 28052** (Gaston County Parcel ID **137135**, PIN **3546-14-2320**, Old PIN **3546142065**). Situated inside the corporate limits of the City of Gastonia within the **Westerly Hills / Highland-Northwest corridor** (Neighborhood Code `5A148 Westerly Hills`, Gastonia Township, Tax District 180), the parcel has been held for **35 years** by **Niles N. Miller & Mary S. Miller** (PO Box 773, Gastonia, NC 28053), who acquired it via Warranty Deed on **July 1, 1991** (Gaston County Deed Book **2113**, Page **0891**). Notably, Deed Book 2113, Page 0891 is the exact same recorded deed and $76,000.00 consideration referenced on the immediately adjoining 2.68-acre western parcel (`2020 W Davidson Ave`, PID `136089`, owned by Barrett K. Bradshaw), indicating both tracts originated from the same July 1991 parent conveyance.

Physical Excellence vs. Critical Access Bottleneck: Physically and regulatorily, the parcel possesses exceptional fundamentals: it is **100% outside the FEMA floodplain (`Zone X`, 0.0% SFHA)**, contains **zero mapped NWI wetlands or streams**, exhibits a **flat-to-gentle 6.53% slope** (`798 ft to 786 ft MSL`, only 12.0 ft of relief across 183.75 ft), and is zoned **City of Gastonia `RMF` (Residential Multi-Family)**—one of the City's most flexible residential districts, permitting **single-family detached homes (3-lot subdivision capacity), duplexes, triplexes/quadplexes, townhomes (up to 6 units), and multi-family apartments (up to 8 units at 16 DU/acre)**. Furthermore, the property is bordered immediately to the north, east, and south by **Rhyne Court Townhomes (Plat Book 104, Page 16)**, a brand-new **136-parcel townhome community built in 2023–2026** where 39 new townhomes have closed between **$245,000 and $362,000** (average **$281,031** across 1,104-2,322 sq ft units).

However, Cadastral GIS Geometry Verification reveals a critical red flag that governs the entire transaction: Despite carrying the situs address `1998 W Davidson Ave`, the parcel polygon sits **~485 feet south of the W. Davidson Avenue paved right-of-way**, separated from the street by the Rhyne Court Townhomes Phase 1 common open-space tract (`1922 W Davidson Ave`, PID `308046`, owned by `Rhyne Court Townhome Owners Association Inc`) and the adjoining Bradshaw tracts (`2020` and `2030 W Davidson Ave`). The parcel is completely surrounded by five private parcels and has **0.00 feet of direct public street right-of-way frontage** (though the paved private alley `Signal Avenue` inside Rhyne Court runs within ~35 feet of the parcel's eastern boundary, and a clearing/driveway path traverses the eastern edge of `2020 W Davidson Ave`). Under **Gastonia UDO Section 7.1**, no building permit or subdivision plat may be approved without legal street frontage or a recorded access and utility easement. Consequently, acquisition **must** be conditioned on either (a) verifying/recording a perpetual ingress/egress and utility easement from W. Davidson Avenue (across PID `136089` or PID `308046`), or (b) assembling the parcel with the adjoining Bradshaw tracts (`2020` & `2030 W Davidson Ave`) or Rhyne Court HOA.

2. Property Overview

Attribute	Verified Record (Gaston County GIS / Tax Roll)
Property Situs Address	1998 W Davidson Ave, Gastonia, NC 28052
Municipality / Jurisdiction	City of Gastonia Corporate Limits (`DIST_TWN: GASTONIA CITY`, Code `180`)
County & Township	Gaston County · Gastonia Township (`TWSHP_CD: 10`)
Parcel ID (PID / AKPAR)	`137135` (`OBJECTID: 30337`)
Parcel Identification Number (PIN)	`3546-14-2320` (10-digit Old PIN: `3546142065`)
Calculated Area (`CALCAC`)	**0.55 Acres** (`Shape.STArea(): 24,037.04 sq ft` / `0.5518 acres`)
Parcel Perimeter (`Shape.STLength()`)	**634.17 Linear Feet** (Notched rectangle: ~168.7 ft E–W × ~149.4 ft N–S)
Property Use / Classification	`RES` — Residential Vacant (`DESC1_CODE: 1000`, `DESC1_DESC: Vacant`, `LAND_CODE: RU`)
Existing Improvements	None — 100% Undeveloped (`VacantImpro: Vacant`, `SQFT: 0`, `YEARBLT: 0`)
Tax Assessment (2027 Roll)	**$12,500** (`FMV_LAND: $12,500`, `FMV_IMPRV: $0`, `TOTVAL: $12,500`; Rate: `$22,727/Acre`)
Current Owners of Record	**MILLER NILES N & MILLER MARY S**
Owner Mailing Address	PO Box 773, Gastonia, NC 28053-0773
Recorded Deed Reference	**Deed Book 2113, Page 0891** (Warranty Deed, Recorded July 1, 1991)
Last Recorded Sale Date & Price	**July 1, 1991** · **$76,000.00** *(Parent tract multi-parcel consideration shared with PID 136089)*
Legal Description (`LEGDESC_1`)	`. 10 028 037 00 000` (Metes-and-bounds tract; no modern subdivision plat book/page)
Tax Neighborhood	`5A148` — Westerly Hills (`NBHNEW: 5A148 Westerly Hills`)
Centroid Coordinates (WGS84)	`35.28041718° N, -81.20758384° W`
State Plane Coordinates (NAD83)	`X: 1,341,227.55 ft, Y: 564,309.45 ft` (WKID 102719 / NC Feet)

3. Parcel Verification & Chain of Title

- **Identity & Geometric Verification:** Parcel boundaries, State Plane coordinates, and tax roll attributes were verified directly from Gaston County PublicGIS (`PublicGIS/Parcels/MapServer/11`, `OBJECTID: 30337`) and cross-checked against all surrounding parcels within 500 feet.

- **Polygon Geometry (NC State Plane WKID 102719):** The parcel is a 7-vertex notched rectangle measuring **149.42 ft along its western boundary**, **168.71 ft along its northern boundary**, **109.99 ft along its eastern boundary**, with a **10.00 ft × 39.44 ft rectangular notch** at the southeast corner where two Rhyne Court townhome lots (`1229 Signal Ave` and `1232 Principal Featherstone Ave`) adjoin the tract, and **158.79 ft along its main southern boundary**. Total computed area is **24,037.04 sq ft (0.5518 acres)**.
- **Chain of Title & Shared 1991 Parent Conveyance Discovery:**
  - County tax records confirm that **Niles N. Miller and Mary S. Miller** have owned `1998 W Davidson Ave` (PID `137135`) continuously since **July 1, 1991**, under **Warranty Deed Book 2113, Page 0891** (`SALESAMT: $76,000`).
  - Cross-checking adjacent parcels reveals that the immediately adjoining **2.68-acre western parcel (`2020 W Davidson Ave`, PID `136089`, owned by Barrett K. Bradshaw)** cites the **exact same deed reference (`Deed Book 2113, Page 0891`, July 1, 1991, `$76,000`)**. This indicates that `1998 W Davidson Ave` was carved out of or conveyed alongside the `2020 W Davidson Ave` parent tract in 1991—which is critically important because under North Carolina common law, when an interior landlocked parcel is severed from a parent tract that has road frontage, an **implied easement by necessity** (or express deeded easement in Book 2113, Page 0891) typically attaches across the parent tract (`2020 W Davidson Ave`).
- **Owner Portfolio Context (Niles N. & Mary S. Miller):**
  - A countywide ownership query confirms Niles and Mary Miller own two other residential properties in Gastonia (`417 Pryor St`, PID `101041`, and `1515 Ghent Ave`, PID `114563`), but they own **zero contiguous parcels** adjoining `1998 W Davidson Ave`.
- **Surrounding Adjoining Owners (5 Contiguous Parcels):**
  - *North & East (`1922 W Davidson Ave`, PID `308046`, 4.92 acres):* Owned by **Rhyne Court Townhome Owners Association Inc** (Deed Book 5402, Page 1742, recorded 2023; Plat Book 104, Page 16). This HOA common space wraps the entire northern and eastern sides of the subject parcel.
  - *East-Southeast (`1229 Signal Ave`, PID `308016`, Lot 51 of Rhyne Court):* Owned by Courtney Knotts (1,603 sq ft townhome built in 2026, sold Sept 4, 2026 for **$289,000**).
  - *Southeast Notch (`1232 Principal Featherstone Ave`, PID `308017`, Lot 52 of Rhyne Court):* Owned by Jean Perry (1,603 sq ft townhome built in 2025, sold May 5, 2026 for **$285,000**).
  - *South (`1906 W Davidson Ave`, PID `308294`, 3.70 acres):* Owned by **Rhyne Court Townhome Owners Association Inc** (Deed Book 5466, Page 479, recorded 2024; Plat Book 104, Page 16, Rhyne Court Phase 2 common open space).
  - *West (`2020 W Davidson Ave`, PID `136089`, 2.68 acres):* Owned by **Barrett K. Bradshaw** (single-family acreage tract extending north toward W. Davidson Ave alongside `2030 W Davidson Ave`, PID `136053`).

4. Zoning Analysis

- **Base Zoning District: `RMF` (Residential Multi-Family District)**
- **Governing Authority:** City of Gastonia Planning Department / Gastonia Unified Development Ordinance (UDO)
- **GIS Verification:** Gaston County Zoning MapServer Layer 2 (`OBJECTID: 447`, `ZONING: RMF`, `ZONE_: RMF`, `DESCRIPTION: MULTIFAMILY`; Layer 0 Overlay = None / 0 overlays).
- **Permitted Residential Uses in RMF (Gastonia UDO Table 7.1-1 & Table 7.3-1 per Ord. 22-756 & Ord. 24-802):**
  - **Single-Family Detached Dwellings:** Permitted by-right (**Minimum Lot Area: 6,000 sq ft**; Minimum Lot Width: **50 ft**; Front Setback: **25 ft**; Side Setback: **6 ft**; Rear Setback: **20 ft**).
  - **Two-Family Dwellings (Duplex):** Permitted on qualifying lots (**Minimum Lot Area: 10,000 sq ft**; Minimum Lot Width: **75 ft**; Front Setback: **25 ft**; Side Setback: **8 ft**; Rear Setback: **25 ft**).
  - **Multi-Family Dwellings (Triplex, Quadplex, Apartments):** Permitted by-right (**Minimum Lot Area: 12,500 sq ft**; Minimum Lot Width: **80 ft**; Maximum Tier 1 Density: **Up to 16.0 units/acre**; Front Setback: **30 ft**; Side Setback: **15 ft**; Rear Setback: **25 ft**).
  - **Townhome Developments:** Permitted under Section 8.1.11 / Revise Townhome Chart (Ord. 22-756 / 24-802) (**Minimum Development Site: 0.50 acres [21,780 sq ft]** for infill sites under 2 acres; Minimum Lot Width: **16 ft per townhome unit**; Maximum Density: **Up to 12 units/acre** in standard residential infill or up to 16 units/acre in RMF).
  - **Revised Residential Development (RRD):** Permitted at **up to 8.0 units/acre** on tracts of at least 0.50 acres.
- **Subject Dimensional Compliance (Assuming Legal Access Is Established):**
  - At **24,037.04 sq ft (0.5518 acres)** and **~149.4 ft × ~168.7 ft** dimensions, the parcel exceeds the minimum lot area and width thresholds for **every residential product type in the RMF district**:
  - *Single-Family Detached:* 24,037 sq ft vs. 6,000 sq ft min (4.0× minimum area).
  - *Duplex:* 24,037 sq ft vs. 10,000 sq ft min (2.4× minimum area).
  - *Triplex / Quadplex / Multi-Family:* 24,037 sq ft vs. 12,500 sq ft min (1.92× minimum area; 0.5518 ac × 16 DU/ac = **8.8 units mathematical ceiling**, or **4 to 8 apartment/quadplex units** after parking and stormwater).
  - *Townhomes:* 0.5518 acres exceeds the **0.50-acre minimum townhome development site** threshold, supporting a **4-unit to 6-unit townhome cluster** matching the adjacent Rhyne Court Townhomes.
  - **Net Buildable Envelope (Multi-Family 30' Front / 25' Rear / 15' Side Setbacks):** `168.7 ft - 55 ft = 113.7 ft` × `149.4 ft - 30 ft = 119.4 ft` = **~13,180 sq ft buildable pad (54.8% of gross parcel)**.
  - **Net Buildable Envelope (Single-Family 25' Front / 20' Rear / 6' Side Setbacks):** `168.7 ft - 45 ft = 123.7 ft` × `149.4 ft - 12 ft = 137.4 ft` = **~16,600 sq ft buildable pad (69.1% of gross parcel)**.

5. Future Land Use Analysis

- **Governing Plan:** *City of Gastonia 2025 Comprehensive Plan*, Chapter 13 (Land Use & Development), Northwest Sector Profile.
- **Official FLU Map Designation:** Verified from **Figure 13-16: Northwest Sector, Future Land Use Map (Page 13-47)**: the corridor along W. Davidson Avenue at the former Rhyne Elementary School site (`1906–1998 W Davidson Ave`) is designated **Residential** within the Northwest urban revitalization sector.

- **Surrounding Institutional-to-Residential Transformation:** Between 2022 and 2026, the City of Gastonia approved and facilitated the redevelopment of the surrounding 11+ acre former Rhyne Elementary tract directly north, east, and south of the subject property into **Rhyne Court Townhomes** (`RMF` zoning, 136 parcels platted in Plat Book 104, Page 16), establishing medium-density townhome and multi-family infill as the prevailing land-use pattern on the exact block.

6. Rezoning & Upzoning Opportunity

- **No Rezoning Required (`RMF` Already in Place):** Unlike typical Gaston County infill parcels zoned `RS-8` or `RS-12` that require a 4–6 month City Council rezoning process to build duplexes, townhomes, or multi-family units, `1998 W Davidson Ave` is **already zoned `RMF` (Residential Multi-Family)** by-right.
- **Highest-Density Entitlement Already Vested:** Because `RMF` permits up to **16.0 dwelling units per acre** (Tier 1 multi-family), townhomes on ≥0.50 acres, duplexes, and 6,000 sq ft single-family lots by-right, there is zero need to apply for a zoning map amendment. The entitlement task is strictly **access/easement curing and administrative site plan / minor subdivision approval**.

7. Subdivision & Lot-Split Potential

Once legal access is established (either via a public street extension/hammerhead, private townhome/multi-family drive easement, or NC G.S. 160D-802 minor subdivision access easement), the 0.5518-acre (`24,037 sq ft`) parcel supports three distinct development configurations under `RMF`:

Development Track	Gross Area Required	Subject Capacity	Dimensional / Regulatory Path
Track 1: Multi-Family Quadplex / 6-Plex (Single Lot)	12,500 Sq Ft Min Lot (`RMF`)	**1 Parcel · 4 to 6 Units** *(Max 8 units @ 16 DU/ac)*	**No subdivision required.** Single tax parcel site plan approval; permits a 2-story 4-unit quadplex or 6-unit apartment building + 8–12 surface parking spaces on a single recorded access/utility easement.
Track 2: Fee-Simple Townhome Infill Cluster	0.50 Acres (21,780 Sq Ft) Min Site (`RMF`)	**4 to 6 Townhome Lots** *(16'–24' wide units)*	**Permitted on ≥0.50 ac (Subject = 0.552 ac).** Matches adjacent Rhyne Court Townhomes (`1,104–1,603 sq ft` townhomes selling at `$250,000–$291,000`). Requires private common drive/alley connection and HOA/party-wall agreement.
Track 3: Single-Family Detached Split (Up to 3 Lots)	6,000 Sq Ft Min Lot & 50' Width (`RMF`)	**1 to 3 Single-Family Lots** *(~8,012 sq ft each)*	**3× minimum lot area (`24,037 / 6,000 = 4.0`).** Along the 149.42 ft N–S dimension, three lots of ~49.8 ft–50.0 ft width × ~160 ft depth (~8,000 sq ft each) fit geometrically, **provided** public/approved street frontage is extended along the boundary. If served only by a single private driveway easement, limited to **1 single-family home (or 1 duplex)**.

8. HOA, Deed Restrictions & Builder Requirements

- **Subject Property HOA Status: NONE / NO HOA CURRENTLY ENCUMBERS PID 137135.** `1998 W Davidson Ave` is a standalone 1991 fee-simple tract (`Deed Book 2113, Page 0891`) that was **excluded** (left as an outparcel/holdout) when the surrounding Rhyne Court Townhomes subdivision (`Plat Book 104, Page 16`) was platted around it in 2023–2024.
- **Annual Assessments / Dues: $0.00 / year.**
- **Historic Overlay Check:** Gaston County Zoning MapServer Layer 0 (Overlays) confirms **zero historic district or corridor overlays** affecting `1998 W Davidson Ave`.
- **Strategic HOA Note (If Negotiating Access via Rhyne Court):** Because `Rhyne Court Townhome Owners Association Inc` owns the abutting parcels on the north/east (`PID 308046`) and south (`PID 308294`) and maintains the paved private townhome alleys (`Signal Ave`, `Principal Featherstone Ave`, `Hargrove Ave`) just ~35 feet east of the subject parcel, a developer seeking an access tie-in through Rhyne Court would likely annex the subject parcel into the Rhyne Court HOA maintenance agreement (or pay a pro-rata road maintenance contribution). Conversely, accessing via the western neighbor (`2020 W Davidson Ave`, Bradshaw) keeps the tract 100% independent of the Rhyne Court HOA.

9. Buildability Assessment

- **Overall Feasibility Score: 5.8 / 10 (Standalone Uncured Access) · 8.4 / 10 (With Recorded Access Easement or Assemblage)**
- **Physical Site Buildability Rating: 8.8 / 10 (Excellent Physical Pad)** —Gentle 6.53% slope (`798' to 786' MSL`), 100% FEMA Zone X (0.0% SFHA), zero NWI wetlands or streams, high-density `RMF` zoning already in place, and brand-new utility infrastructure installed within 35–100 feet by the adjacent Rhyne Court development.
- **Legal Access & Frontage Rating: 2.5 / 10 (Critical Curative Item)** — 0.00 ft of direct abutting public street right-of-way; sits ~485 ft south of W. Davidson Ave R/W and ~35 ft west of Signal Ave (private HOA alley). Requires title examination of Deed Book 2113, Page 0891 for reserved/implied easements or negotiation of an access easement across PID `136089` or PID `308046`.

10. Topography and Slope Analysis

Gaston County GIS Topography (2-Ft Contours) & Boundary Measurements Map



Gaston County GIS 2-Foot Contour Screening (`PublicGIS/Topography/MapServer/5`)

Direct spatial intersection of the subject polygon (WKID 102719) with Gaston County's official 2-foot contour layer confirms that **seven contour lines cross `1998 W Davidson Ave`**:

- **Intersecting Contours: 786', 788', 790', 792', 794', 796', and 798' MSL** (where **790' MSL** is a 10-foot index contour running diagonally across the lower-eastern portion of the tract, and `786'`, `788'`, `792'`, `794'`, `796'`, `798'` are 2-foot intermediate contours).
- **Elevation Range & Vertical Relief:**
  - *Highest Parcel Elevation (Northwest/West Side):* **798.0 ft MSL**
  - *Lowest Parcel Elevation (Southeast Corner):* **786.0 ft MSL**
  - *Parcel Centroid Elevation (USGS 3DEP):* **792.46 ft MSL** (241.54 m)
  - *Total Vertical Relief Across Entire 0.55-Acre Parcel:* **12.0 ft** across a maximum diagonal span of **183.75 ft**

- **Localized Parcel Slope:** `(798.0 ft - 786.0 ft) / 183.75 ft × 100 =` **6.53%** (East-West slope across the 168.71 ft width is ~8–10 ft = **4.7% to 5.9%**; North-South slope is **2.2% to 4.1%**).
- **Drainage Profile:** High, well-drained upland bench sloping gently from northwest to southeast, providing positive natural sheet drainage and effortless gravity sanitary sewer flow toward the adjacent Rhyne Court sewer lines or southeast drainage basin.

5-Point USGS 3DEP Cardinal Gradient Screening

Queries to the USGS 3D Elevation Program (`epqs.nationalmap.gov`) at the parcel centroid and four cardinal offsets at ±60 meters (196.85 ft) confirm exceptionally gentle terrain across the entire block:

Sample Point	Coordinates (WGS84)	Horizontal Offset	Elevation (Meters)	Elevation (Feet)	Relief vs. Center	Cardinal Slope %
Parcel Center	`35.280417, -81.207584`	0.0 ft	241.54 m	**792.46 ft**	0.00 ft	**Baseline**
North (+60m)	`35.280957, -81.207584`	196.9 ft N	242.87 m	**796.81 ft**	+4.35 ft	**2.21% (Flat/Gentle)**
South (-60m)	`35.279877, -81.207584`	196.9 ft S	239.06 m	**784.32 ft**	-8.14 ft	**4.13% (Gentle)**
East (+60m)	`35.280417, -81.206923`	196.9 ft E	239.21 m	**784.80 ft**	-7.66 ft	**3.89% (Gentle)**
West (-60m)	`35.280417, -81.208245`	196.9 ft W	242.21 m	**794.64 ft**	+2.18 ft	**1.11% (Flat/Gentle)**

- **Buildability Grading Classification: <8% ("Flat to Gently Sloping — Optimal Pad-Ready Topography")**.
- **Foundation Recommendation:** Suitable for **slab-on-grade** construction (matching the slab-on-grade townhomes in adjacent Rhyne Court) or standard perimeter stem-wall crawlspace with minimal earthwork.

11. Floodplain Analysis

- **Authoritative Source:** FEMA National Flood Hazard Layer (NFHL) MapServer Layer 28 & Layer 3 (FIRM Panels) + Gaston County PublicGIS Environmental Overlay (`PublicGIS/Environmental/MapServer`).
- **Flood Zone Designation:** `FLD_ZONE: X` (`ZONE_SUBTY: AREA OF MINIMAL FLOOD HAZARD`, `SFHA_TF: F`).
- **FIRM Panel & Study Citation:** Panel **3710354600J** (`DFIRM_ID: 37071C`, Effective Date: September 28, 2007).
- **Parcel SFHA Coverage: 0.0%**. The entire 24,037.04 sq ft parcel sits on high upland ground at 786'–798' MSL, completely outside all 100-year (`Zone A/AE`) and 500-year flood hazard zones.
- **Lender & Insurance Impact:** Zero flood insurance requirement; no floodplain development permit or elevation certificate required.

12. Wetlands and Environmental Constraints

- **USFWS National Wetlands Inventory (NWI Layer 0): 0 mapped wetlands** within or within 300 feet of the parcel boundary.
- **Gaston County Environmental MapServer (Layers 0–4 — Water Supply Watersheds, Stream Buffers, Flood Hazard): 0 environmental overlay restrictions** intersect the parcel.
- **Stream & Riparian Buffer Screening:** Zero USGS blue-line streams, intermittent channels, or riparian buffers cross the property.
- **Tree Cover & Clearing:** 2023 high-resolution county orthophotography shows mixed secondary hardwood/pine canopy across the western/central portion of the lot with cleared/graded edges along the northern and eastern boundaries where Rhyne Court Townhomes was graded in 2023–2024.
- **Stormwater & Erosion Control (Gaston MS4):** Because total parcel area is **0.55 acres** (under the 1.0-acre NCDEQ land-disturbance threshold), a single-family, duplex, or quadplex project disturbing under 1.0 acre is exempt from a state Sedimentation and Erosion Control Permit, though projects adding >20,000 sq ft of impervious surface or multi-family/townhome site plans must comply with City of Gastonia Phase II post-construction stormwater rules.

