



FOR SALE | LAND

MOTIVATED SELLER - PRIME COMMERCIAL LAND WITH LARGE FRONTAGE ON US-64

2810 Chimney Rock Road, Hendersonville, NC 28792



SALE OVERVIEW

SALE PRICE: \$879,000

LOT SIZE: 5.91 Acres

APN #: 9680-02-4871

ZONING: HMU - Highway Mixed Use

TRAFFIC COUNT: 18,700

PROPERTY DESCRIPTION

Sperry Van Ness | BlackStream Commercial, LLC as exclusive Sales Broker to the Seller, is pleased to present the opportunity to buy this very desirable 5.91-acre tract of land located on the busy business corridor of US-64 [Chimney Rock Road] in Hendersonville, NC.

The site is zoned HMU [Highway Mixed Use] - a very favorable zoning district which allows a wide variety of construction including multi-family residential, and retail. An abandoned house on the property does not contribute to the value.

*The information contained herein was obtained from sources deemed to be reliable. However, BlackStream Commercial, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. SVN | BlackStream recommends a commercial appraisal prior to listing. This is not a commercial appraisal.



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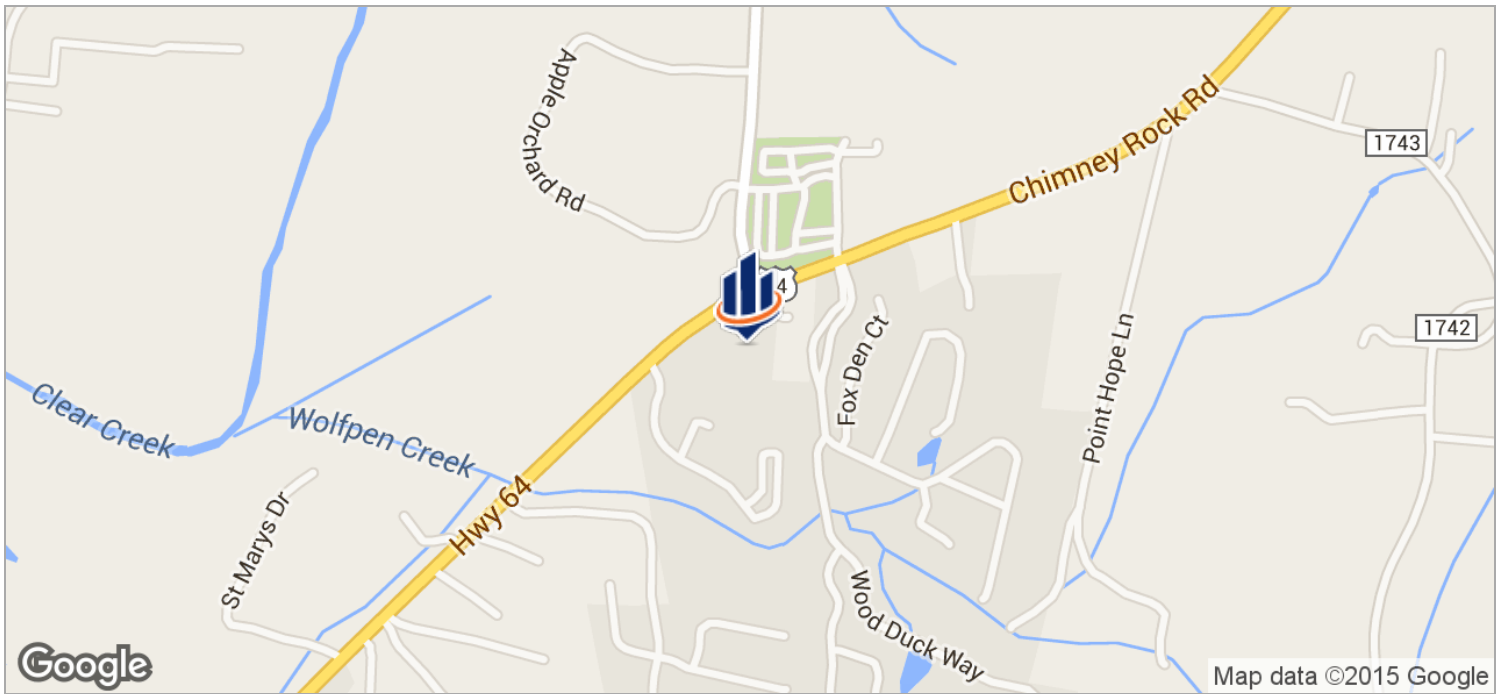
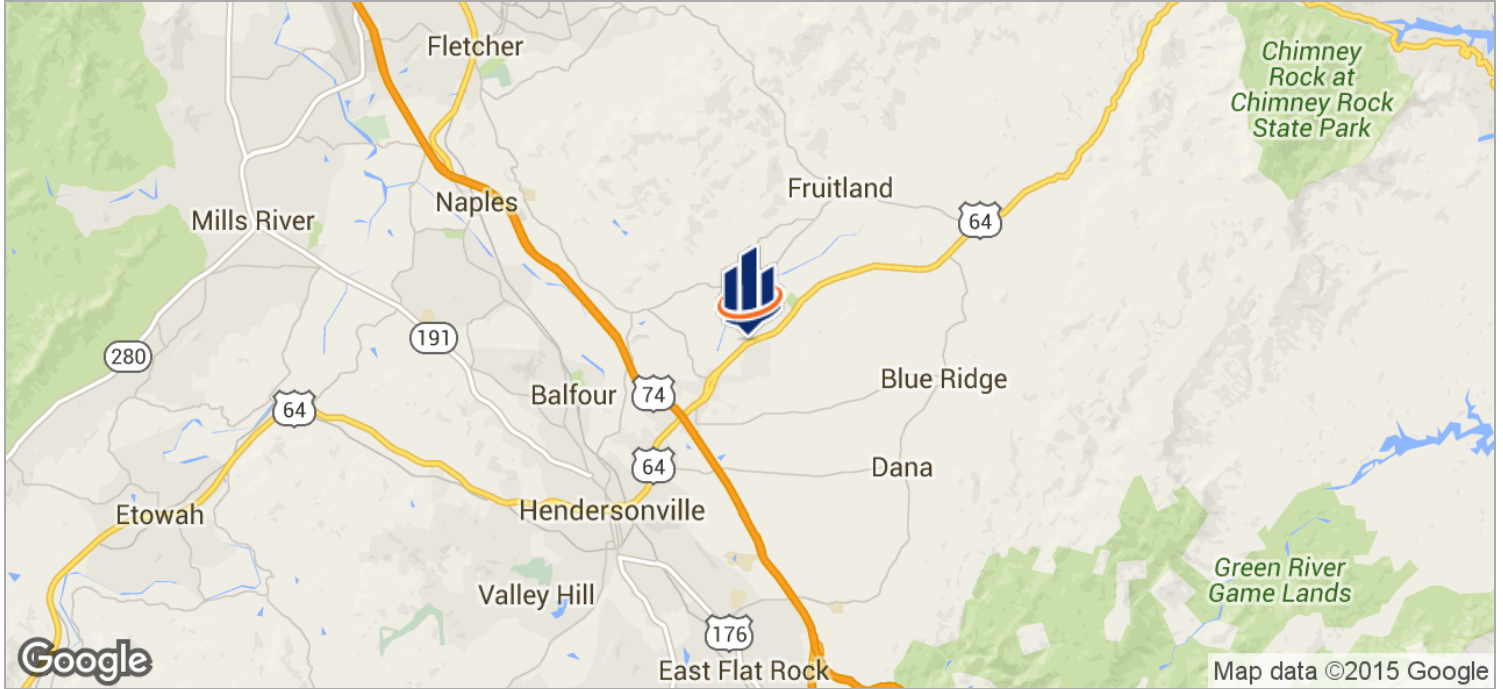
