

FOR SALE

890-899 N. MAIN STREET (US 221/ NC 226/ HWY 70) • MARION • NC

\$560,000

**±11.61 ACRES
WITH OVER
600FT OF
HIGHWAY FRONTAGE**

*Favorable zoning and multiple access points allow
for a wide range of development uses*

SEE INSIDE FOR MORE INFORMATION!



890-899 N. Main Street

Thomas P & Susan E Gibson & Two Fish LLC, through G/M Property Group, LLC as its exclusive agent, is soliciting offers for the purchase of ±11.61 acres at 890-899 N. Main Street, Marion, NC 28752 (the “Property”).

EXECUTIVE SUMMARY

OFFERING TERMS

Seller seeks offers from qualified buyers to acquire the Property. The Property will be conveyed by general warranty deed and is available on an “As Is” basis subject to a due diligence period.

INVESTMENT HIGHLIGHTS

- ±11.61 acres (3 parcels)
- Located on the main thoroughfare in Marion
 - US 221 / NC 226 / Hwy 70
 - N. Main Street

UTILITIES

- Water - Public
- Sewer - Public
- Gas - Available

SITE DESCRIPTION

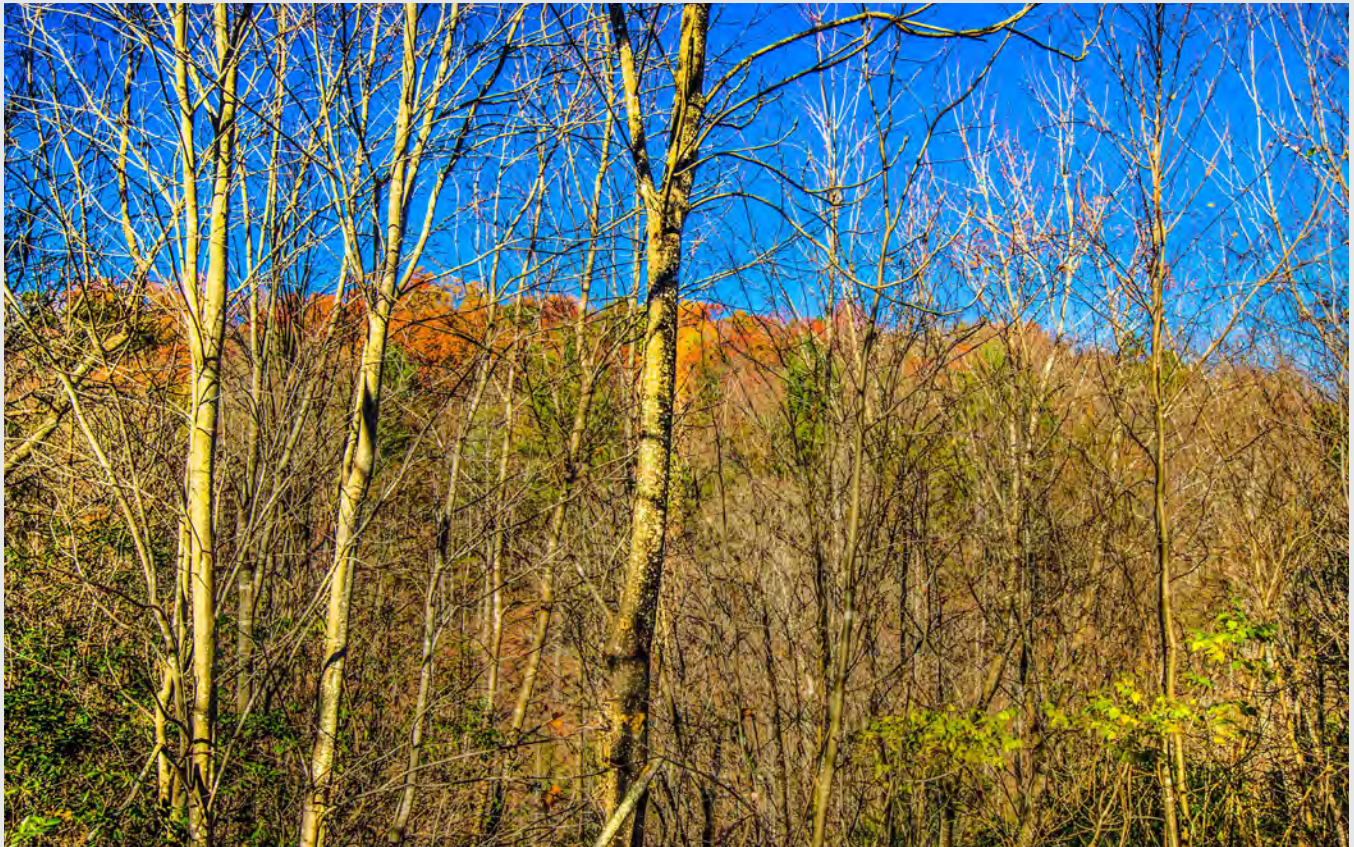
- Property fronts highway and is neighbored by commercial uses
- Primarily rolling topography with some moderate sloping and mountain views