13. Utilities & Infrastructure Analysis

Utility / Service	Provider / Agency	Verified Status & Fee Basis
Public Water	Two Rivers Utilities (City of Gastonia)	Active municipal water mains in **W. Davidson Avenue** (~485 ft north) AND newly installed 2023–2025 water distribution lines inside **Rhyne Court (`Signal Ave` / `Principal Featherstone Ave`)** within **~35 ft of the eastern boundary**.
Public Sanitary Sewer	Two Rivers Utilities (City of Gastonia)	Active municipal gravity sanitary sewer system serving **Rhyne Court Townhomes** immediately abutting the eastern/southeastern boundary (`1229 Signal Ave` & `1232 Principal Featherstone Ave`). Natural southeast slope (`798' to 786' MSL`) drains directly toward the sewer corridor.
Utility Easement Requirement	Curative Prerequisite	Extending water/sewer laterals requires a recorded utility easement across either the western access corridor (`2020 W Davidson Ave`) to W. Davidson Ave OR a 35-ft lateral easement across `Rhyne Court HOA` (`PID 308046`) to `Signal Ave`.
New Water Connection Fees (FY26)	City of Gastonia FY26 Fee Schedule (p. 30)	3/4" Residential Meter: **$2,120.00** System Development Fee + **$2,706.00** Tap Fee = **$4,826.00 per dwelling unit**.
New Sewer Connection Fees (FY26)	City of Gastonia FY26 Fee Schedule (p. 30)	4" Residential Lateral: **$1,380.00** System Development Fee + **$2,441.00** Tap Fee = **$3,821.00 per dwelling unit**.
Combined New Utility Fee per Unit	City of Gastonia / Two Rivers Utilities	**$8,647.00 per unit** (Single-family = $8,647; Duplex = $17,294; Quadplex = $34,588, or master-metered multi-family schedule if apartment building).
Electricity & Natural Gas	Duke Energy / City of Gastonia Electric & Piedmont Natural Gas	Underground electric and telecom distribution lines installed right up to the eastern lot line at Rhyne Court (`Signal Ave`), plus overhead lines along W. Davidson Ave.

14. Road Access and Frontage

Gaston County GIS Parcel Boundary Measurements Map



Dimensional Boundary Table (NC State Plane WKID 102719)

Boundary Segment	Start Vertex (X, Y)	End Vertex (X, Y)	Length (Ft)	Compass Bearing	Adjoining Parcel & Owner
Seg 1: East Line (Main)	(1341314.46, 564356.27)	(1341325.41, 564246.82)	**109.99 ft**	**174.3° (S 5.7° E)**	Adjoins 1922 W Davidson Ave (Rhyne Court HOA, PID 308046) & 1229 Signal Ave (PID 308016)
Seg 2: SE Notch (North)	(1341325.41, 564246.82)	(1341315.46, 564245.83)	**10.00 ft**	**264.3° (S 84.3° W)**	Adjoins 1232 Principal Featherstone Ave (Rhyne Court Lot 52, PID 308017)
Seg 3: South Line (Main)	(1341315.46, 564245.83)	(1341161.70, 564230.46)	**154.53 ft**	**264.3° (S 84.3° W)**	Adjoins 1906 W Davidson Ave (Rhyne Court HOA Phase 2, PID 308294)

Boundary Segment	Start Vertex (X, Y)	End Vertex (X, Y)	Length (Ft)	Compass Bearing	Adjoining Parcel & Owner
Seg 4: South Line (SW)	(1341161.70, 564230.46)	(1341156.68, 564229.96)	**5.04 ft**	**264.3° (S 84.3° W)**	Adjoins 1906 W Davidson Ave (Rhyne Court HOA Phase 2, PID 308294)
Seg 5: West Line	(1341156.68, 564229.96)	(1341141.80, 564378.64)	**149.42 ft**	**354.3° (N 5.7° W)**	Adjoins 2020 W Davidson Ave (Barrett K. Bradshaw, PID 136089, 2.68 ac)
Seg 6: North Line	(1341141.80, 564378.64)	(1341309.68, 564395.44)	**168.71 ft**	**84.3° (N 84.3° E)**	Adjoins 1922 W Davidson Ave (Rhyne Court HOA, PID 308046, 4.92 ac)
Seg 7: NE Corner Jog	(1341309.68, 564395.44)	(1341314.46, 564356.27)	**39.46 ft**	**173.1° (S 6.9° E)**	Adjoins 1922 W Davidson Ave (Rhyne Court HOA, PID 308046)
Total Perimeter / Area	—	—	**637.15 ft**	—	**24,037.04 Sq Ft (0.5518 Acres) · 0.00 Ft Direct Public R/W**

Access & Easement Analysis (Three Curative Paths)

1. **Path A — Western Deed Book 2113, Page 0891 Parent-Tract Easement (2020 & 2030 W Davidson Ave):** Because 1998 W Davidson Ave (PID 137135) and 2020 W Davidson Ave (PID 136089) share the exact same July 1, 1991 deed (Book 2113, Page 0891), a title search of Book 2113, Page 0891 (and prior chain of title) must be performed first to verify whether an express 20-to-30-foot access easement along the eastern edge of 2020/2030 W Davidson Ave was already reserved in 1991, or whether an implied easement by necessity exists under NC law. Aerial imagery shows an existing cleared drive/path running south from W. Davidson Ave along the eastern border of the Bradshaw property right to the northwest corner of 1998 W Davidson Ave.
2. **Path B — Eastern Tie-In to Rhyne Court (Signal Ave / Principal Featherstone Ave):** The paved private alley Signal Avenue and Principal Featherstone Avenue inside Rhyne Court Townhomes approaches within **~35 feet** of the subject's eastern boundary across HOA open space (PID 308046). Granting or purchasing a 35-foot ingress/egress and utility cross-easement from the Rhyne Court HOA/developer provides immediate paved access and water/sewer tie-in.
3. **Path C — Assemblage with 2020 & 2030 W Davidson Ave (Barrett K. Bradshaw, 3.08 Acres Combined):** Assembling 1998 W Davidson Ave (0.55 ac) with 2020 W Davidson Ave (2.68 ac) and 2030 W Davidson Ave (0.40 ac) creates a **3.63-acre development tract** with direct W. Davidson Ave frontage.

15. School and Location Analysis

Assigned Public Schools & Regional Magnet Options (Google Maps Road Driving Distance)

- **2/10 D School — H.H. Beam Elementary School (Grades PK–5) / 1/10 D/F School — Woodhill Elementary School (Grades PK–5)**
  - *Address & Route (Woodhill Elementary — Closest):* 1027 Woodhill Dr, Gastonia, NC 28052 · **Google Maps: 2.7 mi · 7 min via W Davidson Ave**
  - *Address & Route (H.H. Beam Elementary):* 200 Davis Park Rd, Gastonia, NC 28052 · **Google Maps: 5.2 mi · 12 min via US-321 S/S York St**
  - *Academic Profile:* Woodhill Elementary (~577 students, 16:1 ratio, Gaston County Schools Innovation School) **Exceeded Academic Growth expectations** in the 2025–2026 NC DPI accountability cycle and increased its overall school performance score by 8 points. H.H. Beam Elementary (~520 students, 15:1 ratio) serves the southwest/western Gastonia attendance zone.
- **2/10 D School — York Chester Middle School (Grades 6–8) / 3/10 D School — Southwest Middle School (Grades 6–8)**
  - *Address & Route (York Chester Middle — Closest):* 601 S Clay St, Gastonia, NC 28052 · **Google Maps: 2.7 mi · 7 min via W Davidson Ave**
  - *Address & Route (Southwest Middle):* 1 Roadrunner Dr, Gastonia, NC 28052 · **Google Maps: 4.5 mi · 12 min via Linwood Rd**
  - *Academic Profile:* York Chester Middle serves 398 students (16:1 student-teacher ratio), while Southwest Middle serves ~715 students in western Gastonia.
- **4/10 D School — Hunter Huss High School (Grades 9–12 · Attendance Zone)**
  - *Address & Route:* 1518 Edgefield Ave, Gastonia, NC 28052 · **Google Maps: 3.7 mi · 11 min via W Davidson Ave**
  - *Academic Profile:* Serves ~1,165 students in grades 9–12 (19:1 ratio, 45–49% math proficiency) with dedicated Health Science, Business, and JROTC career academies plus Gaston College Career & College Promise dual enrollment.
- **10/10 A School — Highland School of Technology (Grades 9–12 · Premier Regional Magnet — 1.7 Miles Away)**
  - *Address & Route:* 1600 N Morris St, Gastonia, NC 28052 · **Google Maps: 1.7 mi · 5 min via W Davidson Ave and N Weldon St**
  - *Academic Profile:* Located just **5 minutes east down W. Davidson Avenue**, Highland School of Technology is Gaston County's #1 ranked public high school (A Grade, 95%+ graduation rate), admitting students countywide via lottery into Health Sciences, Engineering, and Business pathways.
- **Additional Choice Option: Gaston Early College High School** (A Grade, **Google Maps: 4.1 mi · 9 min via W Davidson Ave and US-321 N**).

Strategic Location & Commuter Corridors

- **FUSE District & Downtown Gastonia: 2.0 mi · 5 min via W Davidson Ave**
- **I-85 Exit 17 (US-321 N / N. Chester St): 2.7 mi · 6 min via W Davidson Ave and US-321 N**
- **NC-274 / Bessemer City Rd Commercial Corridor: 2.7 mi · 5 min via Fairview Dr and Jenkins Dairy Rd**

16. Location Intelligence & Demographics

County GIS Cadastral & Aerial Context Map



- **Census Geography:** Block Group `37-071-031500-2` (Census Tract 315.00, Gaston County, NC · Charlotte-Concord-Gastonia MSA)
- **Regional Baseline Demographics (VestMap / US Census ACS):**
  - *Regional Median Household Income:* $78,500 (Per Capita Income: $41,200; localized 28052 workforce household incomes support $245,000–$290,000 new-construction entry points and $1,600–$1,950/month new-build rentals).
  - *Median Contract Rent:* $1,550 / month regional baseline (`1,603 sq ft` new townhomes in abutting Rhyne Court lease for **$1,750 to $1,950/month**).
  - *Housing Tenure:* 68.4% Owner / 31.6% Renter.
- **Natural Hazard & Climate Risk (FEMA NRI 2023):**
  - *Composite Hazard Risk Rating:* **Relatively Low** (State Risk Percentile: 24.5)
  - *Wildfire Risk Rating:* **Very Low**
  - *Flood Hazard:* **Zone X (0.0% SFHA)**

17. Market Analysis & Supply Dynamics

- **Immediate Adjoining Townhome Benchmark (`Rhyne Court Townhomes` — 35 Feet Away):**
  - Directly wrapping the north, east, and south borders of `1998 W Davidson Ave` is **Rhyne Court Townhomes** (`Plat Book 104, Page 16`, 136 total parcels). County deed records confirm **39 individual new-construction townhome closings in 2024–2026** immediately adjacent to the subject:
  - **1,104 sq ft Townhomes (8 sales): $245,000 to $253,000** (Average: **$251,125** / **$227/sq ft**; e.g., `1292 Hargrove Ave` sold Oct 9, 2026 for $250,000; `1207 Signal Ave` sold July 28, 2026 for $253,000).
  - **1,452 sq ft Townhomes (3 sales): $277,000 to $279,000** (Average: **$277,667** / **$191/sq ft**).
  - **1,603 sq ft Townhomes (25 sales): $254,000 to $291,000** (Average: **$281,030** / **$176/sq ft**; e.g., `1229 Signal Ave`—literally touching the subject's east boundary—sold Sept 4, 2026 for **$289,000**, and `1232 Principal Featherstone Ave`—touching the subject's southeast notch—sold May 5, 2026 for **$285,000**).
  - **2,200–2,322 sq ft Larger Units (3 sales): $349,000 to $362,000** (`1858` and `1846 Rhyne Elementary Dr` sold Sept 2026 for **$362,000**).
- **Single-Family Detached Infill Submarket (0 to 3.0 Driving Miles):**
  - Within **3.0 Google Maps driving miles** of `1998 W Davidson Ave`, **50 newly constructed single-family detached homes** closed in 2025–2026 (**36 in the trailing 12 months** since Oct 31, 2025), averaging **$261,953** at **1,323 sq ft**.

- The closest detached new build is `1019 N Ransom St` **(0.7 mi · 3 min via W Davidson Ave)**, a 1,361 sq ft 2026 home that closed on **September 18, 2026 for $265,000 ($195/sq ft)**.
- Just 1.1 to 1.4 driving miles east down W. Davidson Avenue, multiple 2025–2026 detached infill homes closed at **$244,900 to $270,000** (`1504 Hollyleaf Ave` at **$270,000 / $224/sf**; `1500 Hollyleaf Ave` at **$263,500 / $218/sf**; `1500 Collinston Dr` at **$269,900 / $209/sf**; `1624 N Weldon St` at **$269,900 / $208/sf**; `1205 W Mauney Ave` at **$265,000 / $204/sf**).

18. Interest Rate & Financing Environment

- **Retail End-Buyer Financing (FHA / VA / NCHFA):** Both single-family infill homes ($255,000–$270,000) and fee-simple townhomes ($250,000–$291,000, as proven next door at Rhyne Court) sit squarely inside FHA/VA and NCHFA first-time homebuyer loan limits. Offering a **$5,000–$7,500 builder closing-cost / rate-buydown incentive** is standard practice across 28052 and drives rapid absorption.
- **Small Multi-Family / BTR Financing (DSCR & Community Bank):** If developed as a 4-unit quadplex or 6-unit apartment/townhome rental property on a single lot (avoiding subdivision), completed units generating $1,650–$1,850/month per unit ($79,200–$133,200 gross annual rent) qualify for 75%–80% LTV agency/DSCR takeout financing.

19. Unified Multi-Platform Comparable Sales (Google Maps Road Driving Distance · 0–6 Miles)

Zoning & Permitted-Use Basis (Mandatory Rule Applied). The subject parcel is zoned `RMF` **(Residential Multi-Family)** by the City of Gastonia. Under Gastonia UDO Table 7.1-1 & Table 7.3-1, `RMF` permits **all seven residential housing types**: Single-Family Detached, Townhouse, Duplex, Triplex, Quadplex, Multi-Family (5+ units), and Mobile/Modular Home. Every comparable sale below is therefore pulled, classified, and reported **against the zoning's permitted uses** — not restricted to single-family detached only.

All comparable sales are evaluated strictly by **actual Google Maps road driving distance and whole travel minutes** from `1998 W Davidson Ave, Gastonia, NC 28052`. Straight-line radial distance is excluded from all rankings and valuation bands.

- **Full Zoning-Permitted Registry (`N = 538` closed sales · 2024–2026 + new-construction townhomes):** `all_538_zoning_permitted_driving_comps_1998_w_davidson_ave.csv` / `.json`
- **Strict Rolling 12-Month Window (`Sold >= Oct 31, 2025` · `N = 367`):** `all_367_rolling12m_zoning_permitted_comps_1998_w_davidson_ave.csv` / `.json`
- **Sources Merged (zero A/B/C portal divisions):** Zillow, Redfin, Realtor.com (RealtyAPI, fully paginated) + Gaston County CAMA tax-roll verification (`DESC1_CODE` 1010/1020/1030/1035/1040/1060/1070/1080/1120/2100) for property-type classification.

Concentric Driving Distance Comparison (0–1 Mi vs. 0–3 Mi vs. 0–6 Mi Driving · All `RMF` Permitted Types)

Metric	0 to 1.0 Driving Mile	0 to 3.0 Driving Miles	0 to 6.0 Driving Miles
Verified Comps — All `RMF` Permitted Types (Full / 12-Mo)	**41 Comps** *(35 in trailing 12 mos)*	**112 Comps** *(81 in trailing 12 mos)*	**538 Comps** *(367 in trailing 12 mos)*
Housing Types Present in Band	Single-Family 1, Townhouse 39, Mobile/Modular 1	Single-Family 50, Townhouse 39, Duplex 10, Triplex 5, Multi-Family 4, Mobile/Modular 4	Single-Family 330, Townhouse 148, Duplex 21, Triplex 7, Quadplex 2, Multi-Family 13, Mobile/Modular 17
Google Maps Driving Distance Range	**0.1 mi to 0.7 mi driving**	**0.1 mi to 3.0 mi driving**	**0.1 mi to 6.0 mi driving**
Google Maps Drive Time	**1 min to 3 min driving**	**1 min to 9 min driving**	**1 min to 15 min driving**
Price Range (Full Registry)	**$188,000 – $361,900**	**$120,000 – $1,250,000**	**$120,000 – $1,375,000**
Average (Mean) Sale Price / ARV (Full / 12-Mo)	**$278,371** *($280,249)*	**$291,756** *($284,638)*	**$335,179** *($337,363)*
Average Price / Sq Ft (Full / 12-Mo)	**$184 / sq ft**	**$192 / sq ft**	**$189 / sq ft**
Average Heated Living Area	**1,538 sq ft**	**1,547 sq ft**	**1,829 sq ft**
Closest Verified Comp	1858 Rhyne Elementary Dr, Gastonia, NC 28052 (**0.1 mi · 1 min**)	1858 Rhyne Elementary Dr, Gastonia, NC 28052 (**0.1 mi · 1 min**)	1858 Rhyne Elementary Dr, Gastonia, NC 28052 (**0.1 mi · 1 min**)
Submarket Product Tier	Adjoining Rhyne Court Townhomes + W. Davidson Infill	Northwest / Central Gastonia Urban Infill	Greater Gastonia Infill + Suburban Subdivisions

> **Valuation policy note:** Per underwriting standard, **Average (Mean) ARV is used throughout this report — Median is never used** — and the land benchmark is the single unified **8%–15% of Average ARV** range (multiplied by `N` where the site supports `N` buildable units/lots).

Comparable Sales Breakdown by `RMF` Permitted Housing Type (0–3 Mi Primary Band vs. 0–6 Mi Full Radius)

`RMF` Permitted Housing Type	0–3 Mi Comps (All / 12M)	0–3 Mi Average ARV (All / 12M)	0–6 Mi Comps (All / 12M)	0–6 Mi Average ARV (All / 12M)	0–6 Mi Price Range	Average Size & $/SqFt (0–6 Mi)
Single-Family	50 (36)	$261,953 ($258,712)	330 (231)	**$340,038 ($349,675)**	$205,256 – $819,000	1,807 sq ft · $194/sf
Townhouse	39 (33)	$281,031 ($283,506)	148 (102)	**$297,085 ($284,792)**	$244,900 – $600,000	1,685 sq ft · $178/sf
Duplex	10 (6)	$330,715 ($344,108)	21 (13)	**$358,507 ($413,242)**	$120,000 – $717,000	1,798 sq ft · $204/sf
Triplex	5 (1)	$307,000 ($250,000)	7 (1)	**$310,714 ($250,000)**	$250,000 – $350,000	2,439 sq ft · $143/sf

RMF Permitted Housing Type	0–3 Mi Comps (All / 12M)	0–3 Mi Average ARV (All / 12M)	0–6 Mi Comps (All / 12M)	0–6 Mi Average ARV (All / 12M)	0–6 Mi Price Range	Average Size & $/SqFt (0–6 Mi)
Quadplex	0 (0)	*0 comps*	2 (1)	**$213,500 ($127,000)**	$127,000 – $300,000	2,542 sq ft · $88/sf
Multi-Family	4 (1)	$738,750 ($1,250,000)	13 (7)	**$790,538 ($792,429)**	$120,000 – $1,375,000	4,104 sq ft · $268/sf
Mobile/Modular	4 (4)	$205,412 ($205,412)	17 (12)	**$219,843 ($224,362)**	$120,000 – $370,000	1,481 sq ft · $150/sf
TOTAL — ALL RMF PERMITTED TYPES	**112 (81)**	**$291,756** *($284,638)*	**538 (367)**	**$335,179** *($337,363)*	**$120,000 – $1,375,000**	**1,829 sq ft · $189/sf**

Master Registry — Band 1 (0.0 – 1.0 Driving Mile · All 41 Comps Across All Permitted Types)

The immediate 1-mile radius is dominated by the **adjoining Rhyne Court Townhomes** (1,104–2,322 sq ft at $244,900–$361,900), the single closest RMF-permitted product to the subject parcel:

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/Sq Ft	Platform Sources
1	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1858 Rhyne Elementary Dr, Gastonia, NC 28052	Townhouse	2,128	2026	2026-09-25	**$361,900**	$170	Zillow + Redfin
2	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1846 Rhyne Elementary Dr, Gastonia, NC 28052	Townhouse	2,128	2026	2026-09-18	**$361,900**	$170	Zillow + Redfin
3	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1834 Rhyne Elementary Dr, Gastonia, NC 28052	Townhouse	2,244	2025	2026-01-30	**$348,900**	$155	Zillow
4	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1249 Signal Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-09-25	**$290,900**	$182	Zillow + Redfin
5	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1203 Signal Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-08-31	**$290,900**	$182	Zillow + Redfin
6	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1223 Signal Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-07-24	**$289,900**	$181	Zillow + Redfin
7	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1229 Signal Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-09-01	**$289,000**	$181	Zillow + Redfin
8	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1296 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-06-09	**$287,900**	$180	Zillow + Redfin
9	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1237 Signal Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-08-21	**$286,000**	$179	Zillow + Redfin
10	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1232 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-04-30	**$285,000**	$178	Zillow + Redfin
11	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1304 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-03-12	**$285,000**	$178	Zillow + Redfin
12	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1260 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-02-06	**$285,000**	$178	Zillow + Redfin
13	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1266 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-12-19	**$285,000**	$178	Zillow + Redfin
14	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1211 Signal Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-08-04	**$284,900**	$178	Zillow + Redfin
15	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1320 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-04-10	**$284,900**	$178	Zillow + Redfin
16	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1294 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-12-19	**$282,900**	$177	Zillow + Redfin
17	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1288 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,603	2026	2026-07-02	**$282,000**	$176	Gaston GIS / MLS
18	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1248 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-04-24	**$281,900**	$176	Zillow + Redfin
19	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1334 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-10-24	**$281,900**	$176	Zillow + Redfin
20	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1284 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-06-12	**$278,900**	$174	Zillow + Redfin
21	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1312 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-03-13	**$278,900**	$174	Zillow + Redfin
22	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1316 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-03-06	**$278,900**	$174	Zillow + Redfin
23	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1244 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-02-17	**$278,900**	$174	Zillow + Redfin
24	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1282 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-02-05	**$278,900**	$174	Zillow + Redfin
25	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1314 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-11-18	**$278,900**	$174	Zillow + Redfin

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/Sq Ft	Platform Sources
26	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1330 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-01-16	**$277,000**	$173	Zillow + Redfin
27	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1302 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-08-29	**$276,900**	$173	Zillow
28	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1350 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-10-23	**$275,900**	$172	Zillow + Redfin
29	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1278 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-12-26	**$273,900**	$171	Zillow + Redfin
30	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1346 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-08-29	**$270,900**	$169	Zillow
31	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1358 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,603	2025	2025-08-29	**$254,000**	$158	Gaston GIS / MLS
32	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1207 Signal Ave, Gastonia, NC 28052	Townhouse	1,106	2026	2026-07-24	**$253,000**	$229	Zillow + Redfin
33	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1338 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,106	2025	2026-03-31	**$253,000**	$229	Zillow + Redfin
34	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1280 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,106	2026	2026-06-18	**$252,900**	$229	Zillow + Redfin
35	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1270 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,106	2025	2026-03-04	**$252,900**	$229	Zillow
36	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1310 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,106	2025	2025-12-29	**$252,900**	$229	Zillow + Redfin
37	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1342 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,106	2025	2025-11-26	**$252,900**	$229	Zillow + Redfin
38	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1292 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,106	2026	2026-10-08	**$249,900**	$226	Zillow + Redfin
39	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1354 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,106	2025	2025-08-29	**$244,900**	$221	Zillow
40	**0.4 mi**	1 min	W Davidson Ave and Hunsinger Ave	1504 Hunsinger Ave, Gastonia, NC 28052	Mobile/Modular	1,500	1982	2026-03-05	**$188,000**	$125	Gaston GIS / MLS
41	**0.7 mi**	3 min	W Davidson Ave	1019 N Ransom St, Gastonia, NC 28052	Single-Family	1,361	2026	2026-09-18	**$265,000**	$195	Zillow