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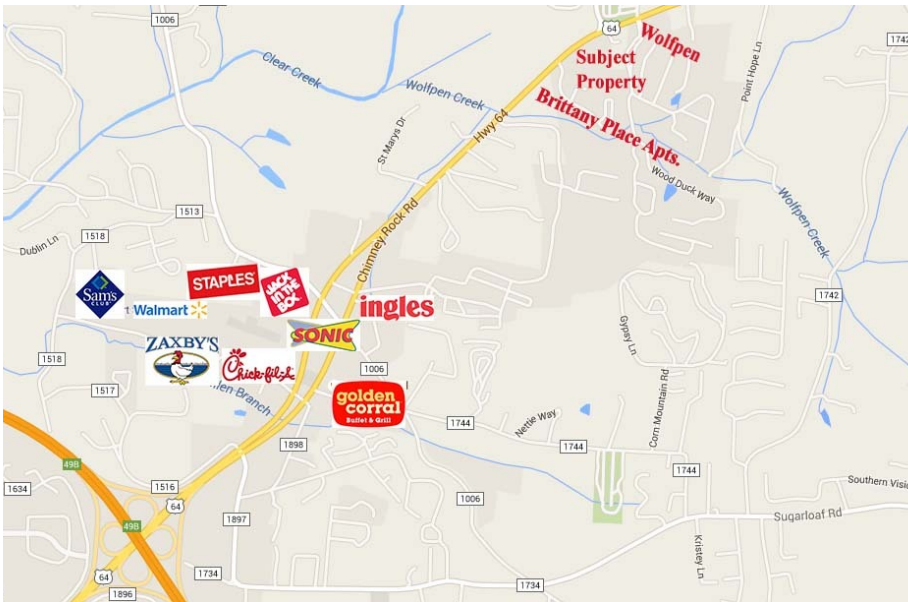
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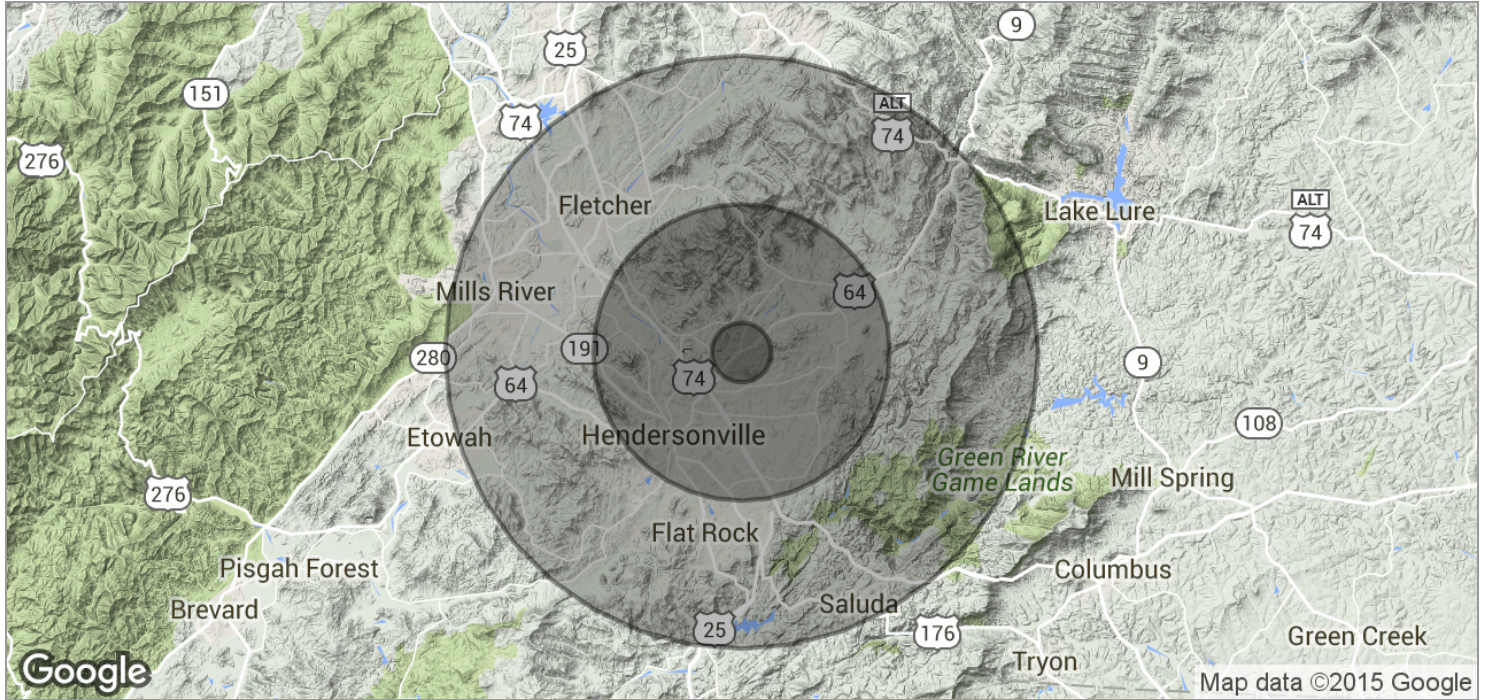
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,164	42,305	118,665
MEDIAN AGE	43.0	43.2	44.8
MEDIAN AGE (MALE)	39.4	39.5	42.4
MEDIAN AGE (FEMALE)	46.2	47.0	46.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	543	18,474	51,106
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$50,915	\$52,050	\$60,300
AVERAGE HOUSE VALUE	\$176,792	\$194,127	\$234,360



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