

OFFERING MEMORANDUM

BEECH MOUNTAIN LODGE

704 Beech Mountain Parkway, Beech Mountain, North Carolina 28604

Scan or Click for Video:



SCAN ME



Marcus & Millichap
THE VALIANI GROUP

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Activity ID #ZAG0310275

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SECTION 01

Property Photos
Site & Floor Plans

01



PROPERTY HIGHLIGHTS

Commercial Space Overview

Main Restaurant - Suite 201 (5,200 Total SF):

- **Expansive 5,200 SF Footprint** - Strategically Designed Across Two Floors with a Mezzanine, Maximizing Guest Capacity and Operational Flexibility.
- **Dual Bar Concept** - Two Fully Equipped Bars—One at the Main Entrance and Another in the Mezzanine—Optimize Service Flow and Increase Beverage Revenue During Peak Hours and Private Events.
- **Signature Outdoor Viewing Deck** - A Standout Feature With Panoramic 40-mile views of Beech Mountain Parkway Overlook. Perfectly Suited for High-Margin Events such as Weddings, Corporate Retreats, and Private Functions.
- **Event-Ready Infrastructure** - The Deck and Interior Layout are Engineered to Accommodate Large Gatherings, Offering Multiple Revenue Streams From Event Hosting and Catering.
- **Inviting Ambiance with Fireplace** - Enhances Guest Experience and Extends Seasonal Usability, Creating a Cozy, Upscale Atmosphere That Encourages Longer Stays and Repeat Visits.
- **Turnkey Commercial Kitchen** - Outfitted with a 20-Foot Hood System, Walk-In Coolers, and Freezers—Ready to Support High-Volume Food Service Operations or a Chef-Driven Concept.

Café + Game Room- Suite 202 (4,140 Total SF):

- **4,140 SF of Versatile Space** - Strategically Located on the Main Floor with High Visibility and Accessibility—Ideal for High Foot Traffic and Customer Engagement.
- **Drive-Thru Potential** - Infrastructure and Layout Support the Addition of a Drive-Thru, Opening up a Valuable Revenue Stream for Grab-And-Go Service or Branded Coffee Operations.
- **Dual Fireplace Ambiance** - Both the Café and Game Room Feature Fireplaces, Creating a Warm, Inviting Atmosphere That Encourages Longer Visits and Increased Customer Spend.
- **Flexible Game Room Space** - Currently Outfitted as a Game Room with its own Fireplace, This Area can be Easily Converted into a Lounge, Private Event Space, Retail Boutique, or Co-Working Hub—Tailored to Market Demand.

*All these spaces are leased by the same company at a monthly rental rate of \$17,000. Absolute NNN Lease.