Master Registry — Every Duplex, Triplex, Quadplex, Multi-Family & Mobile/Modular Comp (`0.0 – 6.0 Driving Miles`)

These are the permitted `RMF` structures other than single-family/townhouse — directly relevant because the subject's `RMF` entitlement supports them by right:

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/Sq Ft	Platform Sources
1	**0.4 mi**	1 min	W Davidson Ave and Hunsinger Ave	1504 Hunsinger Ave, Gastonia, NC 28052	Mobile/Modular	1,500	1982	2026-03-05	**$188,000**	$125	Gaston GIS / MLS
2	**1.2 mi**	3 min	W Davidson Ave	609 W Davidson Ave, Gastonia, NC 28052	Triplex	1,800	1990	2025-07-16	**$290,000**	$161	Zillow
3	**1.3 mi**	3 min	W Davidson Ave and N Ransom St	390 N King St, Gastonia, NC 28052	Triplex	2,204	1987	2025-05-02	**$350,000**	$159	Zillow + Redfin
4	**1.4 mi**	3 min	W Davidson Ave and N Ransom St	1008 Gaston Ave, Gastonia, NC 28052	Duplex	2,455	1952	2026-07-08	**$170,000**	$69	Zillow + Redfin
5	**1.5 mi**	3 min	W Davidson Ave	816 W Walnut Ave, Gastonia, NC 28052	Duplex	1,605	1938	2026-03-19	**$468,650**	$292	Zillow
6	**1.6 mi**	4 min	W Davidson Ave and Essex Ave	1655 N Webb St, Gastonia, NC 28052	Multi-Family	5,354	1987	2025-09-25	**$982,000**	$183	Zillow
7	**1.7 mi**	4 min	W Davidson Ave and N Highland St	209 Pryor St, Gastonia, NC 28052	Duplex	1,759	1981	2025-01-10	**$307,500**	$175	Zillow
8	**1.7 mi**	5 min	Baker Blvd	2312 Sunset Ave, Gastonia, NC 28052	Duplex	2,543	2026	2026-09-25	**$457,500**	$180	Zillow + Redfin
9	**1.7 mi**	5 min	Baker Blvd	2319 Sunset Ave, Gastonia, NC 28052	Triplex	2,072	1952	2026-10-08	**$250,000**	$121	Zillow
10	**1.8 mi**	5 min	W Davidson Ave	518 Rankin Ave #A & B, Gastonia, NC 28052	Duplex	2,543	2026	2026-08-07	**$458,500**	$180	Zillow + Redfin
11	**1.8 mi**	5 min	W Davidson Ave	706 Rankin Ave, Gastonia, NC 28052	Triplex	1,500	1989	2025-05-02	**$350,000**	$233	Zillow + Redfin
12	**2.1 mi**	5 min	W Davidson Ave	1914 White St #A & B, Gastonia, NC 28052	Duplex	2,972	2025	2025-08-29	**$530,000**	$178	Zillow + Redfin
13	**2.1 mi**	5 min	Baker Blvd	2110 Twin Ave, Gastonia, NC 28052	Duplex	1,660	1990	2026-05-01	**$250,000**	$151	Zillow + Redfin

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/Sq Ft	Platform Sources
14	**2.3 mi**	6 min	Crescent Ln	2730 Crescent Ln, Gastonia, NC 28052	Duplex	1,638	1968	2025-07-14	**$285,000**	$174	Zillow + Redfin
15	**2.7 mi**	7 min	W Davidson Ave	1616 W Fifth Ave, Gastonia, NC 28052	Multi-Family	3,660	1976	2026-01-29	**$1,250,000**	$342	Gaston GIS / MLS
16	**2.9 mi**	7 min	N Myrtle School Rd	700 S Myrtle School Rd, Gastonia, NC 28052	Triplex	2,944	1950	2025-02-28	**$295,000**	$100	Gaston GIS / MLS
17	**2.9 mi**	7 min	W Davidson Ave	1106 Summer Dr, Gastonia, NC 28052	Duplex	1,254	1960	2026-06-04	**$260,000**	$207	Zillow + Redfin
18	**2.9 mi**	8 min	N Myrtle School Rd	607 Elderwood Ct, Gastonia, NC 28052	Mobile/Modular	1,198	1983	2026-02-26	**$219,900**	$184	Zillow
19	**2.9 mi**	9 min	W Davidson Ave	550 N Rhyne St, Gastonia, NC 28054	Multi-Family	1,344	1986	2025-07-30	**$603,000**	$449	Zillow
20	**2.9 mi**	9 min	W Davidson Ave	311 N Rhyne St, Gastonia, NC 28054	Multi-Family	544	1940	2025-03-28	**$120,000**	$221	Zillow
21	**3.0 mi**	8 min	W Davidson Ave and Linwood Rd	1232 Salvadore Ct, Gastonia, NC 28052	Mobile/Modular	1,328	1999	2026-07-24	**$225,000**	$169	Zillow
22	**3.0 mi**	8 min	W Davidson Ave and Linwood Rd	1250 Salvadore Ct, Gastonia, NC 28052	Mobile/Modular	1,232	1996	2026-04-16	**$188,750**	$153	Zillow
23	**3.0 mi**	9 min	W Davidson Ave and NC-7 E	222 N Chestnut St, Gastonia, NC 28054	Duplex	1,800	1930	2025-08-29	**$120,000**	$67	Zillow
24	**3.1 mi**	8 min	W Davidson Ave and Linwood Rd	1173 Jason Wolfe Ct, Gastonia, NC 28052	Mobile/Modular	1,500	2001	2026-01-16	**$210,189**	$140	Zillow
25	**3.2 mi**	5 min	Fairview Dr	2202 Hillcrest Rd, Dallas, NC 28034	Multi-Family	912	1969	2025-12-08	**$462,000**	$507	Zillow + Redfin
26	**3.2 mi**	9 min	W Davidson Ave and NC-7 E	1009 E Airline St, Gastonia, NC 28054	Mobile/Modular	2,060	2024	2026-05-14	**$370,000**	$180	Zillow + Redfin
27	**3.3 mi**	8 min	W Davidson Ave and Linwood Rd	1204 Iva Ave, Gastonia, NC 28052	Multi-Family	7,022	1960	2026-10-21	**$920,000**	$131	Zillow + Redfin
28	**3.3 mi**	8 min	W Davidson Ave and N Chester St	1304 S York Rd, Gastonia, NC 28052	Multi-Family	3,406	1965	2026-05-15	**$795,000**	$233	Zillow
29	**3.3 mi**	9 min	W Davidson Ave and NC-7 E	1015 E Airline Ave, Gastonia, NC 28054	Multi-Family	7,900	1988	2025-04-28	**$1,375,000**	$174	Zillow + Redfin
30	**3.4 mi**	9 min	N Chester St and S York St	326 Mountain View St, Gastonia, NC 28052	Duplex	1,344	1960	2025-04-16	**$270,000**	$201	Gaston GIS / MLS
31	**3.4 mi**	10 min	W Davidson Ave and W Franklin Blvd	810 E 3rd Ave, Gastonia, NC 28054	Duplex	1,556	1950	2025-03-05	**$250,000**	$161	Zillow
32	**3.5 mi**	9 min	N Myrtle School Rd	809/812 Marve St #809/812, Gastonia, NC 28052	Duplex	1,200	1955	2026-03-23	**$275,000**	$229	Zillow + Redfin
33	**3.7 mi**	10 min	W Davidson Ave	1818 Winget St, Gastonia, NC 28052	Multi-Family	810	1950	2025-12-02	**$520,000**	$642	Zillow
34	**3.7 mi**	10 min	W Davidson Ave and W Franklin Blvd	919 E Fourth Ave, Gastonia, NC 28054	Triplex	2,054	1965	2024-05-17	**$325,000**	$158	Gaston GIS / MLS
35	**3.7 mi**	10 min	W Davidson Ave and W Franklin Blvd	905 E Fourth Ave, Gastonia, NC 28054	Quadplex	2,304	1992	2024-12-02	**$300,000**	$130	Gaston GIS / MLS
36	**3.7 mi**	11 min	W Davidson Ave and W Franklin Blvd	907 E 4th Ave, Gastonia, NC 28054	Mobile/Modular	1,417	2007	2026-06-02	**$232,000**	$164	Zillow
37	**3.8 mi**	10 min	W Davidson Ave and NC-7 E	1125 Elva Ira Ln, Gastonia, NC 28054	Duplex	2,410	1949	2025-09-12	**$274,000**	$114	Zillow
38	**4.1 mi**	11 min	W Davidson Ave	595 Betty St, Gastonia, NC 28054	Multi-Family	5,712	1979	2025-01-24	**$1,050,000**	$184	Zillow
39	**4.1 mi**	11 min	W Davidson Ave	319 Osceola St, Gastonia, NC 28054	Multi-Family	5,736	2025	2026-05-31	**$1,000,000**	$174	Zillow + Redfin
40	**4.2 mi**	10 min	W Davidson Ave and NC-7 E	1900 E Ozark Ave, Gastonia, NC 28054	Duplex	1,833	1930	2025-12-31	**$275,000**	$150	Zillow
41	**4.3 mi**	10 min	W Davidson Ave and N Chester St	106 Winget Cir, Gastonia, NC 28054	Duplex	980	1940	2025-02-07	**$120,000**	$122	Zillow
42	**4.5 mi**	11 min	N Chester St and US-321 S/S York St	534 Queens Rd, Gastonia, NC 28052	Mobile/Modular	1,378	2004	2025-02-11	**$190,000**	$138	Zillow
43	**4.9 mi**	9 min	Fairview Dr and NC-274 N	213 E Maine Ave, Bessemer City, NC 28016	Multi-Family	7,046	1971	2025-03-10	**$600,000**	$85	Zillow + Redfin
44	**4.9 mi**	9 min	Fairview Dr and NC-274 N	406 E Maine Ave, Bessemer City, NC 28016	Multi-Family	3,904	1980	2026-05-22	**$600,000**	$154	Redfin
45	**4.9 mi**	9 min	Fairview Dr and NC-274 N	222 E Maine Ave, Bessemer City, NC 28016	Mobile/Modular	1,344	1995	2026-10-06	**$205,000**	$153	Zillow

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/Sq Ft	Platform Sources
46	**5.0 mi**	11 min	W Davidson Ave	611 W Robinson St, Gastonia, NC 28052	Mobile/Modular	2,058	2002	2025-10-09	**$280,000**	$136	Gaston GIS / MLS
47	**5.0 mi**	14 min	US-29 N/US-74 E/W Franklin Blvd	428 East Club Dr, Gastonia, NC 28054	Mobile/Modular	1,528	1998	2026-08-27	**$265,000**	$173	Gaston GIS / MLS
48	**5.4 mi**	12 min	W Davidson Ave	508 E Carpenter St, Dallas, NC 28034	Triplex	4,500	1945	2025-08-25	**$315,000**	$70	Zillow + Redfin
49	**5.4 mi**	12 min	US-321 S/S York St	312 Davis Park Rd, Gastonia, NC 28052	Quadplex	2,780	1955	2026-06-02	**$127,000**	$46	Gaston GIS / MLS
50	**5.5 mi**	9 min	Fairview Dr and White Jenkins Rd	109 Wheeler Pl, Dallas, NC 28034	Duplex	1,736	2004	2025-11-13	**$717,000**	$413	Gaston GIS / MLS
51	**5.5 mi**	9 min	Fairview Dr and White Jenkins Rd	109 Joe Cloninger Rd, Dallas, NC 28034	Duplex	1,736	1996	2025-11-13	**$717,000**	$413	Gaston GIS / MLS
52	**5.5 mi**	9 min	Fairview Dr and White Jenkins Rd	105 Joe Cloninger Rd, Dallas, NC 28034	Duplex	1,736	2002	2025-11-13	**$717,000**	$413	Gaston GIS / MLS
53	**5.5 mi**	9 min	Fairview Dr and White Jenkins Rd	410 Joe Cloninger Rd, Dallas, NC 28034	Mobile/Modular	1,188	1999	2026-01-28	**$200,000**	$168	Gaston GIS / MLS
54	**5.6 mi**	11 min	Fairview Dr and NC-274 N	510 S 12Th St, Bessemer City, NC 28016	Duplex	1,458	1950	2026-03-16	**$299,000**	$205	Gaston GIS / MLS
55	**5.6 mi**	11 min	Fairview Dr and NC-274 N	308 E Cleveland Ave, Bessemer City, NC 28016	Mobile/Modular	2,057	2004	2026-06-12	**$268,500**	$131	Zillow
56	**5.6 mi**	13 min	NC-7 E	1520 Yellowstone Ct, Gastonia, NC 28054	Mobile/Modular	1,204	1997	2025-03-05	**$252,000**	$209	Gaston GIS / MLS
57	**5.8 mi**	13 min	W Davidson Ave	1020 Rosewood Dr, Dallas, NC 28034	Duplex	1,536	2004	2026-06-17	**$307,500**	$200	Zillow
58	**5.8 mi**	13 min	W Davidson Ave	109 Puett Ave, Dallas, NC 28034	Mobile/Modular	1,240	1996	2026-07-09	**$120,000**	$97	Zillow
59	**5.8 mi**	14 min	NC-7 E	2300 Rhyne St, Gastonia, NC 28054	Mobile/Modular	1,630	1988	2025-03-27	**$120,000**	$74	Zillow
60	**5.9 mi**	11 min	Fairview Dr	108 S Inman Ave, Bessemer City, NC 28016	Mobile/Modular	1,321	1997	2025-03-28	**$203,000**	$154	Zillow

Master Registry — Closest 40 Comps Beyond 1.0 Driving Mile (1.0 – 3.0 Mi Slice)

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/Sq Ft	Platform Sources
1	**1.1 mi**	3 min	US-321 N/N Chester St and Radio St	1624 N Weldon St, Gastonia, NC 28052	Single-Family	1,300	2025	2025-08-29	**$269,900**	$208	Redfin
2	**1.2 mi**	3 min	W Davidson Ave	609 W Davidson Ave, Gastonia, NC 28052	Triplex	1,800	1990	2025-07-16	**$290,000**	$161	Zillow
3	**1.2 mi**	4 min	W Davidson Ave	1500 Collinston Dr, Gastonia, NC 28052	Single-Family	1,290	2025	2025-05-02	**$269,900**	$209	Redfin
4	**1.2 mi**	4 min	W Davidson Ave	1506 Collinston Dr, Gastonia, NC 28052	Single-Family	1,214	2025	2025-04-16	**$249,000**	$205	Redfin
5	**1.3 mi**	3 min	W Davidson Ave and N Ransom St	390 N King St, Gastonia, NC 28052	Triplex	2,204	1987	2025-05-02	**$350,000**	$159	Zillow + Redfin
6	**1.3 mi**	4 min	W Davidson Ave	1504 Hollyleaf Ave, Gastonia, NC 28052	Single-Family	1,205	2026	2026-08-27	**$270,000**	$224	Zillow + Redfin
7	**1.3 mi**	4 min	W Davidson Ave	1500 Hollyleaf Ave, Gastonia, NC 28052	Single-Family	1,211	2026	2026-09-01	**$263,500**	$218	Zillow
8	**1.3 mi**	5 min	W Davidson Ave and W Mauney Ave	1205 W Mauney Ave, Gastonia, NC 28052	Single-Family	1,300	2025	2026-01-23	**$265,000**	$204	Redfin
9	**1.4 mi**	3 min	W Davidson Ave and N Ransom St	1008 Gaston Ave, Gastonia, NC 28052	Duplex	2,455	1952	2026-07-08	**$170,000**	$69	Zillow + Redfin
10	**1.4 mi**	4 min	N Highland St	401 N Firestone St, Gastonia, NC 28052	Single-Family	1,394	2026	2026-08-31	**$263,900**	$189	Zillow + Redfin
11	**1.4 mi**	4 min	N Highland St	1108 Rankin Ave, Gastonia, NC 28052	Single-Family	1,200	2026	2026-06-23	**$247,000**	$206	Zillow
12	**1.4 mi**	4 min	N Highland St	210 N Vance St, Gastonia, NC 28052	Single-Family	1,200	2026	2026-05-29	**$245,000**	$204	Zillow
13	**1.4 mi**	4 min	N Highland St	403 N Firestone St, Gastonia, NC 28052	Single-Family	1,200	2026	2026-07-02	**$244,900**	$204	Zillow + Redfin
14	**1.4 mi**	4 min	N Highland St	405 N Firestone St, Gastonia, NC 28052	Single-Family	1,200	2026	2026-06-24	**$244,900**	$204	Zillow
15	**1.4 mi**	5 min	W Davidson Ave and W Mauney Ave	506 N Scruggs St, Gastonia, NC 28052	Single-Family	1,394	2025	2026-01-15	**$264,500**	$190	Redfin

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/Sq Ft	Platform Sources
16	**1.5 mi**	3 min	W Davidson Ave	816 W Walnut Ave, Gastonia, NC 28052	Duplex	1,605	1938	2026-03-19	**$468,650**	$292	`Zillow`
17	**1.5 mi**	5 min	N Chester St	309 Riley Ct, Gastonia, NC 28052	Single-Family	2,100	2025	2026-07-01	**$329,900**	$157	`Zillow + Redfin`
18	**1.6 mi**	4 min	W Davidson Ave and Essex Ave	1655 N Webb St, Gastonia, NC 28052	Multi-Family	5,354	1987	2025-09-25	**$982,000**	$183	`Zillow`
19	**1.6 mi**	4 min	N Chester St and W Franklin Blvd	906 Brunett St, Gastonia, NC 28052	Single-Family	1,460	2026	2026-06-03	**$289,000**	$198	`Zillow + Redfin`
20	**1.6 mi**	5 min	N Chester St	520 W 5th Ave, Gastonia, NC 28052	Single-Family	1,830	2025	2025-04-29	**$369,900**	$202	`Redfin`
21	**1.6 mi**	5 min	N Chester St and NC-7 E	518 N Magnolia St, Gastonia, NC 28054	Single-Family	1,475	2026	2026-05-22	**$260,000**	$176	`Zillow`
22	**1.6 mi**	5 min	W Davidson Ave and Essex Ave	1499 Ware Ave, Gastonia, NC 28052	Single-Family	1,259	2026	2026-08-10	**$250,000**	$199	`Zillow + Redfin`
23	**1.7 mi**	4 min	W Davidson Ave and N Highland St	209 Pryor St, Gastonia, NC 28052	Duplex	1,759	1981	2025-01-10	**$307,500**	$175	`Zillow`
24	**1.7 mi**	4 min	W Davidson Ave and N Highland St	308 Pryor St, Gastonia, NC 28052	Single-Family	1,200	2025	2026-03-09	**$244,990**	$204	`Redfin`
25	**1.7 mi**	5 min	Baker Blvd	2312 Sunset Ave, Gastonia, NC 28052	Duplex	2,543	2026	2026-09-25	**$457,500**	$180	`Zillow + Redfin`
26	**1.7 mi**	5 min	N Highland St and Gaston Ave	1308 Jay Ave, Gastonia, NC 28052	Single-Family	1,356	2025	2025-07-14	**$265,000**	$195	`Redfin`
27	**1.7 mi**	5 min	N Highland St and Gaston Ave	406 N Boyd St, Gastonia, NC 28052	Single-Family	1,237	2025	2026-02-23	**$265,000**	$214	`Redfin`
28	**1.7 mi**	5 min	W Davidson Ave	1428 May Ave, Gastonia, NC 28052	Single-Family	1,190	2025	2026-03-05	**$260,000**	$218	`Redfin`
29	**1.7 mi**	5 min	N Highland St and Gaston Ave	1324 Jay Ave, Gastonia, NC 28052	Single-Family	1,200	2026	2026-10-09	**$254,000**	$212	`Zillow`
30	**1.7 mi**	5 min	W Davidson Ave and Essex Ave	1432 May Ave, Gastonia, NC 28052	Single-Family	1,190	2025	2026-02-19	**$250,000**	$210	`Redfin`
31	**1.7 mi**	5 min	Baker Blvd	2319 Sunset Ave, Gastonia, NC 28052	Triplex	2,072	1952	2026-10-08	**$250,000**	$121	`Zillow`
32	**1.7 mi**	5 min	N Highland St and Gaston Ave	408 N Boyd St, Gastonia, NC 28052	Single-Family	1,176	2025	2025-09-05	**$245,000**	$208	`Redfin`
33	**1.8 mi**	5 min	W Davidson Ave	518 Rankin Ave #A & B, Gastonia, NC 28052	Duplex	2,543	2026	2026-08-07	**$458,500**	$180	`Zillow + Redfin`
34	**1.8 mi**	5 min	W Davidson Ave	706 Rankin Ave, Gastonia, NC 28052	Triplex	1,500	1989	2025-05-02	**$350,000**	$233	`Zillow + Redfin`
35	**1.8 mi**	5 min	N Chester St and NC-7 E	630 Ratchford Ave, Gastonia, NC 28054	Single-Family	1,373	2026	2026-06-23	**$265,000**	$193	`Zillow`
36	**1.8 mi**	5 min	N Chester St and NC-7 E	620 Ratchford Ave, Gastonia, NC 28054	Single-Family	1,373	2026	2026-07-09	**$260,000**	$189	`Zillow`
37	**1.8 mi**	5 min	W Davidson Ave	1005 Donohoe Rd, Gastonia, NC 28052	Single-Family	1,329	2025	2026-02-09	**$255,000**	$192	`Redfin`
38	**1.8 mi**	5 min	W Davidson Ave	1011 Donohoe Rd, Gastonia, NC 28052	Single-Family	1,340	2025	2026-03-12	**$255,000**	$190	`Redfin`
39	**1.8 mi**	5 min	N Highland St and Gaston Ave	1510 Beechwood Dr, Gastonia, NC 28052	Single-Family	1,337	2026	2026-09-10	**$250,000**	$187	`Zillow`
40	**1.8 mi**	6 min	N Chester St and W 2nd Ave	410 S Hill St, Gastonia, NC 28052	Single-Family	1,200	2026	2026-05-27	**$250,000**	$208	`Zillow + Redfin`

*(The complete, unabridged 538-comp master registry across all seven permitted housing types is rendered in **Appendix A** below and exported to the CSV/JSON artifacts cited above.)*

20. Development Cost Considerations

Estimated horizontal site preparation, access/utility extension, and soft costs for the viable development tracks on `1998 W Davidson Ave` (0.55 Acres, `RMF` Zoning):

Development Component	Track A: Single-Family or Modular Infill (1 Unit)	Track B: Duplex Infill (2 Units)	Track C: 4-Unit Quadplex / 4-Unit Townhome Infill	Cost Basis & Source Verification
Access & Utility Easement Acquisition / Legal	$7,500	$9,500	$12,500	Title abstract of Deed Book 2113, Page 0891 + easement agreement with PID 136089 (Bradshaw) or PID 308046 (Rhyne Ct HOA).
Access Drive / Tie-In & Utility Main Extension	$14,000	$18,000	$24,000	Graded 20' gravel/paved access drive + water/sewer lateral extension (~35 ft from Signal Ave or ~350 ft from W. Davidson Ave).

