



OFFERING MEMORANDUM

128 Acres For Sale

WITHIN 1 MILE TO TIEC

IMPACT
REAL ESTATE GROUP

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128
ACRES | **NEAR TIEC**

EXCLUSIVELY MARKETED BY:

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PROPERTY DETAILS

128
ACRES

NEAR TIEC

\$ 3,200,000

ASKING PRICE

\$25,000

PRICE PER ACRE

128 ACRES

LAND SIZE

PI04-30 / PI04-7

PIN #S



PROPERTY HIGHLIGHTS

- Highway 74 Visibility
- Panoramic Mountain Views
- Cleared And Ready For Development
- Est. 2,000 Feet Of Frontage On Pea Ridge Rd
- 20 +/- Acres Carved Out For Future Commercial Use
- Within 1 Mile Of Tryon International Equestrian Center
- Sits Directly Across Hwy 74 From The New 96 Room Hotel In Development



PROPERTY DETAILS

128
ACRES

NEAR TIEC

TBD

ASKING PRICE

TBD

PRICE PER ACRE

1-3 ACRES

LAND SIZE

PI04-30

PIN



PROPERTY HIGHLIGHTS

- Outparcel Available
- Hard Corner Location
- Visibility From Hwy 74
- Less Than 1/2 Mile To TIEC
- Pea Ridge Rd Exit At Hwy 74
- Sits Across From TIEC Trailer Parking
- Strategic Location for Gas Station or C- Store
- 10-Minute Drive From New Love's Truck Stop Being Developed in Forest City, NC







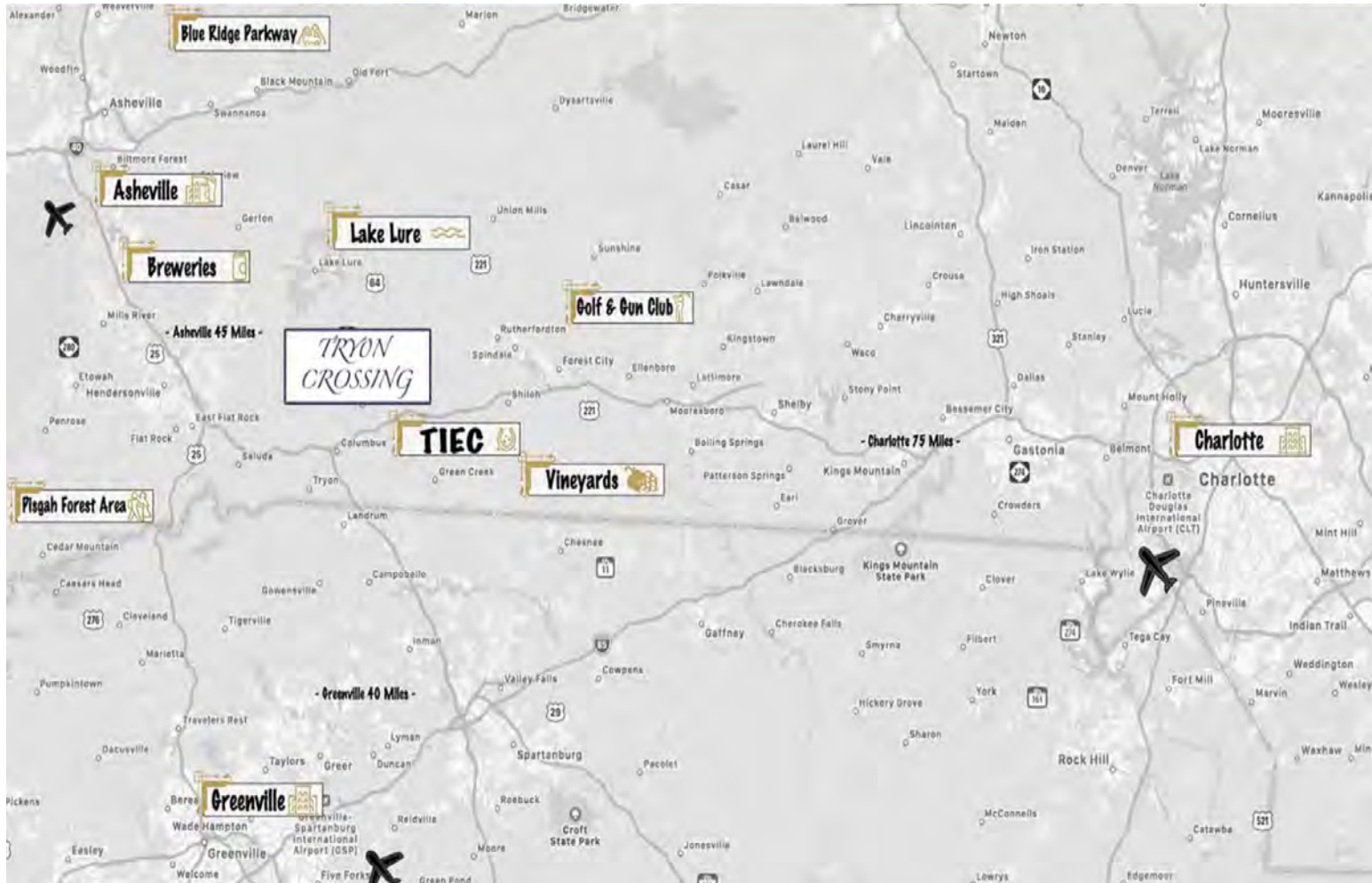
TRYON INTERNATIONAL EQUESTRIAN CENTER

Tryon International Equestrian Center & Resort (TIEC) is the ultimate destination for all who love horses, outdoor living, and an active lifestyle. Home of the “FEI World Equestrian Games Tryon 2018,” TIEC offers first-class facilities for equestrian events of all levels and disciplines. Located in the Blue Ridge Foothills of Mill Spring, NC, the competition experience is complemented by diverse on-site restaurants, a variety of shops, relaxing lodging getaways, family entertainment, and more. TIEC already offers 10 restaurants, 12 riding arenas, on-site cabins, a 50-room Stable House Inn, 42 weeks of competition, and 1,200 permanent stalls. Future expansion includes additional hotels, condos and apartments, more mixed-use retail, visitor center, water park and fitness center. Additionally, TIEC has begun development of a brand new 88 room hotel directly across the highway from the development site.