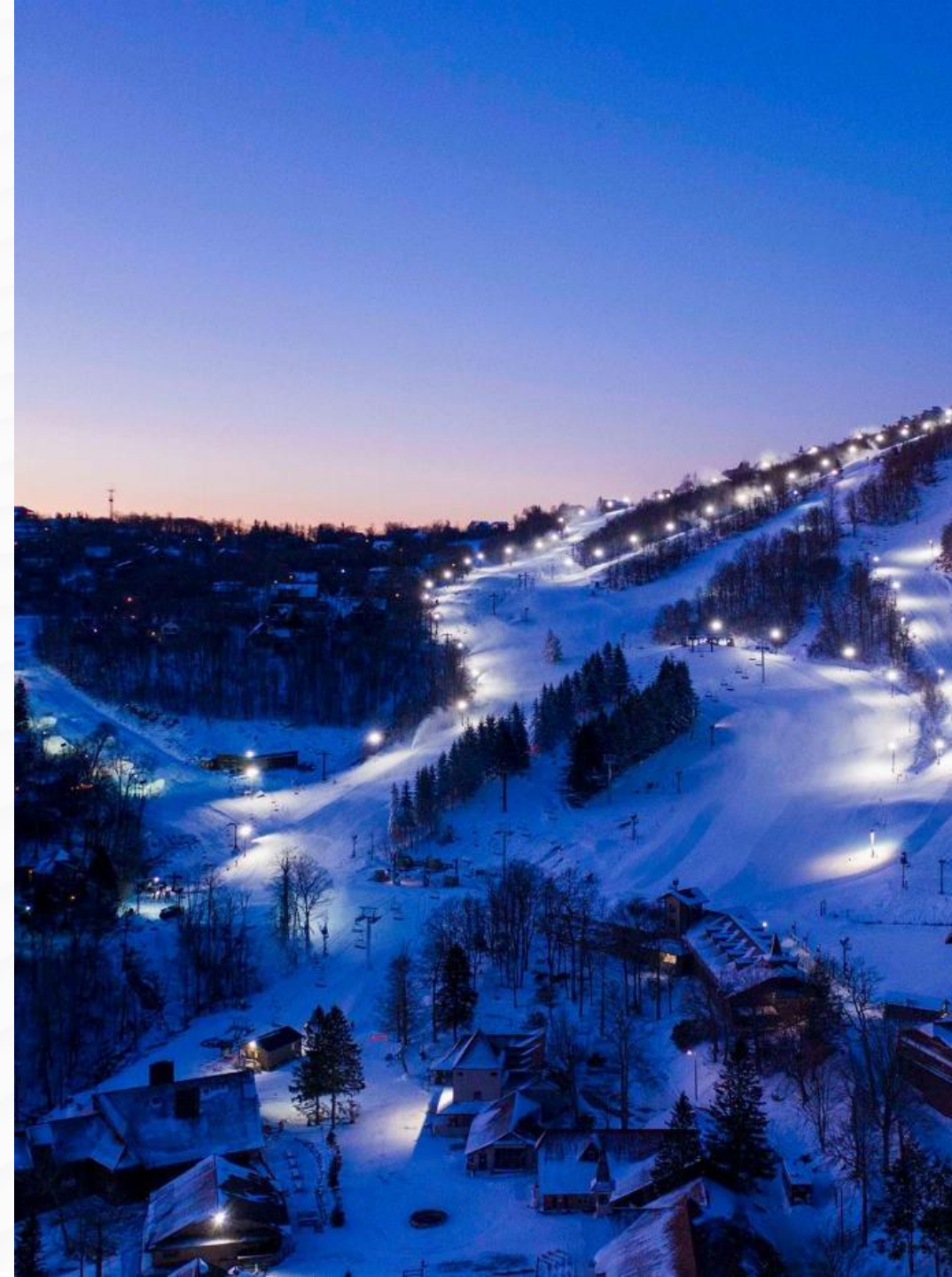
PROPERTY HIGHLIGHTS

Commercial Space Overview

Grab-n-Go and Spa (Suite 203 and 204):

- **High-Visibility Main Floor Location-** Both Suites are Positioned Directly at the Main Entrance, Ensuring Maximum Exposure to all Foot Traffic entering the Property—Ideal for Capturing Impulse Visits and Repeat Customers.
- **Dual-Concept Revenue Streams** - Combines Essential Retail with Grab-n-Go and High-Margin Wellness Services (spa), Creating a Balanced and Resilient Business Model that Caters to both Daily Needs and Luxury Experiences.
- **Built-In Cross-Promotion Potential** - The Proximity of the spa Allows for Creative Marketing Opportunities—Such as Wellness Packages, Healthy Living Promotions, and Bundled Loyalty Programs.
- **Turnkey Layouts** - Ready for Immediate Occupancy or Customization, with Infrastructure in Place to Support a Wide Range of Retail and Spa Service Offerings.
- **Destination Appeal** - Enhances the Overall Draw of the Property by Offering Convenience and Relaxation in one Location—Ideal for Both Local Residents and Destination Visitors.

*All these spaces are leased by the same company at a monthly rental rate of \$17,000. Absolute NNN Lease.



PROPERTY HIGHLIGHTS

Lodging Overview

Luxury Lodge Rooms (6 total):

- Two Bed and One Bath Units
- Each Suite Rents for \$150-\$1,050/Night Depending on the Season
- Located on the 3rd Floor

Heavenly Penthouse Suite

- Three Bedrooms
- Three Bathrooms
- One Kitchen Unit
- New Wrap Around Viewing Deck
- Rents for \$230-\$1,100/ Night Depending on the Season

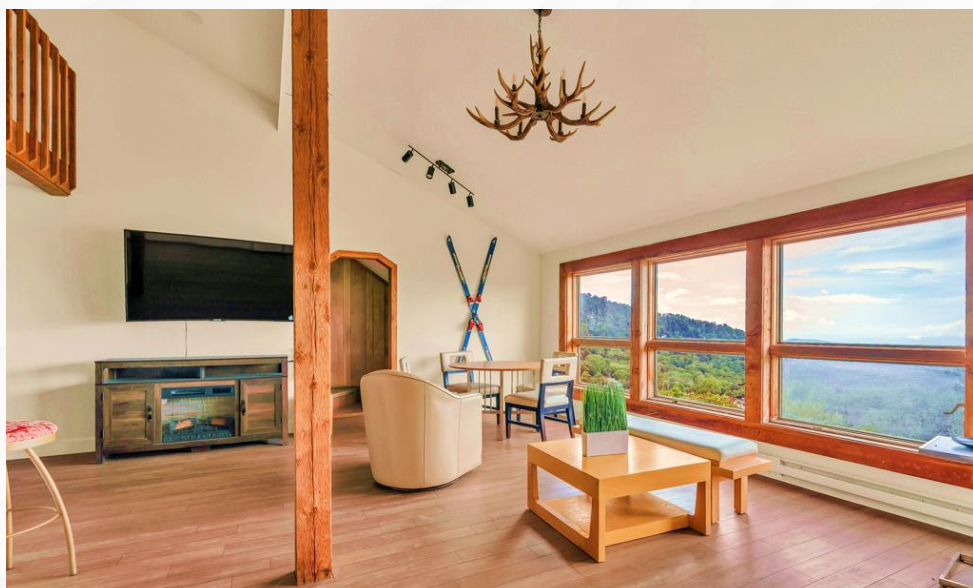
Snowmass Luxury Suite

- Three Bedrooms
- Two Bathrooms
- One Kitchen Unit
- Rents for \$200- \$1,050/ Night Depending on Season