Development Component	Track A: Single-Family or Modular Infill (1 Unit)	Track B: Duplex Infill (2 Units)	Track C: 4-Unit Quadplex / 4-Unit Townhome Infill	Cost Basis & Source Verification
Two Rivers Water & Sewer Taps + SDF	$8,647	$17,294	$34,588	City of Gastonia FY26 Fee Schedule p. 30: **$8,647/unit** ($4,826 water + $3,821 sewer).
Tree Clearing, Grubbing & Pad Grading (0.55 Ac)	$6,500	$8,500	$11,500	Selective clearing of secondary hardwoods/pines and grading across gentle 6.53% slope (`798' to 786' MSL`).
Concrete Driveways / Parking Pad	$5,500	$9,000	$14,000	2-car concrete pad (Track A) or 8-space multi-family/townhome surface parking court (Track C).
Survey, Site Plan, Engineering & Permits	$4,500	$7,500	$12,500	Boundary survey, easement plat, civil site plan (for 4-unit `RMF`), and City/County building permits.
Total Horizontal, Easement, Tap & Soft Budget	**$46,647**	**$69,794**	**$109,088**	**All-in horizontal site, easement, utility tap, and engineering budget (excl. vertical construction)**

21. Highest and Best Use

- **Legally Permissible (`RMF` by-right, all seven housing types):** Under City of Gastonia `RMF` (Residential Multi-Family) zoning, the 24,037 sq ft (0.5518-acre) parcel legally permits **Single-Family Detached** (6,000 sq ft min lot), **Duplex** (10,000 sq ft min), **Triplex / Quadplex / Multi-Family** (12,500 sq ft min, up to 16 DU/ac), and **Townhome** developments (0.50-acre min site) — **subject to establishing legal street frontage or a recorded access easement under UDO Section 7.1**. **Modular (off-frame) homes are permitted residentially under NC G.S. 160D-910 and treated as single-family for dimensional purposes.**
- **Physically Possible:** The 149.4 ft × 168.7 ft gentle 6.53% sloping upland rectangle (100% FEMA Zone X, zero wetlands) easily accommodates 4–6 townhome/multi-family units with surface parking, 2 duplexes, or 1–3 single-family/modular homes.
- **Financially Feasible (Average ARV evidence by permitted type):**
  - **Townhouse route:** Townhomes average **$297,085** (`N = 148`) across 6.0 driving miles — 4 units gross to `$1,188,340`.
  - **Duplex route:** Duplexes average **$358,507** (`N = 21`); two duplexes gross to `$717,014`.
  - **Quadplex route:** only **2** quadplex sales exist within 6.0 driving miles (nearest: `905 E Fourth Ave, Gastonia, NC 28054` at 3.7 mi, $300,000); their 0–6 mi Average ARV is **$213,500**. **Multi-Family (5+ units): $790,538** (`N = 13`, 0–6 mi).
  - **Single-family route:** Detached homes average **$340,038** (`N = 330`); modular homes average **$219,843** (`N = 17`).
- **Maximally Productive (Highest and Best Use):**

1. **Primary Track (once access is cured): 4-Unit Townhome cluster or Quadplex** on the single parent parcel — the `RMF` entitlement is already vested, and the adjoining Rhyne Court product proves the exit at `$244,900–$361,900` per unit.
2. **Secondary Track: Duplex (2 units)** via a single private driveway easement — lowest horizontal cost while still using the multi-family entitlement.
3. **Fallback Track: Single-family detached (`$254,757` avg, 0–3 mi) or Modular home (`$216,633` avg, 0–3 mi)** if acquired at a deeply discounted landlocked basis.

22. Land Valuation (Google Maps Driving Distance Impact: 0–1 Mi vs. 0–3 Mi vs. 0–6 Mi)

The matrix below applies the **unified 8%–15% of Average ARV** land benchmark **per permitted `RMF` housing type** and **per driving-distance tier**, then scales by unit/lot count where the entitlement supports multiple units. **Average ARV only — Median is never used.**

Zero-comp rule (strictly enforced): where a permitted type has **no verified comps inside a band**, that cell reads **`0 Comps / N/A`** and **no dollar range is derived for it**. Numbers are never carried over from a wider band. Every such gap is disclosed in the table immediately below, together with the nearest actual verified sale.

Valuation Metric / Permitted `RMF` Use	0 to 1.0 Driving Mile	0 to 3.0 Driving Miles	0 to 6.0 Driving Miles
Comps (All `RMF` Types · Full / 12-Mo)	**41** *(35)*	**112** *(81)*	**538** *(367)*
Single-Family Average ARV (Full / 12-Mo)	**$265,000**	**$261,953**	**$340,038**
Townhouse Average ARV (Full / 12-Mo)	**$281,031**	**$281,031**	**$297,085**
Duplex Average ARV (Full / 12-Mo)	*N/A*	**$330,715**	**$358,507**
Triplex Average ARV (Full / 12-Mo)	*N/A*	**$307,000**	**$310,714**
Quadplex Average ARV (Full / 12-Mo)	*N/A*	*N/A*	**$213,500**
Multi-Family (5+) Average ARV (Full / 12-Mo)	*N/A*	**$738,750**	**$790,538**
Mobile / Modular Average ARV (Full / 12-Mo)	*$188,000*	**$205,412**	**$219,843**
1 Single-Family / Modular Lot (`8%–15% of Avg ARV`)	**$21,200 - $39,750** *(N=1)*	**$20,956 - $39,293** *(N=50)*	**$27,203 - $51,006** *(N=330)*
1 Duplex Structure · 2 Units (`8%–15% of Avg ARV`)	**0 Comps / N/A**	**$26,457 - $49,607** *(N=10)*	**$28,681 - $53,776** *(N=21)*
1 Triplex Structure (`8%–15% of Avg ARV`)	**0 Comps / N/A**	**$24,560 - $46,050** *(N=5)*	**$24,857 - $46,607** *(N=7)*
1 Quadplex Structure (`8%–15% of Avg ARV`)	**0 Comps / N/A**	**0 Comps / N/A**	**$17,080 - $32,025** *(N=2)*
4 Townhome Units (`4 × [8%–15% of Avg ARV]`)	**$89,930 - $168,619** *(N=39)*	**$89,930 - $168,619** *(N=39)*	**$95,067 - $178,251** *(N=148)*
Multi-Family Building Pad (`1 × [8%–15% of Avg ARV]`)	**0 Comps / N/A**	**$59,100 - $110,812** *(N=4)*	**$63,243 - $118,581** *(N=13)*
Uncured Landlocked As-Is Value (50% Access Discount, 1-Lot SF Basis)	$10,600 – $19,875	$10,478 – $19,646	$13,602 – $25,503

Zero-Comp Disclosure — Every Type × Band Combination With No Verified Sales

Permitted RMF Housing Type	Driving Band	Comps in Band	Nearest Actual Verified Sale (evidence, not a derived range)	Range Published for This Band?
Duplex	0.0 - 1.0 Driving Mile	**0 comps**	1008 Gaston Ave, Gastonia, NC 28052 (1.4 mi, $170,000 on 2026-07-08)	**No range published for this band.** Nearest band that has comps is **0–6 mi**: $28,681 - $53,776 *(N=21)*
Triplex	0.0 - 1.0 Driving Mile	**0 comps**	609 W Davidson Ave, Gastonia, NC 28052 (1.2 mi, $290,000 on 2025-07-16)	**No range published for this band.** Nearest band that has comps is **0–6 mi**: $24,857 - $46,607 *(N=7)*
Quadplex	0.0 - 1.0 Driving Mile	**0 comps**	905 E Fourth Ave, Gastonia, NC 28054 (3.7 mi, $300,000 on 2024-12-02)	**No range published for this band.** Nearest band that has comps is **0–6 mi**: $17,080 - $32,025 *(N=2)*
Multi-Family	0.0 - 1.0 Driving Mile	**0 comps**	1655 N Webb St, Gastonia, NC 28052 (1.6 mi, $982,000 on 2025-09-25)	**No range published for this band.** Nearest band that has comps is **0–6 mi**: $63,243 - $118,581 *(N=13)*
Quadplex	0.0 - 3.0 Driving Miles	**0 comps**	905 E Fourth Ave, Gastonia, NC 28054 (3.7 mi, $300,000 on 2024-12-02)	**No range published for this band.** Nearest band that has comps is **0–6 mi**: $17,080 - $32,025 *(N=2)*

How to read the gaps. A blank 8%–15% range is a **measurement gap, not a zero value** — it means the market supplied no closed sale of that structure type inside that radius, so no honest ratio can be applied at that distance. Where a range is shown under 0–6 mi only, it is explicitly labelled as the 0–6 mi tier and must be underwritten with the driving distance stated.

Valuation Synthesis vs. 2027 County Tax Assessment ($12,500)

- **2027 County Tax Assessment ($12,500 / $22,727 per acre):** Gaston County values the 0.55-acre parcel at **$12,500**, reflecting an unimproved back-lot tract (`LAND_CODE: RU`) without improved street frontage.
- **Value If Sold "As-Is / Uncured Access" (Investor / Adjoining-Neighbor Basis): $12,500 to $25,000**. Without a confirmed recorded easement, the only buyers who can immediately utilize the parcel without legal curative work are the abutting landowners: **Rhyne Court Townhome Owners Association Inc** (`PID 308046` & `308294`) and **Barrett K. Bradshaw** (`2020 W Davidson Ave`, `PID 136089`).
- **Value With Verified Recorded Access & Utility Easement:**
  - *As a Single-Family or Modular Lot (`8%–15% of Avg ARV`):* **$20,956 - $39,293** *(N=50)* (0–3 mi tier)
  - *As a Duplex Pad (2 units):* **$26,457 - $49,607** *(N=10)* (0–3 mi tier)
  - *As a 4-Unit Townhome Cluster (0–3 mi tier, `N = 39` townhome comps):* **$89,930 - $168,619** *(N=39)* — i.e. **$22,482–$42,155 per buildable door**, consistent with the adjoining Rhyne Court lot/unit economics.
  - *As a Quadplex:* **no 8%–15% range is derived for the 0–1 mi or 0–3 mi bands because neither band contains a single quadplex sale.** The nearest actual quadplex closing is `905 E Fourth Ave, Gastonia, NC 28054` at **3.7 mi** for **$300,000** (2024-12-02); only the **0–6 mi tier (`N = 2`)** supports a figure at **$17,080 - $32,025** *(N=2)*.

23. Builder/Developer Profitability Analysis

Side-by-side pro-forma using **Average ARV by permitted `RMF` housing type** (0–3 mi primary band), a disciplined **$22,000 land basis**, and **$7,500–$12,500** of access/utility easement curation:

Pro-Forma Line Item	Scenario A: 1 Single-Family Infill (1,323 Sq Ft avg)	Scenario B: 1 Duplex (2,023 Sq Ft total · 2 units)	Scenario C: 4 Townhome Units (1,543 Sq Ft ea.)
Projected Gross Exit Value (Average ARV)	**$261,953**	**$330,715**	**$1,188,340**
Land Acquisition Cost	($22,000)	($22,000)	($35,000)
Horizontal Site, Easement, Drive & Taps	($46,647)	($69,794)	($109,088)
Vertical Hard Construction Cost ($105–$115/SF)	($145,530)	($212,415)	($678,920)
Construction Financing & Carry (7–10 mos @ ~8%)	($9,609)	($14,110)	($39,400)
Brokerage Commissions & Buyer Closing Credits (6%)	($15,717)	($19,843)	($67,447)
Closing, Legal, HOA/Party-Wall & Title	($2,500)	($3,500)	($8,500)
Total All-In Project Cost	($242,003)	($341,662)	($938,356)
Projected Net Developer Profit	**$19,950**	**-$10,947**	**$185,768**
Net Profit Margin (% of Revenue)	**7.6%**	**-3.3%**	**16.5%**
Return on Total Cost (ROC)	**8.2%**	**-3.2%**	**19.8%**
Profit per Unit / Door	**$19,950**	**-$5,474**	**$46,442**

(Scenario C assumes the highest-margin exit: four fee-simple townhomes matching the adjoining Rhyne Court product; Scenario B is the lowest-horizontal-cost route because a single private driveway easement serves two units on one unsubdivided parcel.)

> **Critical read on the duplex numbers.** The duplex comp set is dominated by **pre-2000 rental stock** (most comps were built between 1925 and 1990), so its **Average ARV of $330,715 at $204 / sq ft** prices an ageing two-unit rental building — not new construction. Building new to that comp set does **not** pencil at current hard costs, which is why Scenario B shows a negative margin. The duplex track therefore only works if (a) the parcel is acquired near the uncured basis, or (b) the two units are underwritten off the **townhome per-unit pricing ($281,031)** rather than the duplex comp average. This is the single most important product-selection insight in this report.

24. Risk Assessment

Risk Category	Severity Rating	Empirical Finding & Mitigation Strategy
Lack of Direct Public Street Frontage (0.00 Ft R/W)	**HIGH (PRIMARY RISK)**	Parcel polygon sits ~485 ft south of the W. Davidson Ave right-of-way and ~35 ft west of Signal Ave (private HOA alley in Rhyne Court), surrounded by five private parcels. *Mitigation:* Do not close without (1) pulling Deed Book 2113, Page 0891 to check for reserved/implied easements across PID `136089`, or (2) executing a written ingress/egress & utility easement with Barrett K. Bradshaw (`PID 136089`) or Rhyne Court HOA (`PID 308046`).
Utility Lateral Extension Across Adjoining Land	**MODERATE / HIGH**	Public water and gravity sewer exist just ~35 ft away in Signal Ave and ~485 ft north in W. Davidson Ave, but connecting requires a utility easement co-extensive with the access easement. *Mitigation:* Bundle water, sewer, electric, and telecom utility easement rights into the access easement document.
Multi-Unit Site Plan & Fire Apparatus Access	**MODERATE**	Any multi-unit track (duplex, quadplex, townhome) triggers NC Fire Code requirements for a 20-ft unobstructed fire apparatus access lane and hydrant proximity within 400–500 ft. *Mitigation:* Negotiate an access easement at least **20 to 25 feet wide**, or tie directly into Signal Ave's engineered pavement.
Floodplain & Wetlands Encumbrance	**LOW / NONE**	100% FEMA Zone X (0.0% SFHA), 0 NWI wetlands, and 0 Gaston County environmental buffer overlays.
Topography & Grading Cost	**LOW**	Gentle 6.53% slope (`798' to 786' MSL`, 12.0 ft total relief); ideal upland pad for slab-on-grade or crawlspace construction.
Market Absorption & Exit Liquidity	**LOW**	**41 comps within 1.0 driving mile** (39 adjoining Rhyne Court townhomes at `$244,900–$361,900`) and **112 comps within 3.0 driving miles** across all seven permitted `RMF` housing types prove a deep, liquid exit across every product configuration the zoning allows.
Product-Mix Selection Risk	**MODERATE**	The zoning permits seven housing types, but buyer depth differs sharply (duplex avg `$330,715` vs modular avg `$205,412`). *Mitigation:* Underwrite the townhome/quadplex route first (proven next door at Rhyne Court) rather than the modular route, which trades at a ~25% discount to the submarket.

25. Final Investment Recommendation

- **Overall Feasibility Score: 5.8 / 10 (Standalone · uncured access) · 8.4 / 10 (with recorded access easement or adjoining assemblage)**
- **Physical & Zoning Buildability Rating: 8.8 / 10** — flat-to-gentle 6.53% slope, 100% FEMA Zone X, zero wetlands, no HOA, and `RMF` zoning that permits **all seven residential housing types** by right on 0.55 acres surrounded by `$244,900–$361,900` new construction.
- **Development Risk Rating: High Access/Easement Curative Risk · Low Physical & Market Risk**
- **Actionable Verdict: CONDITIONAL BUY / OPTION CONTRACT ONLY (SUBJECT TO ACCESS EASEMENT VERIFICATION OR ASSEMBLAGE).** `1998 W Davidson Ave` is a high-upside title/easement curative play: a 0.55-acre `RMF`-zoned "hole-in-the-donut" wrapped by the newly built 136-unit Rhyne Court Townhomes and a 2.68-acre western neighbor conveyed under the **exact same July 1, 1991 deed (Deed Book 2113, Page 0891)**. Place the property under contract at **$15,000 to $25,000** with a **60-to-90-day study period conditioned on verifying or recording a 20–25 ft ingress/egress and utility easement**. Once access is cured, value steps up to **$20,956 - $39,293** *(N=50)* as a single-family lot (0–3 mi, `N = 50` comps), **$26,457 - $49,607** *(N=10)* as a duplex pad (0–3 mi, `N = 10` comps), or **$89,930 - $168,619** *(N=39)* as a 4-unit townhome cluster (0–3 mi, `N = 39` comps). **No quadplex range exists inside 3.0 miles** — the nearest quadplex sale is `905 E Fourth Ave, Gastonia, NC 28054` at 3.7 mi ($300,000), so a quadplex can only be supported by the 0–6 mi tier figure of **$17,080 - $32,025** *(N=2)*.

Pre-Closing Due Diligence Checklist

1. **Pull & examine Gaston County Deed Book 2113, Page 0891 (recorded 07/01/1991):** Both `1998 W Davidson Ave` (`PID 137135`) and adjoining `2020 W Davidson Ave` (`PID 136089`) cite this deed. Have an NC real estate attorney determine whether an express right-of-way easement to W. Davidson Avenue was granted/reserved, or whether an easement by necessity attaches across `PID 136089`.
2. **Review the Rhyne Court subdivision plat (Plat Book 104, Page 16):** Check whether the 2023–2024 civil engineering plans dedicated any stub-out access/utility easement or sewer main connection along the border of `PID 137135`.
3. **Dual-track neighbor outreach:** Approach **Barrett K. Bradshaw** (`2020` & `2030 W Davidson Ave`, 3.08 acres) for a 25-ft access/utility easement or an assemblage, and **Rhyne Court Townhome Owners Association Inc** for a 35-ft tie-in to `Signal Avenue`.
4. **Two Rivers Utilities point-of-connection review:** Request an availability letter comparing connection to the mains in `Signal Ave` (~35 ft east) versus `W. Davidson Ave` (~485 ft north), including fees for 1, 2, and 4-unit configurations.
5. **Confirm permitted-use matrix in writing:** Obtain a City of Gastonia zoning verification letter confirming that **single-family, duplex, triplex, quadplex, townhome, multi-family, and modular** are all permitted on `PID 137135` under `RMF`, so the comps set used here remains the correct underwriting basis.

26. Data Sources & Verification Ledger

1. **Gaston County PublicGIS REST Services (queried October 31, 2026):**
   - *Parcels (`PublicGIS/Parcels/MapServer/11`):* `PID = 137135`, `PIN = 3546-14-2320`, State Plane geometry (WKID 102719, 7 vertices, 24,037.04 sq ft / 0.5518 ac, 634.17 ft perimeter), 2027 assessed value ($12,500), Deed Book 2113 Page 0891 ($76,000 parent consideration on 07/01/1991), all 136 parcels in abutting Rhyne Court Townhomes (`Plat Book 104, Page 16`), and western neighbor `PID 136089`.
   - *Zoning (`PublicGIS/Zoning/MapServer/2 & Layer 0`):* City of Gastonia `RMF` Residential Multi-Family (`OBJECTID: 447`, `DESCRIPTION: MULTIFAMILY`), 0 overlays.
   - *CAMA property-type classification (`DESC1_CODE`):* `1010` Single-Family, `1020` Duplex, `1030` Triplex, `1035` Quadplex, `1040` Modular, `1060` Townhouse, `1070`/`1080` Manufactured, `1120` Multiple Homes, `2100` Apartment/Multi-Family — used to classify every comp to its true permitted type.
   - *Topography (`PublicGIS/Topography/MapServer/5`):* 2-foot elevation contours (`786', 788', 790', 792', 794', 796', 798' MSL`).
   - *Aerial Imagery (`PublicGIS/Orthos2023/MapServer/export`):* Official 2023 high-resolution orthophotography, State Plane WKID 102719.

2. **Federal environmental & elevation services:**
   - *FEMA NFHL (`MapServer/28` & `MapServer/3`):* `FLD_ZONE: X`, `SFHA_TF: F`, FIRM Panel `3710354600J` (`37071C`).
   - *USGS 3DEP Elevation Point Query Service (`epqs.nationalmap.gov`):* centroid 792.46 ft (241.54 m) plus four cardinal 60 m offsets (1.11%–4.13% slope).
   - *USFWS National Wetlands Inventory (`Wetlands/MapServer/0`):* 0 wetland features.
3. **City of Gastonia ordinances, plans & fee schedules:** UDO Table 7.1-1 & 7.3-1 (`RMF` permitted uses and dimensional standards, Ord. 22-756 / Ord. 24-802), UDO Section 7.1 (street frontage/access), Gastonia 2025 Comprehensive Plan Chapter 13 (Fig. 13-16), and the FY2026 Consolidated Fee Schedule (p. 30) for water/sewer tap + SDF fees.
4. **Multi-platform comparable sales & Google Maps routing:**
   - *RealtyAPI.io:* `zillow.realtyapi.io` (homeType Houses / Townhomes / Multi-family / Apartments / Condos / Manufactured), `redfin.realtyapi.io` (propertyType 2/3/4/5/6/13), `realtor.realtyapi.io` — all pages paginated to exhaustion, 0–6 mile radius, deduplicated by normalized street address.
   - *Gaston County CAMA cross-verification:* 594 non-single-family parcels with 2024–2026 sales within 6.0 radial miles, used to confirm duplex/triplex/quadplex/modular/townhome classifications and to backfill comps the portals omit.
   - *Google Maps Directions via headless Chrome CDP (`google.com/maps/dir`):* exact driving miles, whole minutes, and route names for every comp and assigned school/landmark.
   - *Total classified comps:* **538** verified closed sales across **all seven `RMF`-permitted housing types** (SF 330, Townhouse 148, Duplex 21, Triplex 7, Quadplex 2, Multi-Family 13, Modular 17); **367** inside the strict rolling 12-month window.
   - *Saved traceable artifacts:* `/home/hermes/exports/all_538_zoning_permitted_driving_comps_1998_w_davidson_ave.csv` & `.json`; `/home/hermes/exports/all_367_rolling12m_zoning_permitted_comps_1998_w_davidson_ave.csv` & `.json`.

Appendix A — Complete Master Registry: All 538 `RMF` Zoning-Permitted Comps (0.0 – 6.0 Driving Miles)

The complete, unabridged registry of every verified comparable sale across **all seven permitted `RMF` housing types**, ordered strictly from closest (`#1`, 0.1 mi) to farthest (538 at 6.0 mi) by Google Maps road driving distance.

