

Architect's drawing of 3-bedroom apartment in Kings Mountain Boulevard complex

## New KM apartment complex part of development of KM Boulevard

By GARY STEWART  
Editor of The Herald

The new Kings Row apartment complex which will be built across from Kings Mountain Middle School on Kings Mountain Blvd. will represent an investment of approximately \$4 million and will be the second phase of development of the entire tract of land lying on the west side of the highway.

Grading for the 56-unit complex should begin next spring, and the project should be completed by the end of 2003, according to John Eagan III, president of Eagan and Sons developers of Winston-Salem.

The complex will include two and three-bedroom apartments with rent ranging anywhere from \$450 to \$600 per month. Eagan said the complex is designed for persons with annual incomes of between \$21,000

and \$34,000, which he says is within the middle-income range for Kings Mountain residents.

David Beam, whose family owned the property, said the remaining 30 acres in the 78-acre tract will be developed in the future, primarily as single-family dwelling. He estimates that 100 to 150 homes could be built on the 30 acres, and Eagan said single family housing that has been built near his other complexes have sold in the \$190,000 to \$250,000 range.

The family recently sold a 10-acre tract of land on the west side of Kings Mountain Blvd. to the Life Enrichment Center.

Eagan said the apartments themselves will cost about \$58,000 per unit and will be complete with full appliances and hookups. Also planned is a 1,600 square foot clubhouse which will be used by residents for recre-

ation and social activities, outdoor playgrounds, picnic areas, walking trail, bike paths, and greenery, and Eagan said there is a possibility of adding a swimming pool if there are adequate funds left over following the completion of the project.

Beam said his family's goal in developing the land is to provide quality housing for Kings Mountain residents.

"We believe that John Eagan will provide that, and this project will certainly enhance our future plans," he said.

He said his family is talking to planners now to determine the best use of the

remainder of the project.

Although the complex drew some opposition during the process of having the land rezoned for apartments, Eagan said he has built similar units in cities of similar size and that they have increased the value of adjoining property. He stressed that the apartments are not "low rent" housing and are not subsidized in any way by the government.

"We build a quality product in quality locations," he said. "Most of my developments are in locations such as Kings Mountain highway and there have been developments built around them and they have all increased

in value."

Eagan and Sons is sole owner of the complex, and he says they plan to be for many years to come.

"We've been in the business for 30 years," he said, "and we've only sold two of the complexes that we have built. We keep our property for the long-term investment."

Complexes similar to Kings Row were recently approved in Shelby, Belmont and Gaston County, he said. Eagan said the complexes compare "very favorably" with Georgetown Apartments, located at the entrance to Kings Mountain Country Club.

### Tourism Day Friday at KM Welcome Center on I-85 North

The North Carolina State Welcome Center in Kings Mountain will celebrate National Tourism Week with special displays Friday, May 10 from 10 a.m.-4 p.m.

Numerous economic development organizations, parks, cities and others will be on hand to welcome visitors and distribute information about their organizations.

Some of the local organizations on hand include the Cleveland County Economic Development Commission, the City of Kings Mountain, Kings Mountain national Military Park, Kings Mountain State Park, Crowders Mountain State Park, Boiling Springs, Broad River Greenway, Gardner-Webb University, and City of Shelby.

"Our small town charm and southern hospitality offers a lot for visitors wanting to get away from the hustle and bustle of the big cities," said Cindi Cannon of the Cleveland County EDC/Travel and Tourism division.

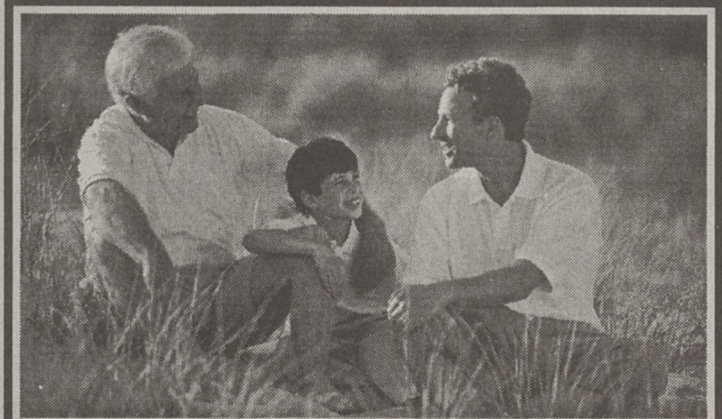
The theme of Friday's event is "Welcome To Our Porch - Pull Up a Chair and Stay a While."

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