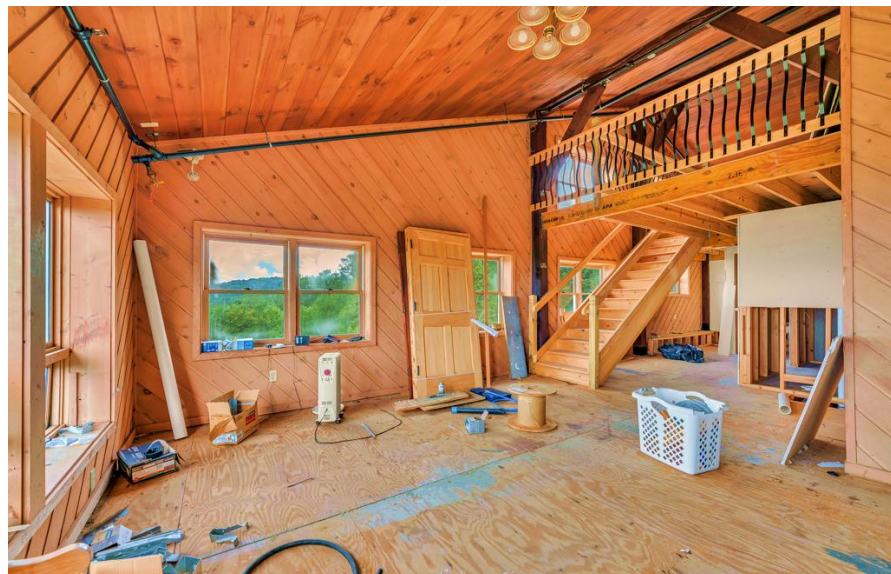
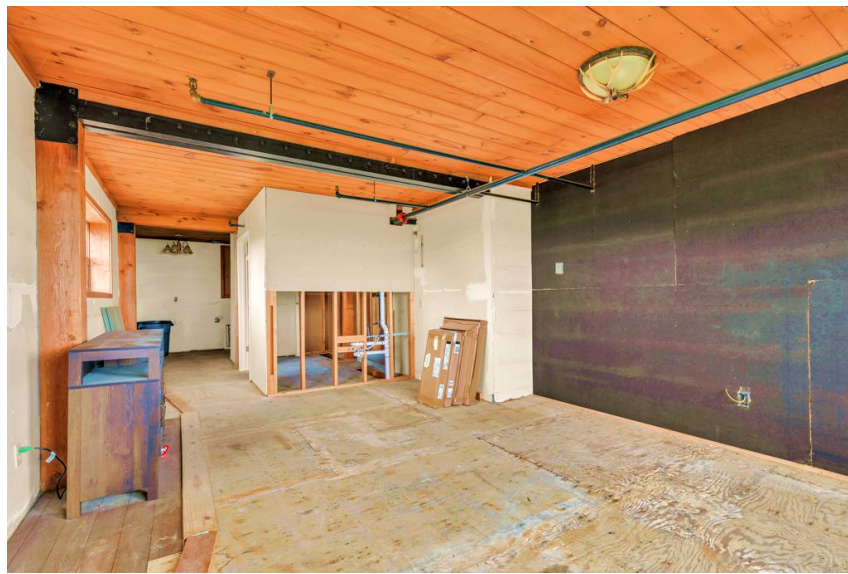