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
1	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1858 Rhyne Elementary Dr, Gastonia, NC 28052	Townhouse	2,128	2026	2026-09-25	**$361,900**	$170	`Zillow + Redfin`
2	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1846 Rhyne Elementary Dr, Gastonia, NC 28052	Townhouse	2,128	2026	2026-09-18	**$361,900**	$170	`Zillow + Redfin`
3	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1834 Rhyne Elementary Dr, Gastonia, NC 28052	Townhouse	2,244	2025	2026-01-30	**$348,900**	$155	`Zillow`
4	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1249 Signal Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-09-25	**$290,900**	$182	`Zillow + Redfin`
5	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1203 Signal Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-08-31	**$290,900**	$182	`Zillow + Redfin`
6	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1223 Signal Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-07-24	**$289,900**	$181	`Zillow + Redfin`
7	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1229 Signal Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-09-01	**$289,000**	$181	`Zillow + Redfin`
8	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1296 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-06-09	**$287,900**	$180	`Zillow + Redfin`
9	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1237 Signal Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-08-21	**$286,000**	$179	`Zillow + Redfin`
10	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1232 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-04-30	**$285,000**	$178	`Zillow + Redfin`
11	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1304 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-03-12	**$285,000**	$178	`Zillow + Redfin`
12	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1260 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-02-06	**$285,000**	$178	`Zillow + Redfin`
13	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1266 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-12-19	**$285,000**	$178	`Zillow + Redfin`
14	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1211 Signal Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-08-04	**$284,900**	$178	`Zillow + Redfin`
15	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1320 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-04-10	**$284,900**	$178	`Zillow + Redfin`
16	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1294 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-12-19	**$282,900**	$177	`Zillow + Redfin`
17	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1288 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,603	2026	2026-07-02	**$282,000**	$176	`Gaston GIS / MLS`
18	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1248 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-04-24	**$281,900**	$176	`Zillow + Redfin`
19	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1334 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-10-24	**$281,900**	$176	`Zillow + Redfin`
20	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1284 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,601	2026	2026-06-12	**$278,900**	$174	`Zillow + Redfin`
21	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1312 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-03-13	**$278,900**	$174	`Zillow + Redfin`
22	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1316 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-03-06	**$278,900**	$174	`Zillow + Redfin`
23	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1244 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-02-17	**$278,900**	$174	`Zillow + Redfin`
24	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1282 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-02-05	**$278,900**	$174	`Zillow + Redfin`

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
25	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1314 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-11-18	**$278,900**	$174	Zillow + Redfin
26	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1330 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2026-01-16	**$277,000**	$173	Zillow + Redfin
27	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1302 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-08-29	**$276,900**	$173	Zillow
28	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1350 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-10-23	**$275,900**	$172	Zillow + Redfin
29	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1278 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-12-26	**$273,900**	$171	Zillow + Redfin
30	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1346 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,601	2025	2025-08-29	**$270,900**	$169	Zillow
31	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1358 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,603	2025	2025-08-29	**$254,000**	$158	Gaston GIS / MLS
32	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1207 Signal Ave, Gastonia, NC 28052	Townhouse	1,106	2026	2026-07-24	**$253,000**	$229	Zillow + Redfin
33	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1338 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,106	2025	2026-03-31	**$253,000**	$229	Zillow + Redfin
34	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1280 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,106	2026	2026-06-18	**$252,900**	$229	Zillow + Redfin
35	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1270 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,106	2025	2026-03-04	**$252,900**	$229	Zillow
36	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1310 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,106	2025	2025-12-29	**$252,900**	$229	Zillow + Redfin
37	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1342 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,106	2025	2025-11-26	**$252,900**	$229	Zillow + Redfin
38	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1292 Hargrove Ave, Gastonia, NC 28052	Townhouse	1,106	2026	2026-10-08	**$249,900**	$226	Zillow + Redfin
39	**0.1 mi**	1 min	W Davidson Ave / Rhyne Elementary Dr	1354 Principal Featherstone Ave, Gastonia, NC 28052	Townhouse	1,106	2025	2025-08-29	**$244,900**	$221	Zillow
40	**0.4 mi**	1 min	W Davidson Ave and Hunsinger Ave	1504 Hunsinger Ave, Gastonia, NC 28052	Mobile/Modular	1,500	1982	2026-03-05	**$188,000**	$125	Gaston GIS / MLS
41	**0.7 mi**	3 min	W Davidson Ave	1019 N Ransom St, Gastonia, NC 28052	Single-Family	1,361	2026	2026-09-18	**$265,000**	$195	Zillow
42	**1.1 mi**	3 min	US-321 N/N Chester St and Radio St	1624 N Weldon St, Gastonia, NC 28052	Single-Family	1,300	2025	2025-08-29	**$269,900**	$208	Redfin
43	**1.2 mi**	3 min	W Davidson Ave	609 W Davidson Ave, Gastonia, NC 28052	Triplex	1,800	1990	2025-07-16	**$290,000**	$161	Zillow
44	**1.2 mi**	4 min	W Davidson Ave	1500 Collinston Dr, Gastonia, NC 28052	Single-Family	1,290	2025	2025-05-02	**$269,900**	$209	Redfin
45	**1.2 mi**	4 min	W Davidson Ave	1506 Collinston Dr, Gastonia, NC 28052	Single-Family	1,214	2025	2025-04-16	**$249,000**	$205	Redfin
46	**1.3 mi**	3 min	W Davidson Ave and N Ransom St	390 N King St, Gastonia, NC 28052	Triplex	2,204	1987	2025-05-02	**$350,000**	$159	Zillow + Redfin
47	**1.3 mi**	4 min	W Davidson Ave	1504 Hollyleaf Ave, Gastonia, NC 28052	Single-Family	1,205	2026	2026-08-27	**$270,000**	$224	Zillow + Redfin
48	**1.3 mi**	4 min	W Davidson Ave	1500 Hollyleaf Ave, Gastonia, NC 28052	Single-Family	1,211	2026	2026-09-01	**$263,500**	$218	Zillow
49	**1.3 mi**	5 min	W Davidson Ave and W Mauney Ave	1205 W Mauney Ave, Gastonia, NC 28052	Single-Family	1,300	2025	2026-01-23	**$265,000**	$204	Redfin
50	**1.4 mi**	3 min	W Davidson Ave and N Ransom St	1008 Gaston Ave, Gastonia, NC 28052	Duplex	2,455	1952	2026-07-08	**$170,000**	$69	Zillow + Redfin
51	**1.4 mi**	4 min	N Highland St	401 N Firestone St, Gastonia, NC 28052	Single-Family	1,394	2026	2026-08-31	**$263,900**	$189	Zillow + Redfin
52	**1.4 mi**	4 min	N Highland St	1108 Rankin Ave, Gastonia, NC 28052	Single-Family	1,200	2026	2026-06-23	**$247,000**	$206	Zillow
53	**1.4 mi**	4 min	N Highland St	210 N Vance St, Gastonia, NC 28052	Single-Family	1,200	2026	2026-05-29	**$245,000**	$204	Zillow
54	**1.4 mi**	4 min	N Highland St	403 N Firestone St, Gastonia, NC 28052	Single-Family	1,200	2026	2026-07-02	**$244,900**	$204	Zillow + Redfin
55	**1.4 mi**	4 min	N Highland St	405 N Firestone St, Gastonia, NC 28052	Single-Family	1,200	2026	2026-06-24	**$244,900**	$204	Zillow
56	**1.4 mi**	5 min	W Davidson Ave and W Mauney Ave	506 N Scruggs St, Gastonia, NC 28052	Single-Family	1,394	2025	2026-01-15	**$264,500**	$190	Redfin
57	**1.5 mi**	3 min	W Davidson Ave	816 W Walnut Ave, Gastonia, NC 28052	Duplex	1,605	1938	2026-03-19	**$468,650**	$292	Zillow
58	**1.5 mi**	5 min	N Chester St	309 Riley Ct, Gastonia, NC 28052	Single-Family	2,100	2025	2026-07-01	**$329,900**	$157	Zillow + Redfin
59	**1.6 mi**	4 min	W Davidson Ave and Essex Ave	1655 N Webb St, Gastonia, NC 28052	Multi-Family	5,354	1987	2025-09-25	**$982,000**	$183	Zillow
60	**1.6 mi**	4 min	N Chester St and W Franklin Blvd	906 Brunett St, Gastonia, NC 28052	Single-Family	1,460	2026	2026-06-03	**$289,000**	$198	Zillow + Redfin
61	**1.6 mi**	5 min	N Chester St	520 W 5th Ave, Gastonia, NC 28052	Single-Family	1,830	2025	2025-04-29	**$369,900**	$202	Redfin
62	**1.6 mi**	5 min	N Chester St and NC-7 E	518 N Magnolia St, Gastonia, NC 28054	Single-Family	1,475	2026	2026-05-22	**$260,000**	$176	Zillow
63	**1.6 mi**	5 min	W Davidson Ave and Essex Ave	1499 Ware Ave, Gastonia, NC 28052	Single-Family	1,259	2026	2026-08-10	**$250,000**	$199	Zillow + Redfin
64	**1.7 mi**	4 min	W Davidson Ave and N Highland St	209 Pryor St, Gastonia, NC 28052	Duplex	1,759	1981	2025-01-10	**$307,500**	$175	Zillow
65	**1.7 mi**	4 min	W Davidson Ave and N Highland St	308 Pryor St, Gastonia, NC 28052	Single-Family	1,200	2025	2026-03-09	**$244,990**	$204	Redfin
66	**1.7 mi**	5 min	Baker Blvd	2312 Sunset Ave, Gastonia, NC 28052	Duplex	2,543	2026	2026-09-25	**$457,500**	$180	Zillow + Redfin
67	**1.7 mi**	5 min	N Highland St and Gaston Ave	1308 Jay Ave, Gastonia, NC 28052	Single-Family	1,356	2025	2025-07-14	**$265,000**	$195	Redfin
68	**1.7 mi**	5 min	N Highland St and Gaston Ave	406 N Boyd St, Gastonia, NC 28052	Single-Family	1,237	2025	2026-02-23	**$265,000**	$214	Redfin
69	**1.7 mi**	5 min	W Davidson Ave	1428 May Ave, Gastonia, NC 28052	Single-Family	1,190	2025	2026-03-05	**$260,000**	$218	Redfin

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
70	**1.7 mi**	5 min	N Highland St and Gaston Ave	1324 Jay Ave, Gastonia, NC 28052	Single-Family	1,200	2026	2026-10-09	**$254,000**	$212	Zillow
71	**1.7 mi**	5 min	W Davidson Ave and Essex Ave	1432 May Ave, Gastonia, NC 28052	Single-Family	1,190	2025	2026-02-19	**$250,000**	$210	Redfin
72	**1.7 mi**	5 min	Baker Blvd	2319 Sunset Ave, Gastonia, NC 28052	Triplex	2,072	1952	2026-10-08	**$250,000**	$121	Zillow
73	**1.7 mi**	5 min	N Highland St and Gaston Ave	408 N Boyd St, Gastonia, NC 28052	Single-Family	1,176	2025	2025-09-05	**$245,000**	$208	Redfin
74	**1.8 mi**	5 min	W Davidson Ave	518 Rankin Ave #A & B, Gastonia, NC 28052	Duplex	2,543	2026	2026-08-07	**$458,500**	$180	Zillow + Redfin
75	**1.8 mi**	5 min	W Davidson Ave	706 Rankin Ave, Gastonia, NC 28052	Triplex	1,500	1989	2025-05-02	**$350,000**	$233	Zillow + Redfin
76	**1.8 mi**	5 min	N Chester St and NC-7 E	630 Ratchford Ave, Gastonia, NC 28054	Single-Family	1,373	2026	2026-06-23	**$265,000**	$193	Zillow
77	**1.8 mi**	5 min	N Chester St and NC-7 E	620 Ratchford Ave, Gastonia, NC 28054	Single-Family	1,373	2026	2026-07-09	**$260,000**	$189	Zillow
78	**1.8 mi**	5 min	W Davidson Ave	1005 Donohoe Rd, Gastonia, NC 28052	Single-Family	1,329	2025	2026-02-09	**$255,000**	$192	Redfin
79	**1.8 mi**	5 min	W Davidson Ave	1011 Donohoe Rd, Gastonia, NC 28052	Single-Family	1,340	2025	2026-03-12	**$255,000**	$190	Redfin
80	**1.8 mi**	5 min	N Highland St and Gaston Ave	1510 Beechwood Dr, Gastonia, NC 28052	Single-Family	1,337	2026	2026-09-10	**$250,000**	$187	Zillow
81	**1.8 mi**	6 min	N Chester St and W 2nd Ave	410 S Hill St, Gastonia, NC 28052	Single-Family	1,200	2026	2026-05-27	**$250,000**	$208	Zillow + Redfin
82	**1.9 mi**	5 min	N Highland St and Gaston Ave	1427 Rankin Ave, Gastonia, NC 28052	Single-Family	1,394	2025	2025-09-10	**$273,000**	$196	Redfin
83	**1.9 mi**	5 min	E Davidson Ave	1587 Green Circle Dr, Gastonia, NC 28054	Single-Family	1,240	2025	2026-01-28	**$260,000**	$210	Redfin
84	**2.0 mi**	6 min	Gaston Ave	1623 Martin Ave, Gastonia, NC 28052	Single-Family	1,256	2025	2025-09-10	**$240,000**	$191	Redfin
85	**2.0 mi**	6 min	Gaston Ave	1615 Martin Ave, Gastonia, NC 28052	Single-Family	1,256	2025	2025-10-17	**$234,900**	$187	Redfin
86	**2.0 mi**	7 min	N Chester St and NC-7 E	212 S Columbia St, Gastonia, NC 28054	Single-Family	1,190	2025	2025-06-30	**$274,400**	$231	Realtor.com + Redfin
87	**2.0 mi**	7 min	N Chester St and NC-7 E	220 S Columbia St, Gastonia, NC 28054	Single-Family	1,190	2025	2025-08-07	**$257,000**	$216	Redfin
88	**2.1 mi**	5 min	W Davidson Ave	1914 White St #A & B, Gastonia, NC 28052	Duplex	2,972	2025	2025-08-29	**$530,000**	$178	Zillow + Redfin
89	**2.1 mi**	5 min	Baker Blvd	2110 Twin Ave, Gastonia, NC 28052	Duplex	1,660	1990	2026-05-01	**$250,000**	$151	Zillow + Redfin
90	**2.2 mi**	6 min	N Chester St	913 W Ninth Ave, Gastonia, NC 28052	Single-Family	1,219	2025	2025-03-18	**$250,000**	$205	Redfin
91	**2.2 mi**	6 min	N Chester St and NC-7 E	1005 Glenview Ave, Gastonia, NC 28054	Single-Family	1,428	2026	2026-07-07	**$245,000**	$172	Zillow
92	**2.3 mi**	6 min	N Chester St and W Garrison Blvd	1111 W 7th Ave, Gastonia, NC 28052	Single-Family	1,348	2026	2026-08-24	**$299,000**	$222	Zillow
93	**2.3 mi**	6 min	Crescent Ln	2730 Crescent Ln, Gastonia, NC 28052	Duplex	1,638	1968	2025-07-14	**$285,000**	$174	Zillow + Redfin
94	**2.3 mi**	7 min	N Chester St	205 E 8th Ave, Gastonia, NC 28054	Single-Family	1,219	2025	2025-12-17	**$240,000**	$197	Redfin
95	**2.3 mi**	7 min	N Chester St	211 E 8th Ave, Gastonia, NC 28054	Single-Family	1,236	2025	2026-07-29	**$205,256**	$166	Zillow
96	**2.4 mi**	6 min	N Chester St	530 Oakhurst Ave, Gastonia, NC 28052	Single-Family	1,501	2025	2025-12-30	**$300,000**	$200	Redfin
97	**2.5 mi**	7 min	N Chester St	1009 Ashton Ave, Gastonia, NC 28052	Single-Family	1,211	2026	2026-09-17	**$265,000**	$219	Zillow
98	**2.5 mi**	7 min	N Chester St	1007 Ashton Ave, Gastonia, NC 28052	Single-Family	1,227	2026	2026-09-29	**$250,000**	$204	Zillow + Redfin
99	**2.7 mi**	7 min	W Davidson Ave	1616 W Fifth Ave, Gastonia, NC 28052	Multi-Family	3,660	1976	2026-01-29	**$1,250,000**	$342	Gaston GIS / MLS
100	**2.7 mi**	7 min	N Chester St and W Garrison Blvd	415 S Boyd St, Gastonia, NC 28052	Single-Family	1,277	2025	2025-10-01	**$266,000**	$208	Redfin
101	**2.7 mi**	7 min	N Chester St and W Garrison Blvd	413 S Boyd St, Gastonia, NC 28052	Single-Family	1,277	2026	2026-10-23	**$255,000**	$200	Zillow
102	**2.7 mi**	8 min	N Webb St	1814 W McFarland Ave, Gastonia, NC 28052	Single-Family	1,200	2026	2026-06-08	**$244,900**	$204	Zillow
103	**2.9 mi**	7 min	NC-7 E	1610 Cole St, Gastonia, NC 28054	Single-Family	2,204	2025	2025-03-31	**$319,997**	$145	Redfin
104	**2.9 mi**	7 min	N Myrtle School Rd	700 S Myrtle School Rd, Gastonia, NC 28052	Triplex	2,944	1950	2025-02-28	**$295,000**	$100	Gaston GIS / MLS
105	**2.9 mi**	7 min	W Davidson Ave	1106 Summer Dr, Gastonia, NC 28052	Duplex	1,254	1960	2026-06-04	**$260,000**	$207	Zillow + Redfin
106	**2.9 mi**	8 min	N Myrtle School Rd	607 Elderwood Ct, Gastonia, NC 28052	Mobile/Modular	1,198	1983	2026-02-26	**$219,900**	$184	Zillow
107	**2.9 mi**	9 min	W Davidson Ave	550 N Rhyne St, Gastonia, NC 28054	Multi-Family	1,344	1986	2025-07-30	**$603,000**	$449	Zillow
108	**2.9 mi**	9 min	W Davidson Ave	311 N Rhyne St, Gastonia, NC 28054	Multi-Family	544	1940	2025-03-28	**$120,000**	$221	Zillow
109	**3.0 mi**	8 min	W Davidson Ave and Linwood Rd	1215 1/2 Mountain Ave, Gastonia, NC 28052	Single-Family	1,200	2025	2026-01-29	**$237,900**	$198	Redfin
110	**3.0 mi**	8 min	W Davidson Ave and Linwood Rd	1232 Salvadore Ct, Gastonia, NC 28052	Mobile/Modular	1,328	1999	2026-07-24	**$225,000**	$169	Zillow
111	**3.0 mi**	8 min	W Davidson Ave and Linwood Rd	1250 Salvadore Ct, Gastonia, NC 28052	Mobile/Modular	1,232	1996	2026-04-16	**$188,750**	$153	Zillow
112	**3.0 mi**	9 min	W Davidson Ave and NC-7 E	222 N Chestnut St, Gastonia, NC 28054	Duplex	1,800	1930	2025-08-29	**$120,000**	$67	Zillow
113	**3.1 mi**	8 min	N Chester St and S York St	105 Spring Garden Dr, Gastonia, NC 28052	Single-Family	1,594	2025	2025-08-04	**$280,000**	$176	Redfin
114	**3.1 mi**	8 min	N Chester St, W Franklin Blvd and Linwood Rd	1217 Mountain Ave, Gastonia, NC 28052	Single-Family	1,200	2025	2026-03-18	**$237,900**	$198	Redfin
115	**3.1 mi**	8 min	W Davidson Ave and Linwood Rd	1173 Jason Wolfe Ct, Gastonia, NC 28052	Mobile/Modular	1,500	2001	2026-01-16	**$210,189**	$140	Zillow
116	**3.2 mi**	5 min	Fairview Dr	2202 Hillcrest Rd, Dallas, NC 28034	Multi-Family	912	1969	2025-12-08	**$462,000**	$507	Zillow + Redfin
117	**3.2 mi**	8 min	NC-7 E and Modena St	1402 N Modena St, Gastonia, NC 28054	Single-Family	1,475	2026	2026-10-23	**$285,000**	$193	Zillow
118	**3.2 mi**	8 min	N Chester St and W Franklin Blvd	912 Bond Ave, Gastonia, NC 28052	Single-Family	1,214	2026	2026-08-18	**$240,000**	$198	Zillow
119	**3.2 mi**	9 min	W Davidson Ave and NC-7 E	1009 E Airline St, Gastonia, NC 28054	Mobile/Modular	2,060	2024	2026-05-14	**$370,000**	$180	Zillow + Redfin

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120	**3.2 mi**	9 min	N Chester St and W Franklin Blvd	2039 Hughes Ave, Gastonia, NC 28052	Single-Family	1,630	2025	2025-11-06	**$303,000**	$186	Redfin
121	**3.3 mi**	7 min	US-321 N	312 North St, Dallas, NC 28034	Single-Family	2,492	2026	2026-10-26	**$429,000**	$172	Zillow + Redfin
122	**3.3 mi**	7 min	US-321 N	402 North St, Dallas, NC 28034	Single-Family	2,437	2026	2026-09-25	**$425,000**	$174	Zillow + Redfin
123	**3.3 mi**	7 min	US-321 N	314 North St, Dallas, NC 28034	Single-Family	2,053	2026	2026-09-18	**$369,000**	$180	Zillow + Redfin
124	**3.3 mi**	8 min	W Davidson Ave and Linwood Rd	1204 Iva Ave, Gastonia, NC 28052	Multi-Family	7,022	1960	2026-10-21	**$920,000**	$131	Zillow + Redfin
125	**3.3 mi**	8 min	W Davidson Ave and N Chester St	1304 S York Rd, Gastonia, NC 28052	Multi-Family	3,406	1965	2026-05-15	**$795,000**	$233	Zillow
126	**3.3 mi**	8 min	N Chester St, W Franklin Blvd and Linwood Rd	1417 Austin St, Gastonia, NC 28052	Single-Family	1,526	2026	2026-07-17	**$285,000**	$187	Zillow + Redfin
127	**3.3 mi**	9 min	W Davidson Ave and NC-7 E	1015 E Airline Ave, Gastonia, NC 28054	Multi-Family	7,900	1988	2025-04-28	**$1,375,000**	$174	Zillow + Redfin
128	**3.3 mi**	9 min	N Chester St and S York St	2111 Gardner St, Gastonia, NC 28054	Single-Family	1,205	2026	2026-09-11	**$250,000**	$207	Zillow
129	**3.3 mi**	9 min	N Chester St and S York St	2111 S Gardner St, Gastonia, NC 28054	Single-Family	1,205	2026	2026-09-11	**$250,000**	$207	Redfin
130	**3.4 mi**	7 min	Dr M.L.K. Jr. Way and Old Dallas Rd	110 E Church St, Dallas, NC 28034	Single-Family	1,422	2026	2026-07-16	**$292,000**	$205	Zillow + Redfin
131	**3.4 mi**	9 min	N Chester St and S York St	117 Mountain View St, Gastonia, NC 28052	Single-Family	1,466	2025	2025-05-16	**$290,750**	$198	Redfin
132	**3.4 mi**	9 min	N Chester St and S York St	326 Mountain View St, Gastonia, NC 28052	Duplex	1,344	1960	2025-04-16	**$270,000**	$201	Gaston GIS / MLS
133	**3.4 mi**	10 min	W Davidson Ave and W Franklin Blvd	810 E 3rd Ave, Gastonia, NC 28054	Duplex	1,556	1950	2025-03-05	**$250,000**	$161	Zillow
134	**3.5 mi**	7 min	W Davidson Ave and Fairview Dr	3264 Fairview Dr, Gastonia, NC 28052	Single-Family	2,052	2025	2026-10-20	**$385,000**	$188	Zillow + Redfin
135	**3.5 mi**	8 min	Dr M.L.K. Jr. Way and Old Dallas Rd	404 S Spargo St, Dallas, NC 28034	Single-Family	1,528	2026	2026-06-01	**$285,000**	$187	Zillow
136	**3.5 mi**	8 min	Dr M.L.K. Jr. Way and Old Dallas Rd	402 S Spargo St, Dallas, NC 28034	Single-Family	1,528	2025	2026-03-03	**$285,000**	$187	Redfin
137	**3.5 mi**	9 min	N Myrtle School Rd	809/812 Marve St #809/812, Gastonia, NC 28052	Duplex	1,200	1955	2026-03-23	**$275,000**	$229	Zillow + Redfin
138	**3.5 mi**	9 min	US-321 N/N Chester St and Old Dallas Rd	605 E Robinson St, Dallas, NC 28034	Single-Family	1,200	2026	2026-06-30	**$250,000**	$208	Zillow + Redfin
139	**3.6 mi**	8 min	W Franklin Blvd	418 Digh St, Gastonia, NC 28052	Single-Family	1,342	2026	2026-07-09	**$275,000**	$205	Zillow
140	**3.6 mi**	9 min	NC-7 E and Modena St	1741 Moss Ct, Gastonia, NC 28054	Single-Family	1,340	2026	2026-05-28	**$307,000**	$229	Zillow + Redfin
141	**3.6 mi**	9 min	NC-7 E and Modena St	1740 Moss Ct, Gastonia, NC 28054	Single-Family	1,336	2026	2026-08-12	**$267,500**	$200	Zillow + Redfin
142	**3.6 mi**	10 min	W Davidson Ave and NC-7 E	1106 Bartholdi Dr, Gastonia, NC 28054	Townhouse	1,770	2024	2025-03-06	**$293,000**	$166	Gaston GIS / MLS
143	**3.6 mi**	10 min	W Davidson Ave and NC-7 E	1213 Foundry Dr, Gastonia, NC 28054	Townhouse	1,779	2024	2025-01-31	**$290,000**	$163	Gaston GIS / MLS
144	**3.6 mi**	10 min	W Davidson Ave and NC-7 E	1217 Foundry Dr, Gastonia, NC 28054	Townhouse	1,733	2024	2025-01-06	**$285,000**	$164	Gaston GIS / MLS
145	**3.6 mi**	10 min	W Davidson Ave and NC-7 E	1209 Foundry Dr, Gastonia, NC 28054	Townhouse	1,553	2024	2025-01-13	**$280,000**	$180	Gaston GIS / MLS
146	**3.6 mi**	11 min	W Davidson Ave and NC-7 E	1112 Verdigris Dr #801, Gastonia, NC 28054	Townhouse	1,681	2025	2025-01-23	**$296,700**	$177	Zillow
147	**3.6 mi**	11 min	W Davidson Ave and NC-7 E	1104 Verdigris Dr #803/0803, Gastonia, NC 28054	Townhouse	1,681	2025	2025-06-02	**$289,990**	$173	Zillow
148	**3.6 mi**	11 min	W Davidson Ave and NC-7 E	1108 Verdigris Dr #802/0802, Gastonia, NC 28054	Townhouse	1,782	2025	2025-07-15	**$285,000**	$160	Zillow + Redfin
149	**3.7 mi**	9 min	W Franklin Blvd	2500 Sunset Ave, Gastonia, NC 28052	Single-Family	1,456	2026	2026-06-30	**$290,000**	$199	Zillow
150	**3.7 mi**	10 min	W Davidson Ave	1818 Winget St, Gastonia, NC 28052	Multi-Family	810	1950	2025-12-02	**$520,000**	$642	Zillow
151	**3.7 mi**	10 min	W Davidson Ave and W Franklin Blvd	919 E Fourth Ave, Gastonia, NC 28054	Triplex	2,054	1965	2024-05-17	**$325,000**	$158	Gaston GIS / MLS
152	**3.7 mi**	10 min	W Davidson Ave and W Franklin Blvd	905 E Fourth Ave, Gastonia, NC 28054	Quadplex	2,304	1992	2024-12-02	**$300,000**	$130	Gaston GIS / MLS
153	**3.7 mi**	10 min	N Chester St and S York St	3056 Goble St, Gastonia, NC 28056	Single-Family	1,433	2025	2025-10-31	**$288,000**	$201	Redfin
154	**3.7 mi**	10 min	N Chester St and S York St	3048 Goble St, Gastonia, NC 28056	Single-Family	1,433	2025	2025-10-15	**$280,000**	$195	Redfin
155	**3.7 mi**	10 min	N Chester St and S York St	3326 Goble St, Gastonia, NC 28056	Single-Family	1,512	2025	2025-12-15	**$279,000**	$185	Redfin
156	**3.7 mi**	10 min	N Chester St and S York St	2645 Goble St, Gastonia, NC 28056	Single-Family	1,340	2025	2026-05-01	**$270,750**	$202	Redfin
157	**3.7 mi**	10 min	N Chester St and S York St	2639 Goble St, Gastonia, NC 28056	Single-Family	1,150	2025	2026-05-12	**$250,000**	$217	Redfin
158	**3.7 mi**	11 min	W Davidson Ave and W Franklin Blvd	907 E 4th Ave, Gastonia, NC 28054	Mobile/Modular	1,417	2007	2026-06-02	**$232,000**	$164	Zillow
159	**3.8 mi**	9 min	W Franklin Blvd	2509 Twin Ave, Gastonia, NC 28052	Single-Family	1,501	2026	2026-04-09	**$300,000**	$200	Redfin
160	**3.8 mi**	9 min	W Franklin Blvd	929 Junius St, Gastonia, NC 28052	Single-Family	1,390	2025	2025-04-22	**$270,000**	$194	Redfin
161	**3.8 mi**	10 min	W Davidson Ave and NC-7 E	1125 Elva Ira Ln, Gastonia, NC 28054	Duplex	2,410	1949	2025-09-12	**$274,000**	$114	Zillow
162	**3.9 mi**	10 min	NC-7 E	1851 Hilltop Cir, Gastonia, NC 28054	Single-Family	1,348	2026	2026-09-25	**$255,000**	$189	Zillow
163	**4.0 mi**	8 min	I-85 N	1411 Duhart Ave, Gastonia, NC 28054	Single-Family	1,360	2025	2025-08-18	**$252,500**	$186	Redfin
164	**4.0 mi**	10 min	N Myrtle School Rd	1901 Newberry Dr, Gastonia, NC 28052	Single-Family	3,185	2026	2026-09-01	**$474,990**	$149	Zillow + Redfin
165	**4.0 mi**	10 min	N Myrtle School Rd	1919 Newberry Dr, Gastonia, NC 28052	Single-Family	3,185	2026	2026-09-01	**$474,990**	$149	Zillow + Redfin
166	**4.0 mi**	10 min	N Myrtle School Rd	1931 Newberry Dr, Gastonia, NC 28052	Single-Family	3,185	2026	2026-09-01	**$474,990**	$149	Zillow + Redfin
167	**4.1 mi**	9 min	US-321 N	1001 College Blvd, Dallas, NC 28034	Single-Family	1,420	2025	2025-11-26	**$290,000**	$204	Redfin
168	**4.1 mi**	9 min	US-321 N	College Blvd, Dallas, NC 28034	Single-Family	1,200	2026	2026-09-25	**$252,000**	$210	Redfin

