

COW, LLC “Mooves” Into South Gastonia

Southside Constructors, Inc. selected to build new business center in Charlotte Suburb



General Contractor Southside Constructors, Inc. was selected by COW I, LLC to help create the New Hope Business Center located at 3826 S. New Hope Road in Gastonia, North Carolina. Southside was called on by owner John Church to assist with the project's land acquisition and development; site design; and architectural, mechanical, & plumbing design in addition to constructing the actual office building. The addition of the New Hope Business Center has sparked an interest in the largely undeveloped portion of the Charlotte suburb. Gradually more and more business have entered and setup shop in the vicinity. COW I itself has brought an influx of business through its various tenants such as a brokerage firm, a sports trophy shop, an insurance firm, and an exercise facility exclusively for women, among others. Southside also lent its expertise by assisting in securing the office building's first three tenants: a website design firm, a Subway franchise, and Quickway drycleaners. The six (6) month-long process of creating the New Hope Business Center included a variety of tasks from beginning to end.

Owner:
John Church
COW I, LLC

Services Provided:
Land Acquisition &
Development
General Construction

Completion Date:
1999

Area:
14,000 SF

Construction Cost:
\$600,000

Land Development:
\$1.2 Million



Southside Constructors, Inc. created the New Hope Business Center from the ground up. It started in 2000 and was completed in 2001 (above top) after strict adherence to the proposed design from Moody Clary, AIA (above bottom). Upfits of the separate tenant spaces proceeded as lease agreements were finalized. One such tenant enable Southside team members to show their creative sides through the upfit of a paint-on-pottery and coffee shop (above left).

The project consisted of:

- Finding and brokering the land deal
- A site work package that included grading, paving, and landscaping more than six (6) acres.
- Erecting a single-story, pre-engineered structural system and wrapping it with a brick masonry veneer.
- Dividing the 14,000 SF flex office building into ten (10) separate units.
- Upfitting each space pursuant to respective tenants' specifications.

SOUTHSIDE
CONSTRUCTORS, INC.