PROPERTY PHOTOS







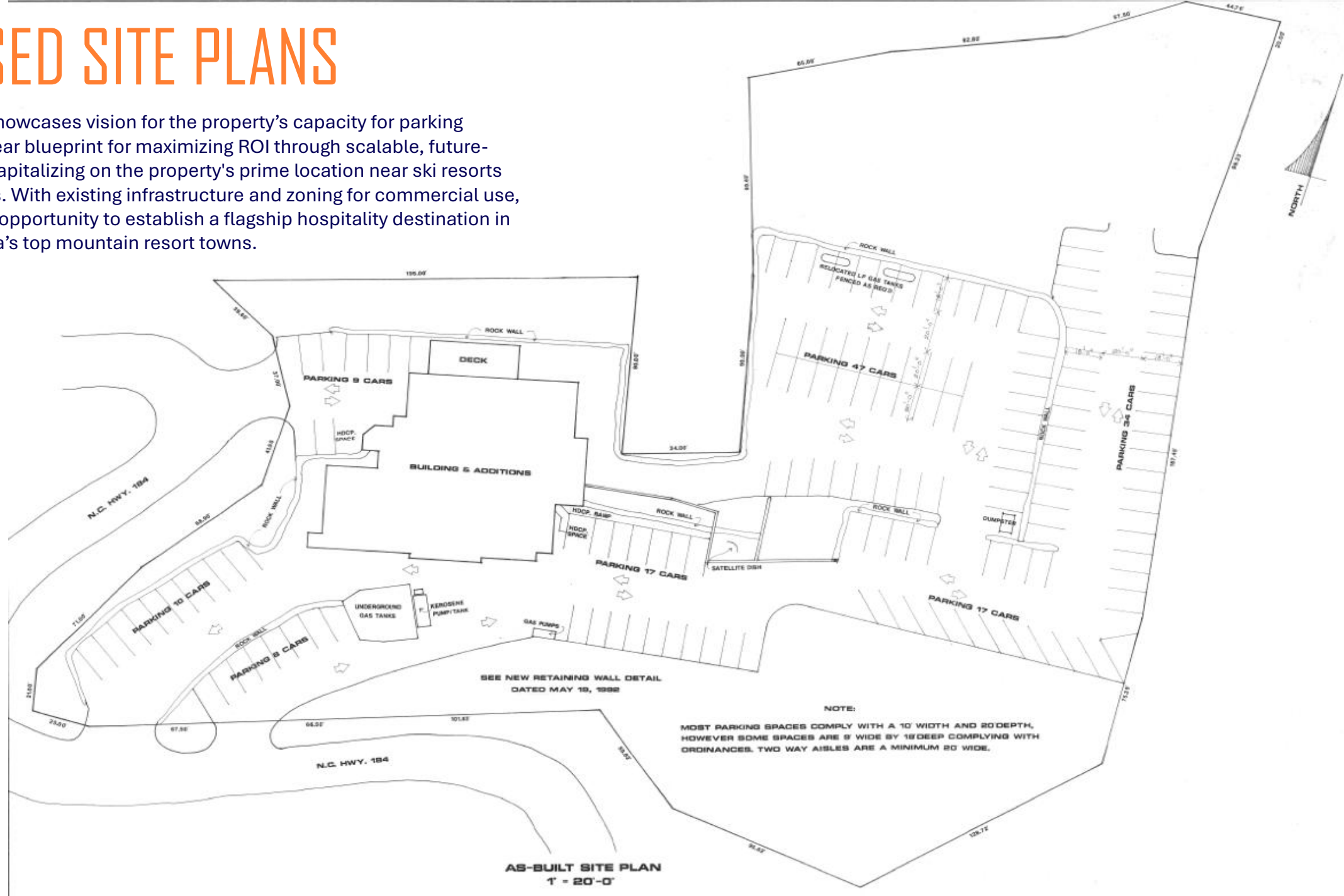






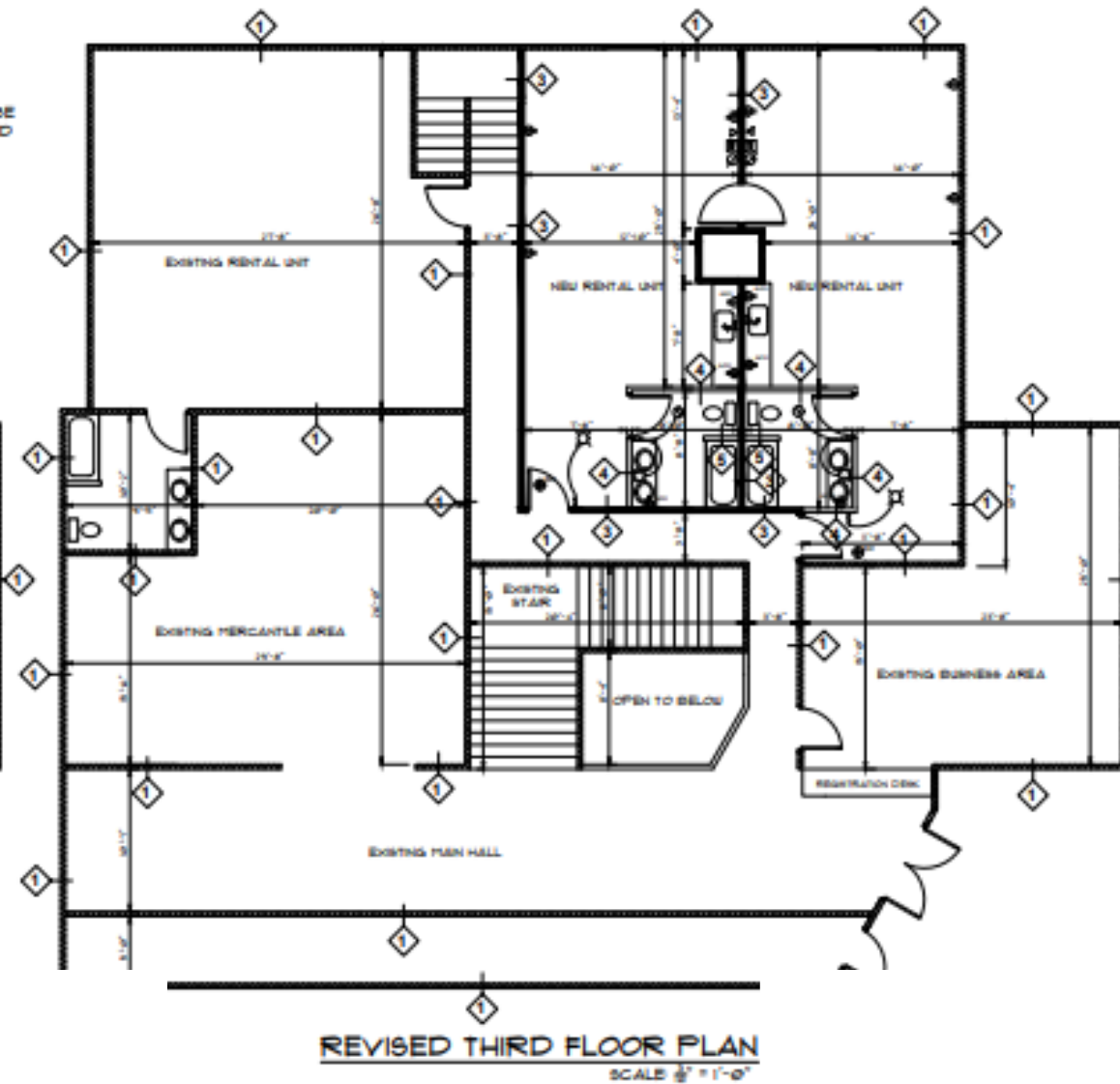
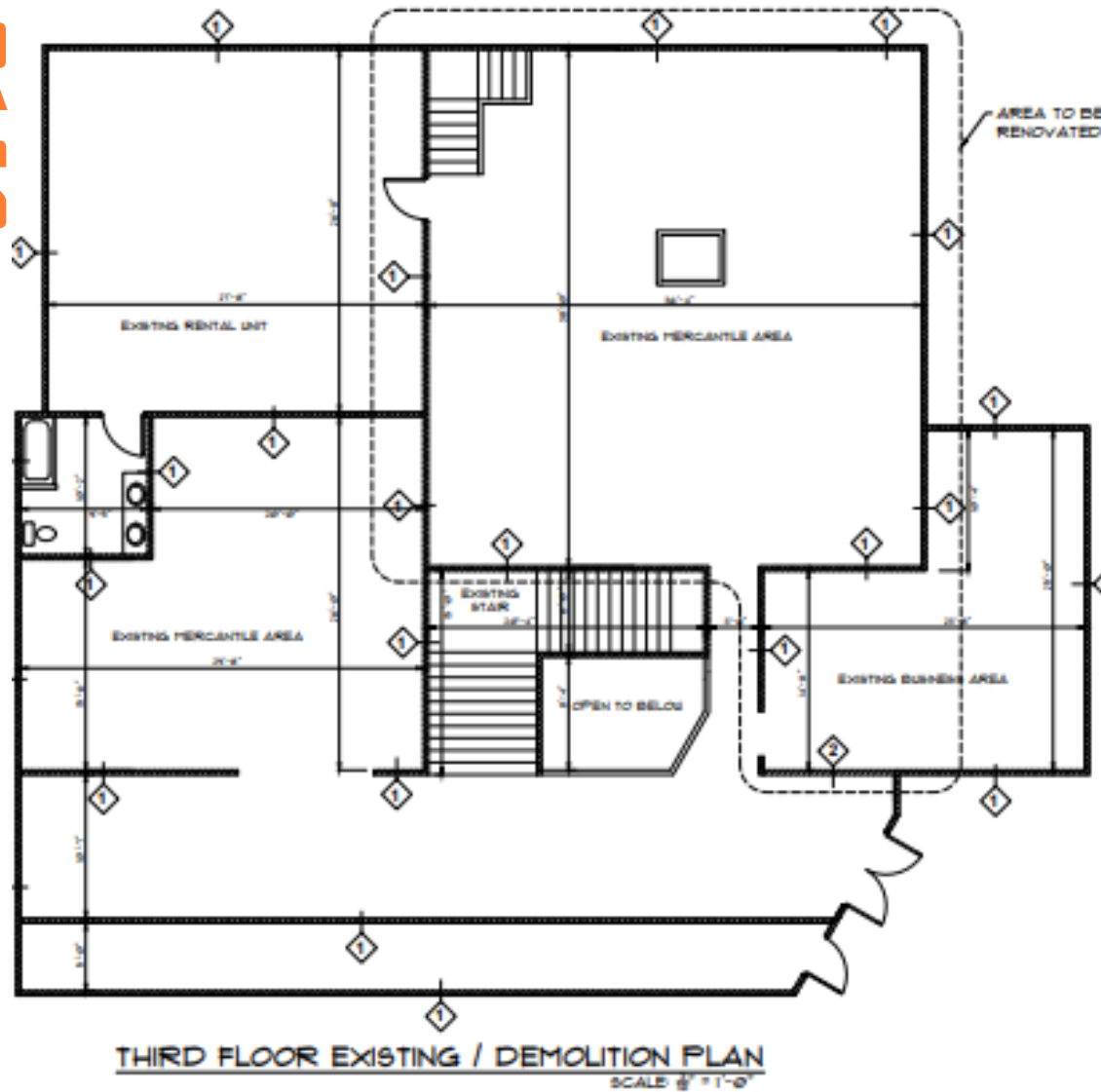
PROPOSED SITE PLANS

Proposed site plan showcases vision for the property's capacity for parking spaces, offering a clear blueprint for maximizing ROI through scalable, future-ready construction capitalizing on the property's prime location near ski resorts and scenic overlooks. With existing infrastructure and zoning for commercial use, this site offers a rare opportunity to establish a flagship hospitality destination in one of North Carolina's top mountain resort towns.