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
169	**4.1 mi**	9 min	US-321 N	1003 College Blvd, Dallas, NC 28034	Single-Family	1,200	2026	2026-09-25	**$251,250**	$209	Zillow + Redfin
170	**4.1 mi**	10 min	N Myrtle School Rd	2666 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,768	2025	2025-12-23	**$304,990**	$173	Zillow + Redfin
171	**4.1 mi**	10 min	N Myrtle School Rd	2574 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,768	2026	2026-09-28	**$303,990**	$172	Zillow
172	**4.1 mi**	10 min	N Myrtle School Rd	2564 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,767	2026	2026-09-28	**$301,990**	$171	Zillow
173	**4.1 mi**	10 min	N Myrtle School Rd	2590 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,768	2026	2026-06-12	**$301,990**	$171	Zillow + Redfin
174	**4.1 mi**	10 min	N Myrtle School Rd	2580 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,768	2026	2026-05-27	**$299,990**	$170	Zillow + Redfin
175	**4.1 mi**	10 min	N Myrtle School Rd	2620 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,768	2025	2026-05-26	**$299,990**	$170	Zillow + Redfin
176	**4.1 mi**	10 min	N Myrtle School Rd	2642 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,768	2025	2026-04-14	**$299,990**	$170	Zillow + Redfin
177	**4.1 mi**	10 min	N Myrtle School Rd	2650 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,768	2025	2026-02-25	**$299,990**	$170	Zillow + Redfin
178	**4.1 mi**	10 min	N Myrtle School Rd	2646 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,783	2025	2026-01-13	**$299,990**	$168	Zillow
179	**4.1 mi**	10 min	N Myrtle School Rd	2608 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,768	2025	2026-05-15	**$294,990**	$167	Zillow + Redfin
180	**4.1 mi**	10 min	N Myrtle School Rd	2584 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,776	2026	2026-08-10	**$281,990**	$159	Zillow + Redfin
181	**4.1 mi**	10 min	N Myrtle School Rd	2618 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,776	2025	2026-05-29	**$279,990**	$158	Zillow + Redfin
182	**4.1 mi**	10 min	N Myrtle School Rd	2614 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,783	2025	2026-05-27	**$279,990**	$157	Zillow + Redfin
183	**4.1 mi**	10 min	N Myrtle School Rd	2582 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,776	2026	2026-05-27	**$279,990**	$158	Zillow + Redfin
184	**4.1 mi**	10 min	N Myrtle School Rd	2610 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,776	2025	2026-05-14	**$279,990**	$158	Zillow + Redfin
185	**4.1 mi**	10 min	N Myrtle School Rd	2612 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,783	2025	2026-05-13	**$279,990**	$157	Zillow + Redfin
186	**4.1 mi**	10 min	N Myrtle School Rd	2586 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,715	2026	2026-05-18	**$275,000**	$160	Redfin
187	**4.1 mi**	10 min	N Myrtle School Rd	2648 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,776	2025	2026-03-25	**$274,990**	$155	Zillow + Redfin
188	**4.1 mi**	10 min	N Myrtle School Rd	2644 Selbourne Dr, Gastonia, NC 28052	Townhouse	1,783	2025	2026-03-24	**$274,990**	$154	Zillow + Redfin
189	**4.1 mi**	10 min	NC-7 E	1707 Warren Ave, Gastonia, NC 28054	Single-Family	1,190	2025	2025-09-08	**$245,000**	$206	Redfin
190	**4.1 mi**	11 min	W Davidson Ave	595 Betty St, Gastonia, NC 28054	Multi-Family	5,712	1979	2025-01-24	**$1,050,000**	$184	Zillow
191	**4.1 mi**	11 min	W Davidson Ave	319 Osceola St, Gastonia, NC 28054	Multi-Family	5,736	2025	2026-05-31	**$1,000,000**	$174	Zillow + Redfin
192	**4.1 mi**	11 min	N Chester St and W Garrison Blvd	1306 Eddie St, Gastonia, NC 28054	Single-Family	1,810	2025	2025-05-16	**$390,000**	$215	Redfin
193	**4.1 mi**	11 min	N Chester St and W Garrison Blvd	1300 Eddie St, Gastonia, NC 28054	Single-Family	1,810	2025	2025-05-22	**$387,000**	$214	Redfin
194	**4.1 mi**	11 min	N Chester St and W Garrison Blvd	1314 Eddie St, Gastonia, NC 28054	Single-Family	1,510	2025	2025-08-07	**$375,000**	$248	Redfin
195	**4.2 mi**	10 min	W Davidson Ave and NC-7 E	1900 E Ozark Ave, Gastonia, NC 28054	Duplex	1,833	1930	2025-12-31	**$275,000**	$150	Zillow
196	**4.2 mi**	11 min	N Chester St	2144 Hartford Dr, Gastonia, NC 28052	Single-Family	1,242	2026	2026-06-09	**$235,000**	$189	Redfin
197	**4.3 mi**	10 min	W Davidson Ave and N Chester St	106 Winget Cir, Gastonia, NC 28054	Duplex	980	1940	2025-02-07	**$120,000**	$122	Zillow
198	**4.3 mi**	12 min	N Chester St and S York St	716 Inwood Hill Dr #10, Gastonia, NC 28056	Single-Family	2,307	2026	2026-07-20	**$399,000**	$173	Redfin
199	**4.3 mi**	12 min	N Chester St and S York St	724 Inwood Hill Dr #8, Gastonia, NC 28056	Single-Family	2,408	2026	2026-10-06	**$398,600**	$166	Redfin
200	**4.3 mi**	12 min	N Chester St and S York St	709 Inwood Hill Dr, Gastonia, NC 28056	Single-Family	2,120	2025	2026-07-01	**$359,000**	$169	Zillow
201	**4.3 mi**	12 min	N Chester St	3307 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2026-01-23	**$358,999**	$184	Redfin
202	**4.3 mi**	12 min	N Chester St	3278 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-11-12	**$315,000**	$161	Redfin
203	**4.3 mi**	12 min	N Chester St and S York St	713 Inwood Hill Dr, Gastonia, NC 28056	Single-Family	1,242	2025	2026-07-15	**$315,000**	$254	Zillow + Redfin
204	**4.3 mi**	12 min	N Chester St	3247 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-10-30	**$314,999**	$161	Redfin
205	**4.3 mi**	12 min	N Chester St	3271 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-10-16	**$308,000**	$157	Redfin
206	**4.3 mi**	12 min	N Chester St	3301 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-12-19	**$308,000**	$157	Redfin
207	**4.3 mi**	12 min	N Chester St	3283 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-11-18	**$305,000**	$156	Redfin
208	**4.3 mi**	12 min	N Chester St	3211 Crawford Ave, Gastonia, NC 28052	Single-Family	1,958	2025	2025-08-28	**$304,999**	$156	Redfin
209	**4.3 mi**	12 min	N Chester St	3289 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-12-09	**$304,999**	$156	Redfin
210	**4.3 mi**	12 min	N Chester St	3313 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2026-03-20	**$304,999**	$156	Redfin
211	**4.3 mi**	12 min	N Chester St	3229 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-08-26	**$302,729**	$155	Redfin
212	**4.3 mi**	12 min	N Chester St	3202 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-08-19	**$299,999**	$153	Redfin
213	**4.3 mi**	12 min	N Chester St	3214 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-08-27	**$299,999**	$153	Redfin
214	**4.3 mi**	12 min	N Chester St	3272 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-11-07	**$299,999**	$153	Redfin
215	**4.3 mi**	12 min	N Chester St	3290 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-11-20	**$299,999**	$153	Redfin
216	**4.3 mi**	12 min	N Chester St	3265 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-10-14	**$299,999**	$153	Redfin
217	**4.3 mi**	12 min	N Chester St	3277 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-12-19	**$299,999**	$153	Redfin
218	**4.3 mi**	12 min	N Chester St	3223 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-08-29	**$294,999**	$151	Redfin
219	**4.3 mi**	12 min	N Chester St	3220 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-08-26	**$294,999**	$151	Redfin
220	**4.3 mi**	12 min	N Chester St	3235 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-09-27	**$293,999**	$150	Redfin
221	**4.3 mi**	12 min	N Chester St	3241 Crawford Ave, Gastonia, NC 28052	Single-Family	1,956	2025	2025-09-27	**$293,999**	$150	Redfin
222	**4.4 mi**	11 min	N Chester St and NC-274 S/Union Rd	606 Westover St, Gastonia, NC 28054	Single-Family	1,289	2025	2026-04-10	**$300,000**	$233	Redfin
223	**4.4 mi**	11 min	N Chester St and NC-274 S/Union Rd	610 Westover St, Gastonia, NC 28054	Single-Family	1,190	2025	2026-02-09	**$285,000**	$239	Redfin
224	**4.5 mi**	10 min	Robinson-Clemmer Rd	5067 Beargrass Dr, Dallas, NC 28034	Single-Family	1,991	2025	2025-08-28	**$399,000**	$200	Redfin
225	**4.5 mi**	10 min	Robinson-Clemmer Rd	5062 Beargrass Dr, Dallas, NC 28034	Single-Family	1,991	2025	2025-09-26	**$375,000**	$188	Redfin
226	**4.5 mi**	10 min	Robinson-Clemmer Rd	5144 Fireweed Ct, Dallas, NC 28034	Single-Family	2,164	2025	2025-08-15	**$359,000**	$166	Redfin
227	**4.5 mi**	10 min	Robinson-Clemmer Rd	5145 Fireweed Ct, Dallas, NC 28034	Single-Family	1,991	2025	2025-06-27	**$345,000**	$173	Redfin

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
228	**4.5 mi**	10 min	Robinson-Clemmer Rd	5001 Beargrass Dr, Dallas, NC 28034	Single-Family	1,854	2025	2025-02-19	**$315,000**	$170	Redfin
229	**4.5 mi**	10 min	Robinson-Clemmer Rd	5120 Fireweed Ct, Dallas, NC 28034	Single-Family	1,613	2025	2025-06-30	**$314,000**	$195	Redfin
230	**4.5 mi**	11 min	N Chester St and US-321 S/S York St	407 Queens Rd, Gastonia, NC 28052	Single-Family	1,278	2025	2026-04-02	**$263,000**	$206	Redfin
231	**4.5 mi**	11 min	N Chester St and US-321 S/S York St	601 Queens Rd, Gastonia, NC 28052	Single-Family	1,200	2025	2025-08-07	**$250,000**	$208	Redfin
232	**4.5 mi**	11 min	N Chester St and US-321 S/S York St	534 Queens Rd, Gastonia, NC 28052	Mobile/Modular	1,378	2004	2025-02-11	**$190,000**	$138	Zillow
233	**4.5 mi**	12 min	N Chester St and NC-274 S/Union Rd	601 Westway Dr, Gastonia, NC 28054	Single-Family	1,929	2025	2025-09-26	**$365,000**	$189	Redfin
234	**4.5 mi**	12 min	NC-7 E	1889 Oak Hollow Rd, Gastonia, NC 28054	Single-Family	1,504	2025	2026-04-15	**$320,000**	$213	Redfin
235	**4.5 mi**	12 min	W Franklin Blvd	1980 Hillgate Ave, Gastonia, NC 28054	Single-Family	1,200	2026	2026-07-31	**$279,900**	$233	Zillow + Redfin
236	**4.5 mi**	13 min	Linwood Rd	2101 Columbidae Ln, Gastonia, NC 28052	Single-Family	1,956	2025	2025-07-25	**$329,999**	$169	Redfin
237	**4.5 mi**	13 min	Linwood Rd	2222 Columbidae Ln, Gastonia, NC 28052	Single-Family	1,956	2025	2026-01-27	**$315,000**	$161	Redfin
238	**4.5 mi**	13 min	Linwood Rd	2106 Columbidae Ln, Gastonia, NC 28052	Single-Family	1,956	2025	2025-08-27	**$310,000**	$158	Redfin
239	**4.5 mi**	13 min	Linwood Rd	2107 Columbidae Ln, Gastonia, NC 28052	Single-Family	1,956	2025	2025-08-29	**$309,999**	$158	Redfin
240	**4.5 mi**	13 min	Linwood Rd	2112 Columbidae Ln, Gastonia, NC 28052	Single-Family	1,956	2025	2025-07-31	**$299,999**	$153	Redfin
241	**4.5 mi**	13 min	Linwood Rd	2204 Columbidae Ln, Gastonia, NC 28052	Single-Family	1,956	2025	2026-02-12	**$292,500**	$150	Redfin
242	**4.5 mi**	13 min	Linwood Rd	2210 Columbidae Ln, Gastonia, NC 28052	Single-Family	1,956	2025	2026-02-11	**$292,500**	$150	Redfin
243	**4.5 mi**	13 min	S York St	110 E Hilltop Dr, Gastonia, NC 28054	Single-Family	1,331	2026	2026-08-08	**$287,500**	$216	Zillow + Redfin
244	**4.6 mi**	12 min	W Franklin Blvd and S New Hope Rd	1645 Carolina Cir, Gastonia, NC 28054	Single-Family	2,258	2025	2026-07-22	**$429,900**	$190	Zillow + Redfin
245	**4.6 mi**	12 min	W Franklin Blvd and S New Hope Rd	1651 Carolina Cir, Gastonia, NC 28054	Single-Family	2,258	2025	2026-02-17	**$425,000**	$188	Redfin
246	**4.6 mi**	12 min	N Chester St and US-321 S/S York St	256 Nila Dawn Ave, Gastonia, NC 28052	Single-Family	1,249	2025	2026-09-09	**$300,000**	$240	Redfin
247	**4.6 mi**	12 min	N Chester St and US-321 S/S York St	709 Queens Ct, Gastonia, NC 28052	Single-Family	1,200	2025	2025-02-27	**$249,900**	$208	Redfin
248	**4.6 mi**	12 min	N Chester St and US-321 S/S York St	423 Queens Ct, Gastonia, NC 28052	Single-Family	1,526	2026	2026-04-13	**$245,000**	$161	Redfin
249	**4.8 mi**	12 min	US-29 N/US-74 E/W Franklin Blvd	419 Moondance Dr, Gastonia, NC 28054	Townhouse	2,255	2024	2025-04-30	**$370,500**	$164	Gaston GIS / MLS
250	**4.8 mi**	12 min	US-29 N/US-74 E/W Franklin Blvd	411 Moondance Dr, Gastonia, NC 28054	Townhouse	2,255	2024	2025-03-12	**$338,000**	$150	Gaston GIS / MLS
251	**4.8 mi**	12 min	US-29 N/US-74 E/W Franklin Blvd	1991 Tupelo Grove Ln, Gastonia, NC 28054	Townhouse	1,968	2025	2025-06-16	**$330,500**	$168	Zillow
252	**4.8 mi**	12 min	US-29 N/US-74 E/W Franklin Blvd	415 Moondance Dr, Gastonia, NC 28054	Townhouse	2,384	2025	2025-02-28	**$330,000**	$138	Zillow + Redfin
253	**4.8 mi**	12 min	US-29 N/US-74 E/W Franklin Blvd	403 Moondance Dr, Gastonia, NC 28054	Townhouse	1,932	2024	2025-02-25	**$313,000**	$162	Gaston GIS / MLS
254	**4.8 mi**	12 min	US-29 N/US-74 E/W Franklin Blvd	1979 Tupelo Grove Ln, Gastonia, NC 28054	Townhouse	1,853	2025	2025-06-12	**$311,440**	$168	Zillow + Redfin
255	**4.8 mi**	12 min	US-29 N/US-74 E/W Franklin Blvd	1999 Tupelo Grove Ln, Gastonia, NC 28054	Townhouse	1,956	2025	2025-06-25	**$305,000**	$156	Zillow
256	**4.8 mi**	12 min	US-29 N/US-74 E/W Franklin Blvd	1995 Tupelo Grove Ln, Gastonia, NC 28054	Townhouse	1,956	2025	2025-06-18	**$304,000**	$155	Zillow
257	**4.8 mi**	12 min	US-29 N/US-74 E/W Franklin Blvd	1983 Tupelo Grove Ln, Gastonia, NC 28054	Townhouse	1,956	2025	2025-06-13	**$300,000**	$153	Zillow + Redfin
258	**4.8 mi**	12 min	US-29 N/US-74 E/W Franklin Blvd	407 Moondance Dr, Gastonia, NC 28054	Townhouse	1,932	2024	2025-02-18	**$300,000**	$155	Gaston GIS / MLS
259	**4.8 mi**	12 min	US-29 N/US-74 E/W Franklin Blvd	1987 Tupelo Grove Ln, Gastonia, NC 28054	Townhouse	1,956	2025	2025-06-17	**$300,000**	$153	Gaston GIS / MLS
260	**4.8 mi**	12 min	US-29 N/US-74 E/W Franklin Blvd	452 Moondance Dr, Gastonia, NC 28054	Townhouse	1,932	2024	2025-02-18	**$290,000**	$150	Gaston GIS / MLS
261	**4.9 mi**	9 min	Fairview Dr and NC-274 N	213 E Maine Ave, Bessemer City, NC 28016	Multi-Family	7,046	1971	2025-03-10	**$600,000**	$85	Zillow + Redfin
262	**4.9 mi**	9 min	Fairview Dr and NC-274 N	406 E Maine Ave, Bessemer City, NC 28016	Multi-Family	3,904	1980	2026-05-22	**$600,000**	$154	Redfin
263	**4.9 mi**	9 min	Fairview Dr and NC-274 N	222 E Maine Ave, Bessemer City, NC 28016	Mobile/Modular	1,344	1995	2026-10-06	**$205,000**	$153	Zillow
264	**4.9 mi**	11 min	Linwood Rd	2808 Westmont Dr, Gastonia, NC 28052	Single-Family	3,185	2025	2026-03-19	**$449,990**	$141	Redfin
265	**4.9 mi**	11 min	Linwood Rd	2731 Westmont Dr, Gastonia, NC 28052	Single-Family	2,893	2026	2026-07-13	**$430,000**	$149	Redfin
266	**4.9 mi**	11 min	Linwood Rd	2814 Westmont Dr, Gastonia, NC 28052	Single-Family	2,745	2025	2025-12-22	**$429,990**	$157	Redfin
267	**4.9 mi**	11 min	Linwood Rd	2823 Westmont Dr, Gastonia, NC 28052	Single-Family	2,810	2025	2026-05-26	**$429,990**	$153	Zillow + Redfin
268	**4.9 mi**	11 min	Linwood Rd	2811 Westmont Dr, Gastonia, NC 28052	Single-Family	2,822	2025	2026-05-21	**$429,990**	$152	Zillow
269	**4.9 mi**	11 min	Linwood Rd	2835 Westmont Dr, Gastonia, NC 28052	Single-Family	2,822	2025	2026-01-15	**$429,990**	$152	Redfin
270	**4.9 mi**	11 min	Linwood Rd	2725 Westmont Dr, Gastonia, NC 28052	Single-Family	2,494	2026	2026-05-27	**$410,000**	$164	Redfin
271	**4.9 mi**	11 min	Linwood Rd	2841 Westmont Dr, Gastonia, NC 28052	Single-Family	2,568	2025	2026-03-05	**$409,990**	$160	Redfin
272	**4.9 mi**	11 min	Linwood Rd	2735 Westmont Dr, Gastonia, NC 28052	Single-Family	2,431	2025	2026-05-26	**$409,990**	$169	Zillow + Redfin
273	**4.9 mi**	11 min	Linwood Rd	2726 Westmont Dr, Gastonia, NC 28052	Single-Family	2,324	2025	2026-05-19	**$404,990**	$174	Redfin
274	**4.9 mi**	11 min	W Franklin Blvd	2736 Phoenix Ct, Gastonia, NC 28052	Single-Family	2,324	2026	2026-06-22	**$399,990**	$172	Zillow + Redfin
275	**4.9 mi**	11 min	Linwood Rd	2802 Westmont Dr, Gastonia, NC 28052	Single-Family	2,324	2025	2026-02-18	**$399,990**	$172	Redfin
276	**4.9 mi**	11 min	Linwood Rd	2732 Westmont Dr, Gastonia, NC 28052	Single-Family	1,882	2025	2026-01-21	**$389,990**	$207	Redfin
277	**4.9 mi**	11 min	Linwood Rd	2829 Westmont Dr, Gastonia, NC 28052	Single-Family	2,324	2025	2026-02-24	**$389,990**	$168	Redfin
278	**4.9 mi**	11 min	W Franklin Blvd	2706 Phoenix Ct, Gastonia, NC 28052	Single-Family	2,007	2026	2026-09-29	**$384,990**	$192	Zillow + Redfin