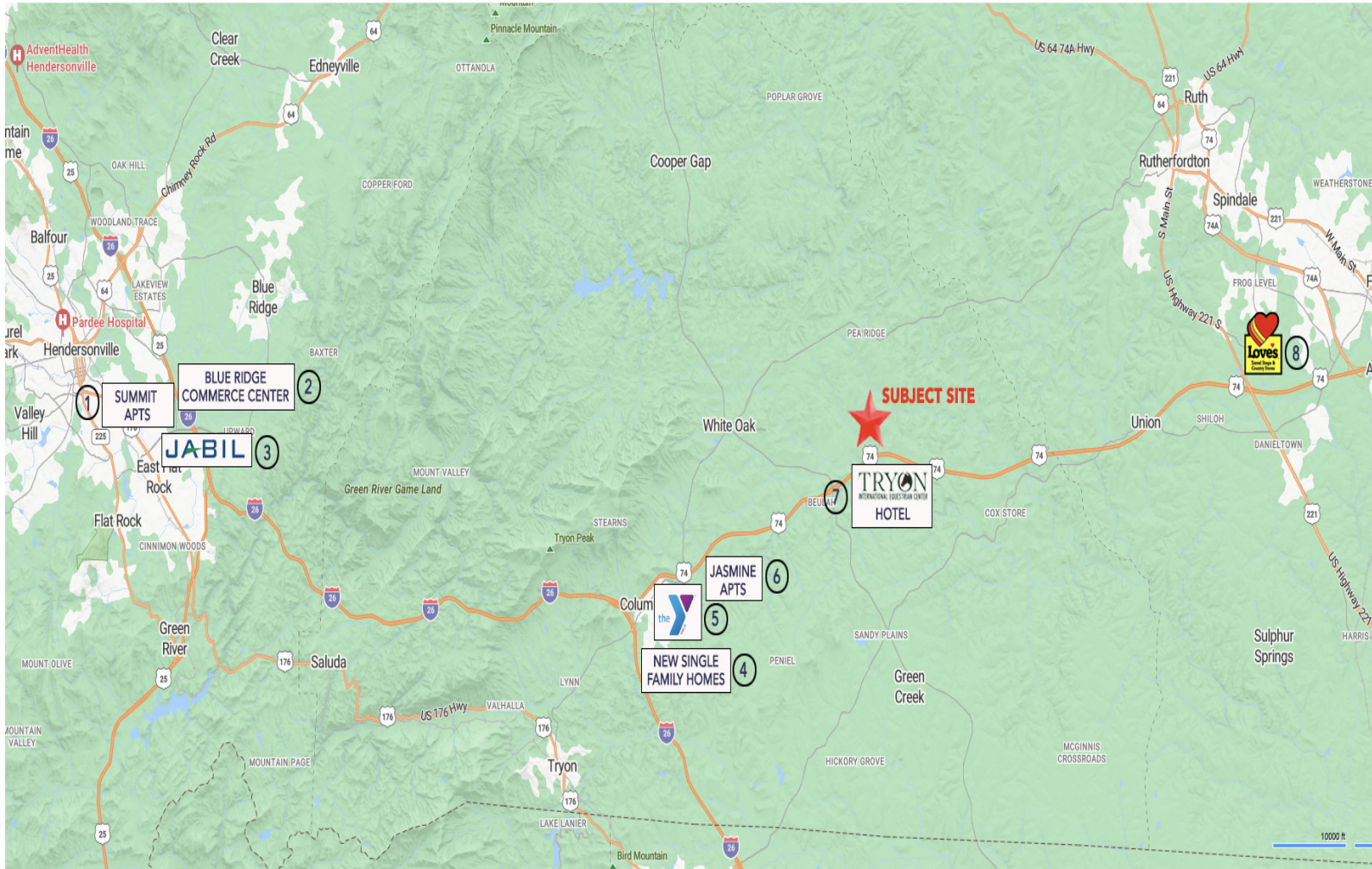
AREA WINERIES INCLUDE

- Burntshirt/ Bistro
- Stone Ashe
- Sawyer Springs
- Point Lookout
- St.Paul Mountain
- Marked Tree
- Parker-Binns
- Overmountain
- Mountain Brook
- Russian Chapel



AREA HIGHLIGHTS

- Vineyards
- Breweries
- Golf and Gun Club
- Lake Lure
- Blue Ridge Parkway
- TIEC
- Pisgah Forest
- Greenville
- Asheville
- Charlotte



NEW DEVELOPMENTS

- 1: The Summit - 263 Apartments Under Construction
- 2: Blue Ridge Commerce Center - 654,216 Sq. Ft. Of Class A Industrial/ Warehouse Space
- 3: Jabil - Recently Completed 180,000 Sq. Ft. Manufacturing Facility
- 4: New Single Family Homes - 100 + Homes Proposed
- 5: YMCA - Proposed
- 6: Jasmine Apts - 70 Apartment Units Under Construction
- 7: Tryon Hotel - 88 Room Hotel Under Construction
- 8: Love's Truck Stop - New Location Under Development

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