Site plan proposes
142 on-site
parking spaces

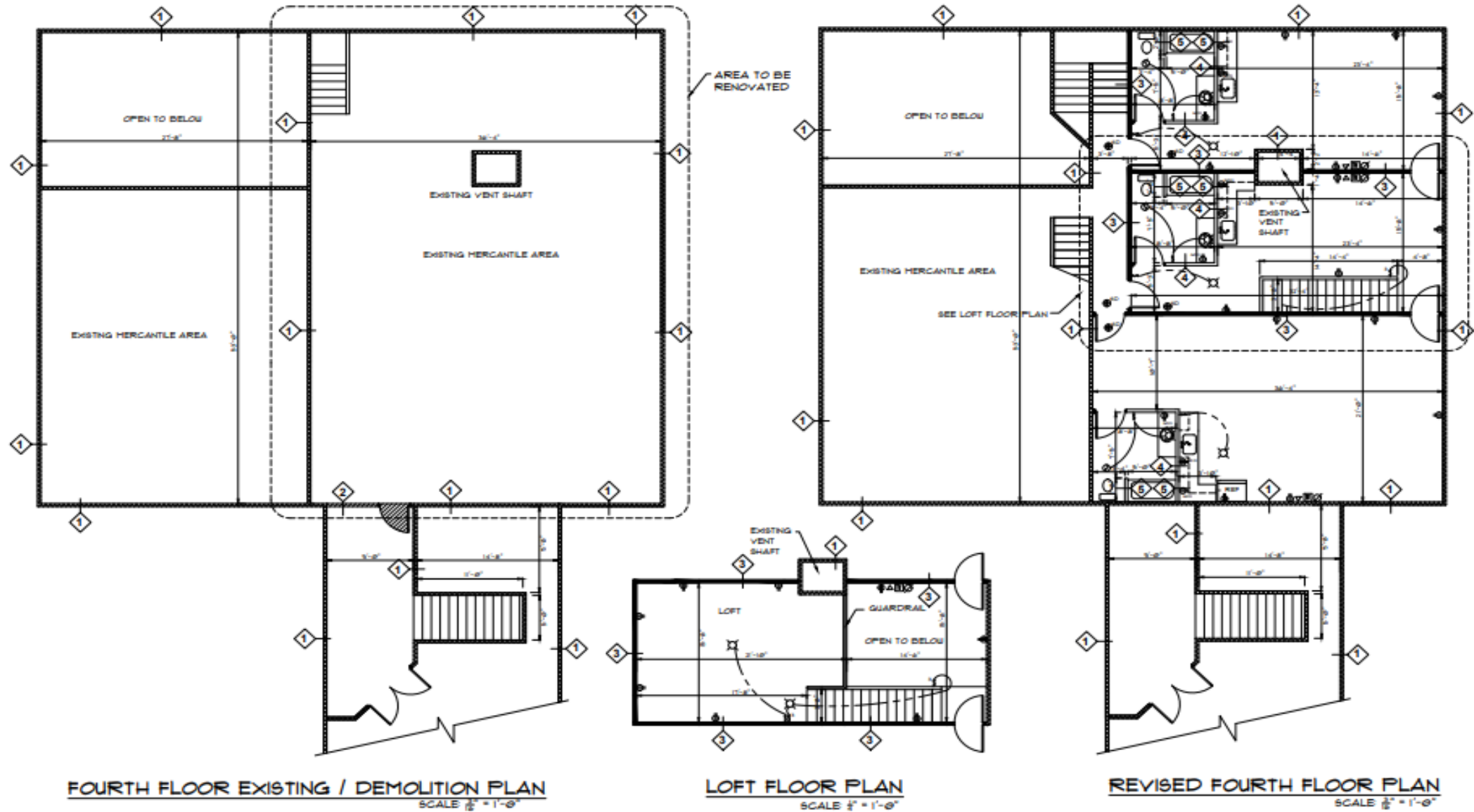
FLOOR PLANS



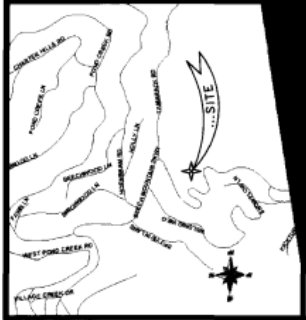
Proposed site plan showcases vision for the property’s preliminary concepts allowing for customizable layouts tailored to hospitality needs—whether a boutique lodge, luxury suites, or extended-stay accommodations—giving investors the freedom to shape the space to match market demand and maximize revenue per square foot.

The Third Floor plans include a flexible retail footprint ideal for boutique shops, cafés, restaurant, or outdoor gear stores—leveraging year-round tourist traffic and proximity to ski resorts to create a vibrant commercial hub that enhances guest experience and drives ancillary revenue.