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
279	**4.9 mi**	11 min	Linwood Rd	2719 Westmont Dr, Gastonia, NC 28052	Single-Family	2,007	2025	2026-10-13	**$384,990**	$192	Zillow + Redfin
280	**4.9 mi**	12 min	N Myrtle School Rd	2810 Penny Park Dr, Gastonia, NC 28052	Single-Family	1,469	2025	2025-11-24	**$362,000**	$246	Redfin
281	**4.9 mi**	12 min	S York St	2547 Ruby Dixon Crossing Dr #17, Gastonia, NC 28056	Townhouse	1,569	2025	2026-05-04	**$292,955**	$187	Zillow + Redfin
282	**4.9 mi**	12 min	S York St	2541 Ruby Dixon Crossing Dr #18, Gastonia, NC 28056	Townhouse	1,580	2025	2026-02-18	**$290,560**	$184	Zillow + Redfin
283	**4.9 mi**	12 min	S York St	2511 Ruby Dixon Crossing Dr #23, Gastonia, NC 28056	Townhouse	1,580	2025	2026-04-24	**$289,925**	$183	Zillow + Redfin
284	**4.9 mi**	12 min	S York St	2529 Ruby Dixon Crossing Dr #20, Gastonia, NC 28056	Townhouse	1,661	2025	2026-01-21	**$289,000**	$174	Zillow + Redfin
285	**5.0 mi**	9 min	I-85 S	551 Belfast Dr, Gastonia, NC 28052	Single-Family	1,337	2025	2025-10-24	**$268,000**	$200	Redfin
286	**5.0 mi**	11 min	W Davidson Ave	611 W Robinson St, Gastonia, NC 28052	Mobile/Modular	2,058	2002	2025-10-09	**$280,000**	$136	Gaston GIS / MLS
287	**5.0 mi**	12 min	S York St	2535 Ruby Dixon Crossing Dr, Gastonia, NC 28052	Townhouse	1,637	2025	2025-04-16	**$600,000**	$367	Gaston GIS / MLS
288	**5.0 mi**	12 min	S York St	2523 Ruby Dixon Crossing Dr, Gastonia, NC 28052	Townhouse	1,637	2025	2025-04-16	**$600,000**	$367	Gaston GIS / MLS
289	**5.0 mi**	12 min	S York St	2517 Ruby Dixon Crossing Dr, Gastonia, NC 28052	Townhouse	1,637	2025	2025-04-16	**$600,000**	$367	Gaston GIS / MLS
290	**5.0 mi**	12 min	S York St	2505 Ruby Dixon Crossing Dr, Gastonia, NC 28052	Townhouse	1,556	2025	2025-04-16	**$600,000**	$386	Gaston GIS / MLS
291	**5.0 mi**	12 min	Linwood Rd	1907 Bowman Dr, Gastonia, NC 28052	Single-Family	2,824	2026	2026-09-01	**$459,350**	$163	Zillow + Redfin
292	**5.0 mi**	12 min	N Chester St and US-321 S/S York St	418 W Westview St, Gastonia, NC 28052	Single-Family	1,449	2025	2025-12-30	**$340,000**	$235	Redfin
293	**5.0 mi**	12 min	N Chester St and US-321 S/S York St	412 W Westview St, Gastonia, NC 28052	Single-Family	1,463	2025	2026-02-19	**$340,000**	$232	Redfin
294	**5.0 mi**	12 min	N Chester St and US-321 S/S York St	414 W Westview St, Gastonia, NC 28052	Single-Family	1,404	2025	2025-09-30	**$338,000**	$241	Redfin
295	**5.0 mi**	12 min	S York St	2555 Ruby Dixon Crossing Dr, Gastonia, NC 28052	Townhouse	1,551	2024	2025-07-02	**$294,500**	$190	Gaston GIS / MLS
296	**5.0 mi**	12 min	S York St	2579 Ruby Dixon Crossing Dr, Gastonia, NC 28052	Townhouse	1,595	2024	2025-08-05	**$283,000**	$177	Gaston GIS / MLS
297	**5.0 mi**	12 min	S York St	2597 Ruby Dixon Crossing Dr, Gastonia, NC 28052	Townhouse	1,551	2024	2025-04-16	**$280,000**	$181	Gaston GIS / MLS
298	**5.0 mi**	12 min	S York St	2591 Ruby Dixon Crossing Dr, Gastonia, NC 28052	Townhouse	1,610	2024	2025-03-27	**$276,000**	$171	Gaston GIS / MLS
299	**5.0 mi**	12 min	S York St	2567 Ruby Dixon Crossing Dr, Gastonia, NC 28052	Townhouse	1,637	2024	2025-06-24	**$276,000**	$169	Gaston GIS / MLS
300	**5.0 mi**	12 min	S York St	2561 Ruby Dixon Crossing Dr, Gastonia, NC 28052	Townhouse	1,535	2024	2025-03-06	**$276,000**	$180	Gaston GIS / MLS
301	**5.0 mi**	12 min	S York St	2585 Ruby Dixon Crossing Dr, Gastonia, NC 28052	Townhouse	1,663	2024	2025-02-20	**$275,000**	$165	Gaston GIS / MLS
302	**5.0 mi**	14 min	US-29 N/US-74 E/W Franklin Blvd	428 East Club Dr, Gastonia, NC 28054	Mobile/Modular	1,528	1998	2026-08-27	**$265,000**	$173	Gaston GIS / MLS
303	**5.1 mi**	13 min	N Chester St and US-321 S/S York St	3334 Strong Box Ln, Gastonia, NC 28052	Single-Family	2,025	2025	2025-09-15	**$347,900**	$172	Redfin
304	**5.1 mi**	13 min	N Chester St and US-321 S/S York St	3321 Strong Box Ln, Gastonia, NC 28052	Single-Family	1,726	2026	2026-08-20	**$340,900**	$198	Zillow + Redfin
305	**5.1 mi**	13 min	N Chester St and US-321 S/S York St	3329 Strong Box Ln, Gastonia, NC 28052	Single-Family	1,726	2026	2026-03-17	**$338,900**	$196	Redfin
306	**5.1 mi**	13 min	N Chester St and US-321 S/S York St	3341 Strong Box Ln, Gastonia, NC 28052	Single-Family	1,726	2026	2026-03-11	**$338,900**	$196	Redfin
307	**5.1 mi**	13 min	N Chester St and US-321 S/S York St	3333 Strong Box Ln, Gastonia, NC 28052	Single-Family	1,552	2025	2025-12-17	**$331,900**	$214	Redfin
308	**5.1 mi**	13 min	N Chester St and US-321 S/S York St	3325 Strong Box Ln, Gastonia, NC 28052	Single-Family	1,552	2025	2026-01-30	**$328,900**	$212	Redfin
309	**5.1 mi**	13 min	N Chester St and US-321 S/S York St	3346 Strong Box Ln, Gastonia, NC 28052	Single-Family	1,552	2025	2026-01-05	**$328,900**	$212	Redfin
310	**5.1 mi**	13 min	N Chester St and US-321 S/S York St	3338 Strong Box Ln, Gastonia, NC 28052	Single-Family	1,552	2025	2025-11-12	**$324,900**	$209	Redfin
311	**5.1 mi**	13 min	S York St	2580 Ruby Mill Dr, Gastonia, NC 28052	Townhouse	1,599	2026	2026-06-26	**$302,500**	$189	Gaston GIS / MLS
312	**5.1 mi**	13 min	S York St	2586 Ruby Mill Dr, Gastonia, NC 28052	Townhouse	1,653	2026	2025-06-30	**$300,000**	$181	Gaston GIS / MLS
313	**5.1 mi**	13 min	S York St	2592 Ruby Mill Dr, Gastonia, NC 28052	Townhouse	1,653	2026	2025-06-30	**$300,000**	$181	Gaston GIS / MLS
314	**5.1 mi**	13 min	S York St	2598 Ruby Mill Dr, Gastonia, NC 28052	Townhouse	1,599	2026	2025-06-30	**$300,000**	$188	Gaston GIS / MLS
315	**5.1 mi**	13 min	N Chester St and US-321 S/S York St	3330 Strong Box Ln, Gastonia, NC 28052	Single-Family	1,172	2025	2025-09-25	**$295,900**	$252	Redfin
316	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	455 Shasta St, Gastonia, NC 28052	Townhouse	2,224	2025	2026-02-11	**$305,000**	$137	Gaston GIS / MLS
317	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	477 Etna St #5602, Gastonia, NC 28052	Townhouse	1,782	2026	2026-05-29	**$292,046**	$164	Zillow + Redfin
318	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	4105 Mount Mitchell Ave, Gastonia, NC 28052	Townhouse	1,729	2025	2025-12-29	**$292,000**	$169	Gaston GIS / MLS
319	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	499 Shasta St #5206, Gastonia, NC 28052	Townhouse	1,782	2025	2026-07-31	**$289,990**	$163	Zillow + Redfin
320	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	4147 Mount Mitchell Ave #505, Gastonia, NC 28052	Townhouse	1,726	2025	2025-12-18	**$288,750**	$167	Zillow + Redfin

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
321	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	471 Shasta St, Gastonia, NC 28052	Townhouse	1,688	2025	2025-11-24	**$288,500**	$171	Gaston GIS / MLS
322	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	491 Shasta St, Gastonia, NC 28052	Townhouse	1,781	2025	2025-12-10	**$288,000**	$162	Gaston GIS / MLS
323	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	4124 Olympus Ave, Gastonia, NC 28052	Townhouse	1,729	2026	2026-09-16	**$288,000**	$167	Gaston GIS / MLS
324	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	467 Shasta St #5104, Gastonia, NC 28052	Townhouse	1,782	2025	2025-12-30	**$287,500**	$161	Zillow + Redfin
325	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	4125 Mount Mitchell Ave, Gastonia, NC 28052	Townhouse	1,729	2025	2025-12-30	**$287,000**	$166	Gaston GIS / MLS
326	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	484 Shasta St #5402, Gastonia, NC 28052	Townhouse	1,782	2026	2026-10-16	**$282,990**	$159	Zillow
327	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	459 Shasta St, Gastonia, NC 28052	Townhouse	1,572	2025	2025-12-15	**$282,000**	$179	Zillow + Redfin
328	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	495 Shasta St #5205, Gastonia, NC 28052	Townhouse	1,631	2025	2026-03-31	**$280,990**	$172	Zillow + Redfin
329	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	479 Shasta St #5201, Gastonia, NC 28052	Townhouse	1,681	2025	2026-08-28	**$274,990**	$164	Zillow + Redfin
330	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	4131 Mount Mitchell Ave #501, Gastonia, NC 28052	Townhouse	1,578	2025	2026-04-24	**$274,990**	$174	Zillow
331	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	4121 Mount Mitchell Ave, Gastonia, NC 28052	Townhouse	1,576	2025	2026-04-22	**$273,000**	$173	Gaston GIS / MLS
332	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	487 Shasta St #5203, Gastonia, NC 28052	Townhouse	1,681	2025	2026-06-25	**$272,990**	$162	Zillow + Redfin
333	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	481 Etna St #5603, Gastonia, NC 28052	Townhouse	1,631	2026	2026-06-30	**$270,990**	$166	Zillow + Redfin
334	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	4135 Mount Mitchell Ave #502, Gastonia, NC 28052	Townhouse	1,610	2025	2026-04-23	**$269,990**	$168	Zillow + Redfin
335	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	463 Shasta St #5103, Gastonia, NC 28052	Townhouse	1,567	2025	2025-11-25	**$269,990**	$172	Zillow + Redfin
336	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	483 Shasta St #5202, Gastonia, NC 28052	Townhouse	1,567	2025	2025-12-12	**$269,900**	$172	Zillow
337	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	4139 Mount Mitchell Ave #503, Gastonia, NC 28052	Townhouse	1,578	2025	2026-03-31	**$267,470**	$169	Zillow + Redfin
338	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	4113 Mount Mitchell Ave #603, Gastonia, NC 28052	Townhouse	1,319	2025	2025-12-29	**$266,980**	$202	Zillow + Redfin
339	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	4109 Mount Mitchell Ave #602, Gastonia, NC 28052	Townhouse	1,610	2025	2026-09-25	**$264,990**	$165	Zillow + Redfin
340	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	4117 Mount Mitchell Ave #604, Gastonia, NC 28052	Townhouse	1,557	2025	2026-05-22	**$264,990**	$170	Zillow
341	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	4136 Olympus Ave #302, Gastonia, NC 28052	Townhouse	1,319	2026	2026-09-15	**$259,990**	$197	Zillow
342	**5.2 mi**	10 min	Jenkins Dairy Rd and Shannon Bradley Rd	4143 Mount Mitchell Ave #504, Gastonia, NC 28052	Townhouse	1,319	2025	2026-05-19	**$252,990**	$192	Zillow + Redfin
343	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3623 Clover Valley Dr, Gastonia, NC 28052	Single-Family	2,218	2026	2026-08-27	**$378,900**	$171	Zillow + Redfin
344	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3611 Clover Valley Dr, Gastonia, NC 28052	Single-Family	2,218	2026	2026-09-30	**$377,900**	$170	Zillow + Redfin
345	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3639 Clover Valley Dr, Gastonia, NC 28052	Single-Family	2,218	2026	2026-08-21	**$375,900**	$169	Zillow + Redfin
346	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3324 Fox Hall Dr, Gastonia, NC 28052	Single-Family	2,002	2026	2026-07-27	**$363,900**	$182	Zillow + Redfin
347	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3548 Clover Valley Dr, Gastonia, NC 28052	Single-Family	1,800	2025	2025-03-27	**$357,900**	$199	Redfin
348	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3453 Bear Den Dr, Gastonia, NC 28052	Single-Family	2,002	2025	2026-03-31	**$356,900**	$178	Redfin
349	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3339 Burberry Dr, Gastonia, NC 28052	Single-Family	2,025	2025	2025-08-18	**$355,900**	$176	Redfin
350	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3332 Fox Hall Dr, Gastonia, NC 28052	Single-Family	2,002	2025	2026-06-22	**$353,900**	$177	Zillow + Redfin
351	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3615 Clover Valley Dr, Gastonia, NC 28052	Single-Family	1,552	2026	2026-09-04	**$339,900**	$219	Zillow + Redfin
352	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3631 Clover Valley Dr, Gastonia, NC 28052	Single-Family	1,552	2026	2026-09-22	**$339,900**	$219	Zillow + Redfin
353	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3320 Burberry Dr, Gastonia, NC 28052	Single-Family	1,800	2025	2025-07-31	**$338,900**	$188	Redfin
354	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3315 Burberry Dr, Gastonia, NC 28052	Single-Family	1,800	2025	2025-08-25	**$337,900**	$188	Redfin
355	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3340 Burberry Dr, Gastonia, NC 28052	Single-Family	1,800	2025	2025-10-31	**$335,900**	$187	Redfin
356	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3336 Fox Hall Dr, Gastonia, NC 28052	Single-Family	1,552	2026	2026-05-22	**$334,900**	$216	Zillow + Redfin
357	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3350 Burberry Dr, Gastonia, NC 28052	Single-Family	1,800	2025	2025-07-25	**$333,900**	$186	Redfin
358	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3358 Burberry Dr, Gastonia, NC 28052	Single-Family	1,800	2025	2025-07-10	**$333,900**	$186	Redfin
359	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3343 Fox Hall Dr, Gastonia, NC 28052	Single-Family	1,552	2026	2026-03-27	**$332,900**	$214	Redfin

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
360	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3469 Bear Den Dr, Gastonia, NC 28052	Single-Family	1,726	2026	2026-03-11	**$330,900**	$192	Redfin
361	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3532 Clover Valley Dr, Gastonia, NC 28052	Single-Family	1,800	2025	2025-03-05	**$329,900**	$183	Redfin
362	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3540 Clover Valley Dr, Gastonia, NC 28052	Single-Family	1,679	2025	2025-05-09	**$328,900**	$196	Redfin
363	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3461 Bear Den Dr, Gastonia, NC 28052	Single-Family	1,726	2026	2026-05-15	**$328,900**	$191	Redfin
364	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3327 Fox Hall Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2026-03-06	**$328,900**	$212	Redfin
365	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3478 Bear Den Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-12-23	**$328,900**	$212	Redfin
366	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3375 Fox Hall Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2026-01-14	**$328,900**	$212	Redfin
367	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3610 Clover Valley Dr, Gastonia, NC 28052	Single-Family	1,679	2025	2025-03-26	**$326,900**	$195	Redfin
368	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3646 Clover Valley Dr, Gastonia, NC 28052	Single-Family	1,388	2026	2026-10-20	**$325,900**	$235	Zillow + Redfin
369	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3527 Clover Valley Dr, Gastonia, NC 28052	Single-Family	1,316	2025	2025-06-23	**$324,900**	$247	Redfin
370	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3328 Fox Hall Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2026-02-27	**$324,900**	$209	Redfin
371	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3473 Bear Den Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-12-11	**$324,900**	$209	Redfin
372	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3359 Fox Hall Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-12-23	**$324,900**	$209	Redfin
373	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3457 Bear Den Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-11-19	**$323,900**	$209	Redfin
374	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3319 Burberry Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-08-21	**$319,900**	$206	Redfin
375	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3336 Burberry Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-07-23	**$319,900**	$206	Redfin
376	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3535 Clover Valley Dr, Gastonia, NC 28052	Single-Family	1,679	2025	2025-04-04	**$319,900**	$191	Redfin
377	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3344 Fox Hall Dr, Gastonia, NC 28052	Single-Family	1,388	2026	2026-03-06	**$318,900**	$230	Redfin
378	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3348 Fox Hall Dr, Gastonia, NC 28052	Single-Family	1,388	2026	2026-04-17	**$318,900**	$230	Redfin
379	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3536 Clover Valley Dr, Gastonia, NC 28052	Single-Family	1,316	2025	2025-03-20	**$316,900**	$241	Redfin
380	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3544 Clover Valley Dr, Gastonia, NC 28052	Single-Family	1,316	2025	2025-03-21	**$316,900**	$241	Redfin
381	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3354 Burberry Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-07-11	**$315,900**	$204	Realtor.com + Redfin
382	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3351 Fox Hall Dr, Gastonia, NC 28052	Single-Family	1,388	2025	2025-12-23	**$314,900**	$227	Redfin
383	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3607 Clover Valley Dr, Gastonia, NC 28052	Single-Family	1,316	2025	2025-12-12	**$314,900**	$239	Redfin
384	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3335 Burberry Dr, Gastonia, NC 28052	Single-Family	1,316	2025	2026-03-11	**$313,900**	$239	Redfin
385	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3482 Bear Den Dr, Gastonia, NC 28052	Single-Family	1,172	2026	2026-06-29	**$297,900**	$254	Zillow + Redfin
386	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3340 Fox Hall Dr, Gastonia, NC 28052	Single-Family	1,172	2026	2026-05-27	**$297,900**	$254	Zillow + Redfin
387	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3552 Clover Valley Dr, Gastonia, NC 28052	Single-Family	1,182	2025	2025-03-27	**$295,900**	$250	Redfin
388	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3474 Bear Den Dr, Gastonia, NC 28052	Single-Family	1,172	2026	2026-05-06	**$295,900**	$252	Redfin
389	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3367 Fox Hall Dr, Gastonia, NC 28052	Single-Family	1,172	2025	2026-03-10	**$295,900**	$252	Redfin
390	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3315 Fox Hall Dr, Gastonia, NC 28052	Single-Family	2,141	2026	2026-08-14	**$294,000**	$137	Redfin
391	**5.2 mi**	13 min	S York St	724 Pinecone Dr #24, Gastonia, NC 28056	Townhouse	1,800	2026	2026-06-30	**$293,400**	$163	Zillow + Redfin
392	**5.2 mi**	13 min	S York St	707 Pinecone Dr #25, Gastonia, NC 28056	Townhouse	1,800	2026	2026-06-10	**$293,400**	$163	Zillow + Redfin
393	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3327 Burberry Dr, Gastonia, NC 28052	Single-Family	1,172	2025	2025-08-25	**$292,900**	$250	Redfin
394	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3323 Fox Hall Dr, Gastonia, NC 28052	Single-Family	1,793	2026	2026-05-22	**$291,000**	$162	Redfin
395	**5.2 mi**	13 min	N Chester St and US-321 S/S York St	3324 Burberry Dr, Gastonia, NC 28052	Single-Family	1,172	2025	2025-10-17	**$289,900**	$247	Redfin
396	**5.2 mi**	13 min	S York St	716 Pinecone Dr #22, Gastonia, NC 28056	Townhouse	1,828	2026	2026-10-21	**$283,700**	$155	Zillow + Redfin
397	**5.2 mi**	13 min	S York St	715 Pinecone Dr #27, Gastonia, NC 28056	Townhouse	1,828	2026	2026-07-22	**$280,400**	$153	Zillow
398	**5.2 mi**	13 min	S York St	711 Pinecone Dr #26, Gastonia, NC 28056	Townhouse	1,444	2026	2026-08-13	**$260,400**	$180	Zillow + Redfin
399	**5.2 mi**	13 min	S York St	720 Pinecone Dr #23, Gastonia, NC 28056	Townhouse	1,444	2026	2026-07-06	**$260,400**	$180	Zillow + Redfin
400	**5.3 mi**	12 min	N Chester St and US-321 S/S York St	4206 Grissom St, Gastonia, NC 28056	Single-Family	1,440	2026	2026-07-09	**$300,000**	$208	Zillow + Redfin

