

Available for Restoration

# The Historic Dallas Jail



**Price: \$125,000**

Square Feet: 5,130

Lot Size: 0.25 acre

Zoning: B3 (Residential/Commercial)

**108 East Trade Street, Dallas  
Gaston County**

**Distinctive, High Profile Building in  
Downtown Dallas!  
Only 30 Minutes from Charlotte!**



The Dallas Jail is a contributing structure in the Dallas National Register Historic District, and eligible for state and federal historic rehabilitation tax credits. As a locally designated landmark, the property's new buyer is also eligible to apply for a 50% ad valorem property tax deferral.

The jail's unique interior features barrel-shaped corrugated metal ceilings, interesting markings on the jail walls, and a centered metal spiral staircase. It's a great property for adaptive reuse and ideal for those looking for an urban feel within the charm of a small southern town. The property would make an interesting themed restaurant, office, retail space or even a residence. The yard is ample enough for sensitively designed parking.

The building has a structural engineering report and the current owner is undertaking approximately \$19,000 in exterior improvements, including installation of French drains, piping all downspouts away from the foundation, and fabrication and installation of new downspouts.

The 1973 National Register nomination describes the Dallas Historic District and Court Square as having "a quiet grouping of well-preserved commercial and residential structures around the shaded courthouse square...an idyllic small-town atmosphere recalling the slower pace of the late nineteenth century." Downtown Dallas retains much of this atmosphere today.



*North Carolina*  
**Preservation North Carolina**  
The Historic Preservation Foundation of North Carolina, Inc.

For more information or to make an appointment to see the **Dallas Jail**, contact:  
**Ted Alexander, Regional Director • 704-482-3531 • [talAlexander@presnc.org](mailto:talAlexander@presnc.org)**

**JOIN US!** For more information about Preservation NC and other endangered properties visit [www.PreservationNC.org](http://www.PreservationNC.org).



**Financial Incentives:** The **Dallas Jail** is a contributing structure in the Dallas National Register Historic District and is eligible for historic preservation tax credits. In North Carolina, both state and federal income tax credits are available for the certified rehabilitation of historic structures. For the rehabilitation of income-producing certified historic structures, a 20% federal income tax credit and a tier based state income tax credit are available. For the rehabilitation of owner-occupied certified historic structures (non-income producing properties), a 15% state tax credit is available for rehabilitation expenses up to \$150,000. For more information on Historic Preservation Tax Credits, please contact the North Carolina State Historic Preservation Office at 919-807-6570 or at [www.hpo.ncdcr.gov](http://www.hpo.ncdcr.gov).



**Directions:** From Charlotte, take I-85 S toward Gastonia. Take exit 20 for NC-279/New Hope Road toward Dallas. In 0.2 miles turn right onto NC-279/New Hope Road, and continue to follow NC-279 W. This will turn into E. Trade Street and in 4.4 miles the property will be on the left.

**Area Information:** Dallas is experiencing a boom and the property is located in the heart of the quaint Dallas Courtsquare — the former Court House (built in 1847) is within walking distance and has been transformed into a first class museum. A new restaurant is planned nearby. Dallas is well situated within an easy drive to either Gastonia or Charlotte (just 30 mins!) and minutes away from Highway 321. The Smyre-Pasour House, just a block away, is also in search of its new owners: <http://www.presnc.org/properties/smyre-pasour-house>. Please visit [www.dallasnc.net/page/homepage](http://www.dallasnc.net/page/homepage), [www.visitgaston.org/neighborhoods/dallas-gaston-county.html](http://www.visitgaston.org/neighborhoods/dallas-gaston-county.html) and [www.gastongov.com/](http://www.gastongov.com/) for more information.



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**Preservation North Carolina** is a statewide, private, non-profit membership organization that protects and promotes the architectural heritage of North Carolina. Through its Endangered Properties Program it acquires and sells endangered historic buildings. Preservation North Carolina sells all properties with protective covenants and a rehabilitation agreement to ensure that the historic buildings will be renovated and that they will be protected from demolition and unsympathetic changes in the years to come. For samples of these legal documents visit [www.presnc.org/get-help/easements-covenants](http://www.presnc.org/get-help/easements-covenants).

**For general information or to join Preservation NC:**

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