FLOOR PLANS



The floor plans propose a two-floor mercantile area offers ample space for a mix of boutique shops, local artisan markets, and dining experiences. With panoramic mountain views from the upper level and high foot traffic from nearby attractions, this layout is designed to enhance visitor engagement and drive sustained commercial revenue.



VICINITY MAP

- LEGEND
- NIR NEW 5/8" REBAR SET
 - EIF EXISTING IRON PIPE
 - R/W RIGHT-OF-WAY
 - D.B. DEED BOOK
 - LP LOT POLE RECORDS
 - PP POWER POLE
 - CP COMPUTED POINT
 - CB CONCRETE BEARING
 - CM CORRUGATED METAL PIPE
 - HOPE HIGH DENSITY FOLI-PIPE
 - BOUNDARY LINES SURVEYED
 - BOUNDARY LINES NOT SURVEYED

APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THIS IS A COMBINATION OF RECOMBINATION OF EXISTING DEEDS AND RECORDS, AND THAT THE TOTAL NUMBER OF LOTS HAS NOT BEEN INCREASED, AND THAT THE INFORMATION PROVIDED TO ME BY THE SURVEYOR IS TRUE AND CORRECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THIS ACTION. THIS ACTION IS NOT SUBJECT TO THE SUBDIVISION REGULATIONS OF THE STATE OF NORTH CAROLINA, BUT IS SUBJECT TO THE RECORDS OF THE REGISTER OF DEEDS OF WATAUGA COUNTY.

(ZONING ADMINISTRATOR) 3/19/16 (DATE)



TOWN OF BEECH MOUNTAIN
NO DEED REFERENCE

TOWN OF BEECH MOUNTAIN
NO DEED REFERENCE

BEECH MOUNTAIN
SUBDIVISION
SUB 1986, PLOT 250

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1. THE MAP SHOWN HEREON IS A PORTION OF THE PROPERTY ACQUIRED BY CAROLINA CARIBBEAN CORPORATION FROM E. B. GUY, W. G. ELDER, ET AL. BY DEED DATED JANUARY 6, 1967, AND RECORDED IN BK 100, PG. 150 WATAUGA CO. REGISTRY

2. SEE LEASE AGREEMENT FOR RESTRICTIONS

The foregoing certificate of Devinette K. McKnight

This 24 day of September, 1971 at 3:00 o'clock P.M.
Register of Deeds.

By Heber Underhough

NORTH CAROLINA
WATAUGA COUNTY
Filed for registration on the 24 day of September
1991 at 3:00 o'clock P. M. and registered in the
office of the Register of Deeds of Watauga County, North Carolina
on the 24 day of September, 1991
in Book 5 of Plats
at page 240
Thelma Clarkman J.S.
Register of Deeds

Watauga County, North Carolina
 Walter A. Burdick, being duly sworn, says that
 he is a duly sworn juror in the
 to the best of his knowledge, and said juror
 was prepared from an actual later survey
 made by him of October, 1968
 Walter A. Burdick
 Sworn and subscribed to before me this 24th
 day of September, 1971
 J. L. Lingo
 J. L. Lingo
 My commission expires June 23, 1972

Scale 1" = 50' April, 1971

Survey by Walter H. Burkett, Reg. L-1209
Banner Elk, North Carolina

SECTION 02

INVESTMENT SUMMARY
MAPS
MARKET OVERVIEW
DEMOGRAPHICS





INVESTMENT SUMMARY

Marcus & Millichap is pleased to present an exceptional opportunity to acquire a premier mountain lodge located in the heart of Beech Mountain, North Carolina—one of the Southeast’s most popular ski resort destinations. This well-positioned, mountain-front property offers a diverse mix of income-generating amenities and is ideally situated just one mile from the Beech Mountain Ski Resort, benefiting from year-round tourism driven by both winter sports and summer recreation.

The property features a fully operational restaurant and bar with a commercial-grade kitchen, designed to serve the local community and seasonal visitors. Additional on-site amenities include a café, game room, grab-n-go, and spa, enhancing the property's appeal and creating multiple revenue streams. The hospitality component includes two spacious suites and six luxury lodge rooms, offering upscale accommodations for guests.

With strong location fundamentals and significant upside potential, this property is well-suited for both owner-users and investors seeking retail and multi-occupancy land use. The new owner can capitalize on rental income from the commercial spaces while operating hospitality services, creating a dynamic and flexible business model. Ample on-site parking and high visibility further enhance the property's attractiveness.

This is a rare opportunity to acquire a versatile, income-producing asset in a high-demand resort market with built-in infrastructure for growth and value creation.