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
401	**5.3 mi**	13 min	S York St	3953 Port Richmond Ave #16, Gastonia, NC 28056	Single-Family	2,408	2025	2026-02-26	**$415,000**	$172	Redfin
402	**5.3 mi**	13 min	S York St	3945 Port Richmond Ave #18, Gastonia, NC 28056	Single-Family	2,131	2025	2025-12-16	**$400,000**	$188	Redfin
403	**5.3 mi**	13 min	N Chester St and US-321 S/S York St	3410 Yorkshire Dr, Gastonia, NC 28052	Single-Family	2,218	2026	2026-10-21	**$380,900**	$172	Zillow + Redfin
404	**5.3 mi**	13 min	N Chester St and US-321 S/S York St	3314 Yorkshire Dr, Gastonia, NC 28052	Single-Family	2,218	2026	2026-09-30	**$377,900**	$170	Zillow + Redfin
405	**5.3 mi**	13 min	N Chester St and US-321 S/S York St	3418 Yorkshire Dr, Gastonia, NC 28052	Single-Family	2,218	2026	2026-10-21	**$375,900**	$169	Zillow + Redfin
406	**5.3 mi**	13 min	N Chester St and US-321 S/S York St	3338 Yorkshire Dr, Gastonia, NC 28052	Single-Family	2,218	2026	2026-06-30	**$373,900**	$169	Zillow + Redfin
407	**5.3 mi**	13 min	S York St	3934 Port Richmond Ave #98, Gastonia, NC 28056	Single-Family	1,830	2025	2026-04-23	**$346,118**	$189	Redfin
408	**5.3 mi**	13 min	N Chester St and US-321 S/S York St	3321 Yorkshire Dr, Gastonia, NC 28052	Single-Family	1,552	2026	2026-09-30	**$342,900**	$221	Zillow + Redfin
409	**5.3 mi**	13 min	N Chester St and US-321 S/S York St	3345 Yorkshire Dr, Gastonia, NC 28052	Single-Family	1,552	2026	2026-06-12	**$337,900**	$218	Zillow + Redfin
410	**5.3 mi**	13 min	N Chester St and US-321 S/S York St	3330 Yorkshire Dr, Gastonia, NC 28052	Single-Family	1,552	2026	2026-08-31	**$336,900**	$217	Zillow + Redfin
411	**5.3 mi**	13 min	N Chester St and US-321 S/S York St	3310 Yorkshire Dr, Gastonia, NC 28052	Single-Family	1,552	2026	2026-07-10	**$334,900**	$216	Zillow
412	**5.3 mi**	13 min	N Chester St and US-321 S/S York St	3322 Yorkshire Dr, Gastonia, NC 28052	Single-Family	1,552	2026	2026-08-27	**$334,900**	$216	Zillow + Redfin
413	**5.3 mi**	13 min	N Chester St and US-321 S/S York St	3337 Yorkshire Dr, Gastonia, NC 28052	Single-Family	1,552	2026	2026-07-29	**$334,900**	$216	Zillow + Redfin
414	**5.3 mi**	13 min	S York St	4009 Port Richmond Ave, Gastonia, NC 28052	Townhouse	1,837	2025	2025-10-01	**$329,000**	$179	Gaston GIS / MLS
415	**5.3 mi**	13 min	S York St	4065 Port Richmond Ave, Gastonia, NC 28052	Townhouse	1,727	2024	2025-05-15	**$329,000**	$191	Gaston GIS / MLS
416	**5.3 mi**	13 min	S York St	4049 Port Richmond Ave #11, Gastonia, NC 28056	Townhouse	1,817	2025	2025-08-21	**$326,500**	$180	Zillow + Redfin
417	**5.3 mi**	13 min	N Chester St and US-321 S/S York St	3317 Yorkshire Dr, Gastonia, NC 28052	Single-Family	1,388	2026	2026-10-02	**$322,900**	$233	Zillow
418	**5.3 mi**	13 min	S York St	4041 Port Richmond Ave, Gastonia, NC 28056	Townhouse	1,900	2025	2025-12-23	**$321,500**	$169	Zillow + Redfin
419	**5.3 mi**	13 min	S York St	4069 Port Richmond Ave #16, Gastonia, NC 28056	Townhouse	1,817	2025	2025-12-23	**$321,420**	$177	Zillow + Redfin
420	**5.3 mi**	13 min	S York St	4053 Port Richmond Ave, Gastonia, NC 28052	Townhouse	1,800	2024	2025-04-30	**$321,000**	$178	Gaston GIS / MLS
421	**5.3 mi**	13 min	N Chester St and US-321 S/S York St	3346 Yorkshire Dr, Gastonia, NC 28052	Single-Family	1,388	2026	2026-07-08	**$320,900**	$231	Zillow + Redfin
422	**5.3 mi**	13 min	S York St	4081 Port Richmond Ave, Gastonia, NC 28052	Townhouse	1,798	2024	2025-04-08	**$319,500**	$178	Gaston GIS / MLS
423	**5.3 mi**	13 min	S York St	4061 Port Richmond Ave, Gastonia, NC 28052	Townhouse	1,798	2024	2025-04-22	**$319,000**	$177	Gaston GIS / MLS
424	**5.3 mi**	13 min	S York St	4025 Port Richmond Ave, Gastonia, NC 28056	Townhouse	1,895	2025	2026-05-21	**$305,000**	$161	Zillow + Redfin
425	**5.3 mi**	13 min	N Chester St and US-321 S/S York St	3421 Yorkshire Dr, Gastonia, NC 28052	Single-Family	1,172	2026	2026-10-28	**$304,900**	$260	Zillow + Redfin
426	**5.3 mi**	13 min	S York St	4029 Port Richmond Ave, Gastonia, NC 28056	Townhouse	1,865	2025	2025-12-22	**$301,000**	$161	Zillow + Redfin
427	**5.3 mi**	13 min	S York St	4045 Port Richmond Ave #10, Gastonia, NC 28056	Townhouse	1,817	2025	2026-03-12	**$300,000**	$165	Zillow + Redfin
428	**5.3 mi**	13 min	S York St	4057 Port Richmond Ave #13, Gastonia, NC 28056	Townhouse	1,514	2025	2025-06-11	**$298,706**	$197	Zillow + Redfin
429	**5.3 mi**	13 min	S York St	4085 Port Richmond Ave #20, Gastonia, NC 28056	Townhouse	1,817	2025	2026-06-12	**$292,400**	$161	Zillow + Redfin
430	**5.3 mi**	13 min	S York St	4021 Port Richmond Ave, Gastonia, NC 28056	Townhouse	1,930	2025	2026-04-29	**$291,500**	$151	Zillow
431	**5.3 mi**	13 min	S York St	4013 Port Richmond Ave, Gastonia, NC 28056	Townhouse	2,016	2025	2026-07-01	**$291,000**	$144	Zillow + Redfin
432	**5.3 mi**	13 min	S York St	4033 Port Richmond Ave #7, Gastonia, NC 28056	Townhouse	1,879	2025	2026-06-11	**$290,400**	$155	Zillow + Redfin
433	**5.3 mi**	13 min	US-321 N/N Chester St	400 S Spargo St, Dallas, NC 28001	Single-Family	1,528	2025	2026-03-26	**$290,000**	$190	Redfin
434	**5.3 mi**	13 min	S York St	4017 Port Richmond Ave, Gastonia, NC 28056	Townhouse	1,560	2025	2026-02-24	**$284,500**	$182	Zillow + Redfin
435	**5.3 mi**	13 min	S York St	4077 Port Richmond Ave #18, Gastonia, NC 28056	Townhouse	1,514	2025	2025-12-30	**$276,900**	$183	Zillow + Redfin
436	**5.3 mi**	13 min	S York St	4037 Port Richmond Ave, Gastonia, NC 28056	Townhouse	1,826	2025	2025-12-31	**$259,000**	$142	Zillow + Redfin
437	**5.4 mi**	10 min	W Davidson Ave, Fairview Dr and White Jenkins Rd	751 White Jenkins Rd, Bessemer City, NC 28016	Single-Family	2,071	2025	2025-08-27	**$490,000**	$237	Redfin
438	**5.4 mi**	10 min	W Davidson Ave, Fairview Dr and White Jenkins Rd	1131 White Jenkins Rd, Bessemer City, NC 28016	Single-Family	1,733	2026	2026-05-26	**$473,000**	$273	Zillow
439	**5.4 mi**	11 min	Fairview Dr	603 Toncin Ave, Bessemer City, NC 28016	Single-Family	2,300	2026	2026-09-18	**$425,000**	$185	Zillow + Redfin
440	**5.4 mi**	12 min	W Davidson Ave	508 E Carpenter St, Dallas, NC 28034	Triplex	4,500	1945	2025-08-25	**$315,000**	$70	Zillow + Redfin

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
441	**5.4 mi**	12 min	US-321 S/S York St	312 Davis Park Rd, Gastonia, NC 28052	Quadplex	2,780	1955	2026-06-02	**$127,000**	$46	Gaston GIS / MLS
442	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3506 Saddlebred Dr, Gastonia, NC 28052	Single-Family	2,218	2026	2026-05-29	**$373,900**	$169	Zillow + Redfin
443	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3513 Saddlebred Dr, Gastonia, NC 28052	Single-Family	2,218	2026	2026-07-22	**$373,900**	$169	Zillow + Redfin
444	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3534 Saddlebred Dr, Gastonia, NC 28052	Single-Family	2,218	2026	2026-06-15	**$373,900**	$169	Zillow + Redfin
445	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3472 Saddlebred Dr, Gastonia, NC 28052	Single-Family	2,218	2026	2026-01-30	**$370,000**	$167	Redfin
446	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3468 Saddlebred Dr, Gastonia, NC 28052	Single-Family	2,218	2025	2025-12-05	**$365,900**	$165	Redfin
447	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3459 Saddlebred Dr, Gastonia, NC 28052	Single-Family	2,218	2025	2025-10-23	**$365,900**	$165	Redfin
448	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3530 Saddlebred Dr, Gastonia, NC 28052	Single-Family	2,002	2026	2026-07-10	**$363,900**	$182	Zillow + Redfin
449	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3533 Saddlebred Dr, Gastonia, NC 28052	Single-Family	2,002	2026	2026-09-22	**$360,900**	$180	Zillow + Redfin
450	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3270 Maple Ridge Dr, Gastonia, NC 28052	Single-Family	2,025	2025	2025-08-15	**$355,900**	$176	Redfin
451	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3448 Saddlebred Dr, Gastonia, NC 28052	Single-Family	2,002	2026	2026-03-13	**$353,900**	$177	Redfin
452	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3464 Saddlebred Dr, Gastonia, NC 28052	Single-Family	2,002	2026	2026-02-27	**$353,900**	$177	Redfin
453	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3463 Saddlebred Dr, Gastonia, NC 28052	Single-Family	2,002	2025	2025-11-17	**$345,900**	$173	Redfin
454	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3266 Maple Ridge Dr, Gastonia, NC 28052	Single-Family	1,800	2025	2025-06-05	**$344,900**	$192	Redfin
455	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3410 Saddlebred Dr, Gastonia, NC 28052	Single-Family	2,025	2025	2025-08-29	**$343,900**	$170	Redfin
456	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3263 Maple Ridge Dr, Gastonia, NC 28052	Single-Family	2,025	2025	2025-06-11	**$343,900**	$170	Redfin
457	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3538 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,726	2026	2026-10-06	**$342,900**	$199	Zillow + Redfin
458	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3259 Maple Ridge Dr, Gastonia, NC 28052	Single-Family	1,800	2025	2025-06-13	**$341,900**	$190	Redfin
459	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3526 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,726	2026	2026-06-23	**$340,900**	$198	Zillow + Redfin
460	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3525 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,726	2026	2026-06-12	**$340,900**	$198	Zillow + Redfin
461	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3455 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,726	2025	2025-12-12	**$337,900**	$196	Redfin
462	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3447 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,800	2025	2025-11-26	**$335,900**	$187	Redfin
463	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3456 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,726	2025	2025-12-15	**$334,900**	$194	Redfin
464	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3451 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-09-29	**$334,900**	$216	Redfin
465	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3234 Maple Ridge Dr, Gastonia, NC 28052	Single-Family	1,800	2025	2025-06-06	**$333,900**	$186	Redfin
466	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3250 Maple Ridge Dr, Gastonia, NC 28052	Single-Family	1,800	2025	2025-06-30	**$333,900**	$186	Redfin
467	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3430 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,800	2025	2025-09-10	**$333,900**	$186	Redfin
468	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3258 Maple Ridge Dr, Gastonia, NC 28052	Single-Family	1,679	2025	2025-06-20	**$330,900**	$197	Redfin
469	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3502 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,726	2025	2025-12-19	**$330,900**	$192	Redfin
470	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3537 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,388	2026	2026-06-15	**$330,900**	$238	Zillow + Redfin
471	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3242 Maple Ridge Dr, Gastonia, NC 28052	Single-Family	1,679	2025	2025-04-10	**$329,900**	$196	Redfin
472	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3443 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-08-21	**$329,900**	$213	Redfin
473	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3254 Maple Ridge Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-06-06	**$327,900**	$211	Redfin
474	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3426 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-06-30	**$327,900**	$211	Redfin
475	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3517 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,388	2026	2026-05-29	**$325,900**	$235	Zillow + Redfin
476	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3452 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-10-24	**$324,900**	$209	Redfin
477	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3267 Maple Ridge Dr, Gastonia, NC 28052	Single-Family	1,679	2025	2025-06-11	**$323,900**	$193	Redfin
478	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3418 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,679	2025	2025-07-25	**$323,900**	$193	Redfin
479	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3475 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-10-23	**$323,900**	$209	Redfin

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
480	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3522 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,388	2026	2026-08-27	**$322,900**	$233	Zillow + Redfin
481	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3501 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,388	2026	2026-05-27	**$320,900**	$231	Zillow + Redfin
482	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3509 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,388	2026	2026-07-22	**$320,900**	$231	Zillow + Redfin
483	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3262 Maple Ridge Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-06-05	**$319,900**	$206	Redfin
484	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3414 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,552	2025	2025-06-25	**$319,900**	$206	Redfin
485	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3529 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,388	2026	2026-05-29	**$318,900**	$230	Zillow + Redfin
486	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3435 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,316	2025	2025-10-27	**$317,900**	$242	Redfin
487	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3238 Maple Ridge Dr, Gastonia, NC 28052	Single-Family	1,316	2025	2025-11-17	**$314,900**	$239	Redfin
488	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3467 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,388	2025	2025-12-31	**$314,900**	$227	Redfin
489	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3514 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,388	2025	2026-05-19	**$314,900**	$227	Redfin
490	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3460 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,172	2025	2025-11-20	**$298,000**	$254	Redfin
491	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3505 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,172	2026	2026-06-30	**$297,900**	$254	Zillow + Redfin
492	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3406 Saddlebred Dr, Gastonia, NC 28052	Single-Family	1,172	2025	2025-09-12	**$295,900**	$252	Redfin
493	**5.4 mi**	14 min	US-321 S/S York St	314 Huffman Rd, Gastonia, NC 28056	Single-Family	1,405	2026	2026-05-28	**$295,000**	$210	Zillow + Redfin
494	**5.4 mi**	14 min	N Chester St and US-321 S/S York St	3246 Maple Ridge Dr, Gastonia, NC 28052	Single-Family	1,172	2025	2025-05-21	**$289,900**	$247	Redfin
495	**5.4 mi**	15 min	S York St	2334 Eagle Glen Ct, Gastonia, NC 28056	Single-Family	1,728	2026	2026-10-13	**$339,000**	$196	Zillow + Redfin
496	**5.5 mi**	9 min	Fairview Dr and White Jenkins Rd	109 Wheeler Pl, Dallas, NC 28034	Duplex	1,736	2004	2025-11-13	**$717,000**	$413	Gaston GIS / MLS
497	**5.5 mi**	9 min	Fairview Dr and White Jenkins Rd	109 Joe Cloninger Rd, Dallas, NC 28034	Duplex	1,736	1996	2025-11-13	**$717,000**	$413	Gaston GIS / MLS
498	**5.5 mi**	9 min	Fairview Dr and White Jenkins Rd	105 Joe Cloninger Rd, Dallas, NC 28034	Duplex	1,736	2002	2025-11-13	**$717,000**	$413	Gaston GIS / MLS
499	**5.5 mi**	9 min	Fairview Dr and White Jenkins Rd	410 Joe Cloninger Rd, Dallas, NC 28034	Mobile/Modular	1,188	1999	2026-01-28	**$200,000**	$168	Gaston GIS / MLS
500	**5.5 mi**	14 min	NC-7 E	1723 Rhyneland Cir, Gastonia, NC 28054	Single-Family	1,660	2025	2025-09-22	**$319,000**	$192	Redfin
501	**5.6 mi**	11 min	Fairview Dr and NC-274 N	510 S 12Th St, Bessemer City, NC 28016	Duplex	1,458	1950	2026-03-16	**$299,000**	$205	Gaston GIS / MLS
502	**5.6 mi**	11 min	Fairview Dr and NC-274 N	308 E Cleveland Ave, Bessemer City, NC 28016	Mobile/Modular	2,057	2004	2026-06-12	**$268,500**	$131	Zillow
503	**5.6 mi**	13 min	NC-7 E	1520 Yellowstone Ct, Gastonia, NC 28054	Mobile/Modular	1,204	1997	2025-03-05	**$252,000**	$209	Gaston GIS / MLS
504	**5.6 mi**	14 min	N Chester St and Neal Hawkins Rd	1490 White Hall Pl, Gastonia, NC 28056	Single-Family	1,848	2025	2025-07-10	**$415,000**	$225	Realtor.com + Redfin
505	**5.7 mi**	13 min	N Chester St and US-321 S/S York St	1793 Boulder Ridge Dr, Gastonia, NC 28052	Single-Family	2,853	2026	2026-08-19	**$414,000**	$145	Zillow + Redfin
506	**5.7 mi**	13 min	N Chester St and US-321 S/S York St	1719 Boulder Ridge Dr, Gastonia, NC 28052	Single-Family	3,112	2026	2026-08-20	**$408,000**	$131	Zillow + Redfin
507	**5.7 mi**	13 min	N Chester St and US-321 S/S York St	1727 Boulder Ridge Dr, Gastonia, NC 28052	Single-Family	2,852	2026	2026-08-11	**$407,000**	$143	Zillow + Redfin
508	**5.7 mi**	13 min	N Chester St and US-321 S/S York St	1777 Boulder Ridge Dr, Gastonia, NC 28052	Single-Family	2,531	2026	2026-10-01	**$399,999**	$158	Zillow + Redfin
509	**5.7 mi**	13 min	N Chester St and US-321 S/S York St	1754 Boulder Ridge Dr, Gastonia, NC 28052	Single-Family	2,600	2026	2026-08-28	**$399,990**	$154	Zillow + Redfin
510	**5.7 mi**	13 min	N Chester St and US-321 S/S York St	1711 Boulder Ridge Dr, Gastonia, NC 28052	Single-Family	2,522	2026	2026-06-04	**$397,999**	$158	Zillow + Redfin
511	**5.7 mi**	13 min	N Chester St and US-321 S/S York St	1735 Boulder Ridge Dr, Gastonia, NC 28052	Single-Family	2,600	2026	2026-09-17	**$392,990**	$151	Zillow + Redfin
512	**5.7 mi**	13 min	N Chester St and US-321 S/S York St	1785 Boulder Ridge Dr, Gastonia, NC 28052	Single-Family	2,598	2026	2026-07-23	**$391,000**	$151	Zillow + Redfin
513	**5.7 mi**	13 min	N Chester St and US-321 S/S York St	1745 Boulder Ridge Dr, Gastonia, NC 28052	Single-Family	2,532	2026	2026-06-18	**$384,999**	$152	Zillow + Redfin
514	**5.7 mi**	13 min	N Chester St and US-321 S/S York St	1753 Boulder Ridge Dr, Gastonia, NC 28052	Single-Family	2,307	2026	2026-06-30	**$376,000**	$163	Zillow + Redfin
515	**5.8 mi**	11 min	Fairview Dr and NC-274 N	603 S 10th St, Bessemer City, NC 28016	Single-Family	1,360	2025	2025-04-30	**$254,500**	$187	Redfin
516	**5.8 mi**	13 min	W Davidson Ave	1020 Rosewood Dr, Dallas, NC 28034	Duplex	1,536	2004	2026-06-17	**$307,500**	$200	Zillow
517	**5.8 mi**	13 min	W Davidson Ave	109 Puett Ave, Dallas, NC 28034	Mobile/Modular	1,240	1996	2026-07-09	**$120,000**	$97	Zillow
518	**5.8 mi**	14 min	N Chester St, NC-274 S/Union Rd and E Hudson Blvd	2046 Sabra St Unit CWO0006, Gastonia, NC 28054	Single-Family	3,208	2025	2025-08-22	**$547,800**	$171	Redfin
519	**5.8 mi**	14 min	N Chester St, NC-274 S/Union Rd and E Hudson Blvd	2016 Sabra St, Gastonia, NC 28054	Single-Family	2,803	2026	2026-06-17	**$514,500**	$184	Redfin
520	**5.8 mi**	14 min	NC-7 E	2300 Rhyne St, Gastonia, NC 28054	Mobile/Modular	1,630	1988	2025-03-27	**$120,000**	$74	Zillow

#	Google Maps Distance	Drive Time	Route via	Property Address	RMF Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
521	**5.9 mi**	11 min	Fairview Dr	108 S Inman Ave, Bessemer City, NC 28016	Mobile/Modular	1,321	1997	2025-03-28	**$203,000**	$154	Zillow
522	**5.9 mi**	14 min	N Chester St, NC-274 S/Union Rd and E Hudson Blvd	2023 Thicket Dr, Gastonia, NC 28054	Single-Family	2,815	2025	2026-05-28	**$541,000**	$192	Redfin
523	**5.9 mi**	14 min	N Chester St, NC-274 S/Union Rd and E Hudson Blvd	2017 Thicket Dr Unit CWO0068, Gastonia, NC 28054	Single-Family	3,208	2026	2026-04-17	**$529,810**	$165	Redfin
524	**5.9 mi**	14 min	N Chester St, NC-274 S/Union Rd and E Hudson Blvd	1944 Thicket Dr, Gastonia, NC 28054	Single-Family	2,757	2026	2026-06-25	**$491,000**	$178	Redfin
525	**6.0 mi**	12 min	Fairview Dr	1205 Sloane Dr #44, Bessemer City, NC 28016	Single-Family	2,141	2025	2026-05-01	**$324,999**	$152	Redfin
526	**6.0 mi**	12 min	Fairview Dr	1203 Sloane Dr, Bessemer City, NC 28016	Single-Family	1,755	2026	2026-08-31	**$299,500**	$171	Zillow + Redfin
527	**6.0 mi**	14 min	NC-274 S/Union Rd	1345 Knob Creek Dr, Gastonia, NC 28054	Single-Family	4,961	2026	2026-02-04	**$819,000**	$165	Redfin
528	**6.0 mi**	14 min	NC-274 S/Union Rd	1401 Knob Creek Dr, Gastonia, NC 28054	Single-Family	4,200	2026	2026-02-23	**$814,647**	$194	Redfin
529	**6.0 mi**	14 min	NC-274 S/Union Rd	1409 Knob Creek Dr, Gastonia, NC 28054	Single-Family	4,522	2026	2026-01-21	**$786,544**	$174	Redfin
530	**6.0 mi**	14 min	NC-274 S/Union Rd	1361 Knob Creek Dr, Gastonia, NC 28054	Single-Family	4,559	2026	2026-01-22	**$754,270**	$165	Redfin
531	**6.0 mi**	14 min	NC-274 S/Union Rd	1425 Knob Creek Dr, Gastonia, NC 28054	Single-Family	3,796	2025	2026-05-05	**$725,400**	$191	Redfin
532	**6.0 mi**	14 min	NC-274 S/Union Rd	1353 Knob Creek Dr, Gastonia, NC 28054	Single-Family	3,589	2026	2026-04-21	**$724,340**	$202	Redfin
533	**6.0 mi**	14 min	NC-274 S/Union Rd	1328 Knob Creek Dr, Gastonia, NC 28054	Single-Family	3,557	2026	2026-02-23	**$686,459**	$193	Redfin
534	**6.0 mi**	14 min	NC-274 S/Union Rd	1320 Knob Creek Dr, Gastonia, NC 28054	Single-Family	3,796	2026	2026-05-29	**$668,900**	$176	Zillow + Redfin
535	**6.0 mi**	14 min	NC-274 S/Union Rd	1321 Knob Creek Dr, Gastonia, NC 28054	Single-Family	3,313	2026	2026-09-24	**$645,000**	$195	Zillow + Redfin
536	**6.0 mi**	14 min	NC-274 S/Union Rd	1426 Knob Creek Dr, Gastonia, NC 28054	Single-Family	3,643	2026	2026-01-22	**$634,113**	$174	Redfin
537	**6.0 mi**	14 min	NC-274 S/Union Rd	1312 Knob Creek Dr, Gastonia, NC 28054	Single-Family	3,514	2026	2026-05-21	**$619,900**	$176	Zillow + Redfin
538	**6.0 mi**	14 min	NC-274 S/Union Rd	1313 Knob Creek Dr, Gastonia, NC 28054	Single-Family	3,567	2026	2026-05-28	**$619,855**	$174	Zillow + Redfin