- Wooded tract with several roads through property

- Creek meanders through part of tract towards the rear

LOCATION

- Located within a half mile of downtown Marion
- Situated along several primary highways (US 221/ NC 226/ Hwy 70) in the region



INVESTMENT SUMMARY

PRICE

\$560,000

GROSS LAND AREA

11.61 acres

- 11.00 acre tract
- 0.53 acre tract
- 0.08 acre tract

PRICE PER ACRE

\$48,234

LEGAL

PIN #: 170203301871

PIN #: 170203301345

PIN #: 170203302234

UTILITIES

- Water - Public
- Sewer - Septic
- Gas - Available

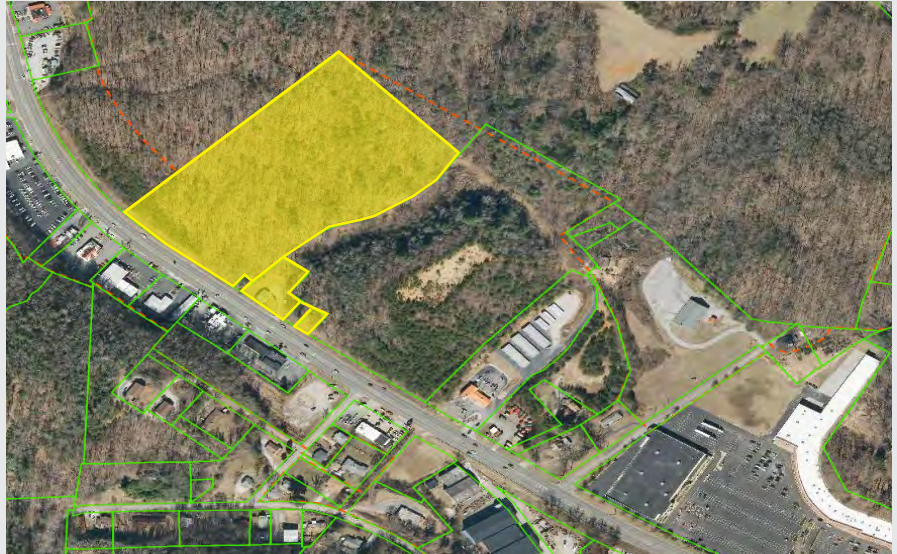
MARKET SUMMARY

Founded in 1884, Marion is a small city located on the eastern edge of the Blue Ridge Mountains.

Marion serves as a gateway to the Blue Ridge Mountains offering convenient access to year-round outdoor recreational activities. Highway 221 is a north/south bound highway splitting Marion and is used by many tourists from South Carolina, Georgia and Florida who are on their way to the mountains.

The City of Marion, approximately 5.7 square miles in size, has a population of approximately 8,300. This represents a 50% increase in growth since the 2000 census and 150% since the 1970's. At an average elevation of 1,400 feet, Marion offers a comfortable climate throughout the year.

McDowell County itself occupies approximately 446 square miles and has a population nearing 50,000. Major highways including Interstate 40, Highways 64, 75, 70, 221, 80, 126, 183 and 226 run throughout the county.



SITE DESCRIPTION

LOCATION

- N. Main Street (US 221/ NC 226/ Hwy 70)
- Half mile to downtown Marion
- 5 miles to Interstate 40

SHAPE

Irregular shaped parcels

STRUCTURE

Approximate 1,021sf building ready for occupancy

PARKING LOT

Approximately 8 spaces

TOPOGRAPHY

Gently to moderately sloping

ROAD FRONTAGE

600'

SITE WORK

Multiple graded roads service tract

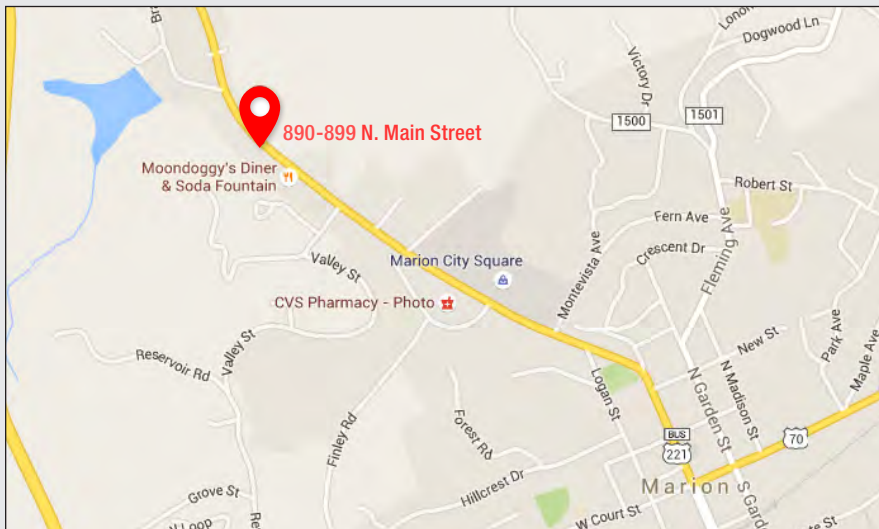
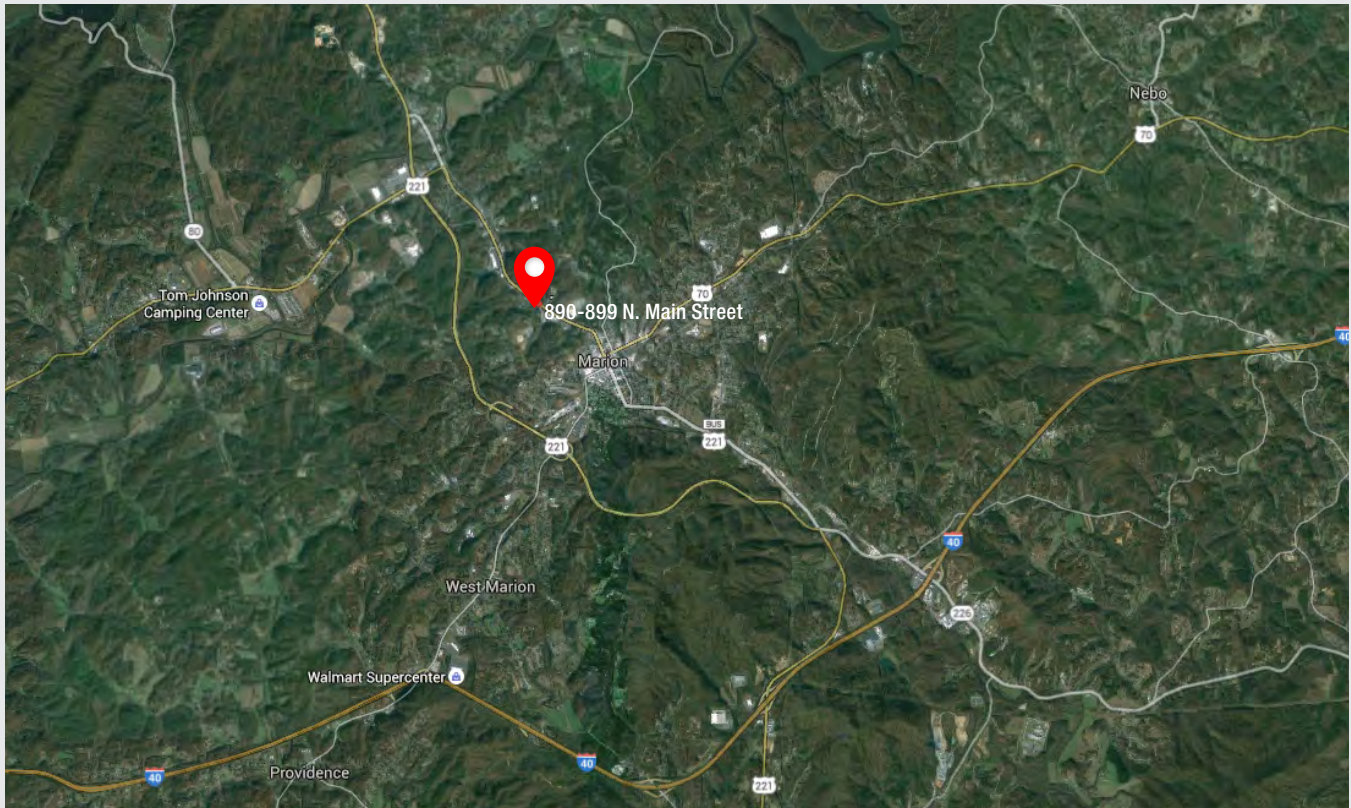
PROPERTY ASSESSMENT/TAXES

PROPERTY	ASSESSED VALUE	JURISDICTION	RATE/\$100
1702-03-30-1871	\$165,000	Marion City:	\$0.51
1702-03-30-1345	\$140,610	Marion County:	\$0.55
1702-03-30-2234	\$ 11,060	Marion City Fire:	\$0.0099
		Resue:	\$0.0099
Total Value:	\$316,670	Total Tax Rate:	\$1.0798

Total Taxes: \$1,928

DEMOGRAPHICS

2015 DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2,909	14,478	22,737
MEDIAN AGE	44	41	42
AVERAGE HOUSEHOLD INCOME	\$33,360	\$33,124	\$35,543



LOCATION

ADDRESS

890-899 N. Main Street
Marion, NC 28752

GPS COORDINATES

35.692707, -82.0224294

*All information is from sources deemed reliable.
No warranty nor representation is made as to the
accuracy thereof and all information above is subject
to errors, omissions or change without notice.*



Keaton Edwards

FOR MORE INFORMATION

Please contact Keaton Edwards at G/M Property Group, LLC

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