FINANCIAL

PRICE

\$ 4,000,000

PRICE PER SF

\$ 139.03/ SF

STORIES

FOUR

LAND USE

**Retail & Multiple
Occupancy**

OPERATIONAL

BUILDING SIZE

28,771 SF

LOT SIZE

3.688 ACRES

LOT TOTAL SF

66,708 SF

YEAR BUILT/ RENOVATED

1985/2024

LOCAL LODGING, VENUE & RESTAURANT MAP

Beech Mountain
Parkway

**Beech
Mountain
Resort Lodging**
3 Min 0.7 mile

**The Venue at
Boulder Creek**
1 Min 0.6 mile

**Beech
Mountain Club
(Venue)**
5 Min 1.8 mile

**Beech
Mountain
Ski Resort**
4 Min 1 mile

**Subject
Property**

**Beech Mountain
Parkway Lookout**
1 Min 0.1 mile

**Ski-in Chill-Out
Chalet**
2 Min 0.4 mile

**Après Ski
House**
1 Min 0.2 mile

**4 Seasons at Beech
Mountain**
1 Min 0.3 mile

**Bullwinkels
Pizza**
1 Min 0.4 mile

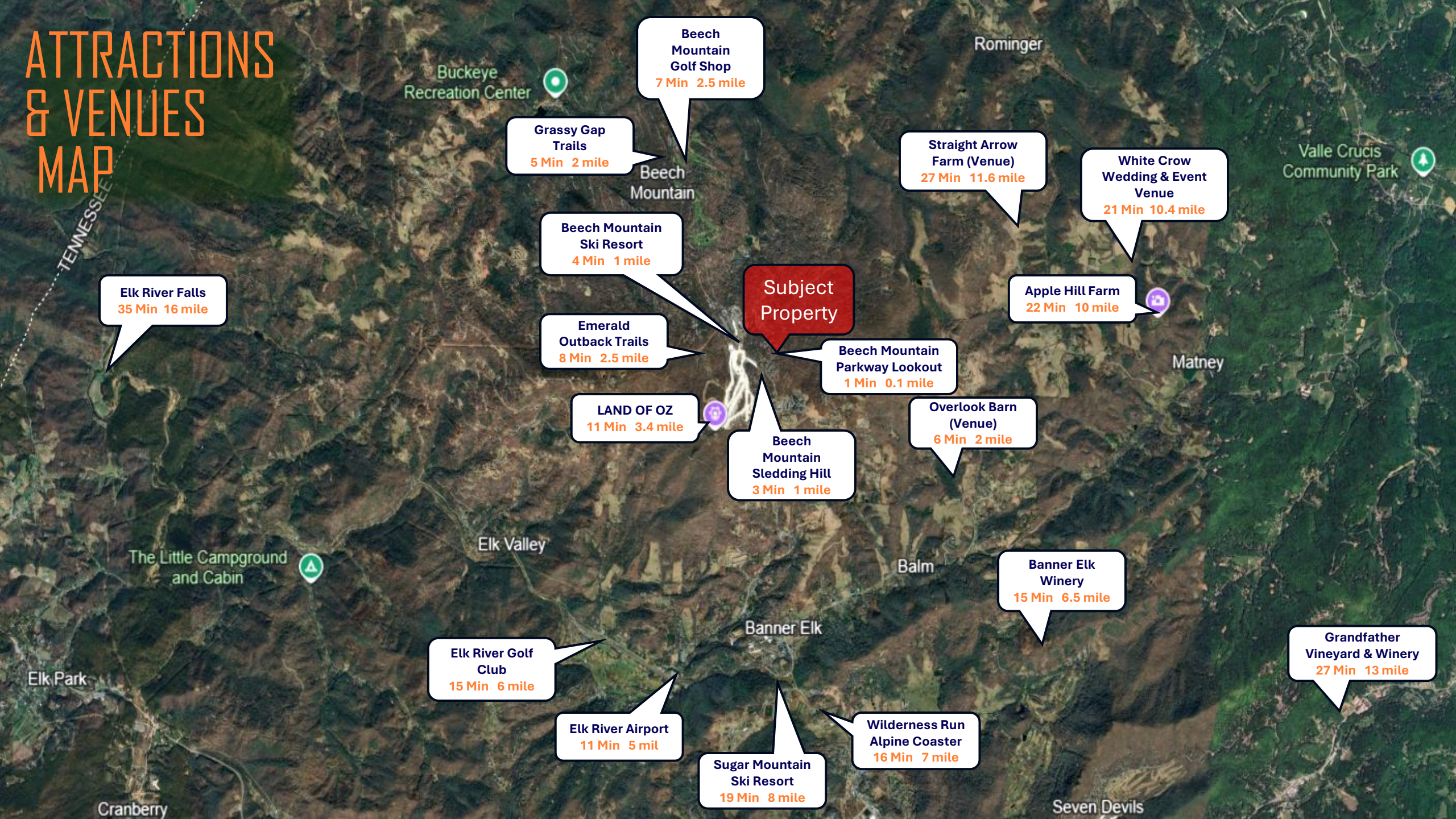
**Pinnacle Inn
Resort HOA**
4 Min 1.3 mile

**Fred's General
Mercantile**
1 Min 0.6 mile

**Famous Brick
Oven Pizzeria**
2 Min 0.7 mile

* All times and distances are
measured from the Subject Property

ATTRACTIONS & VENUES MAP



Elk River Falls
35 Min 16 mile

Buckeye Recreation Center

Beech Mountain Golf Shop
7 Min 2.5 mile

Grassy Gap Trails
5 Min 2 mile

Beech Mountain Ski Resort
4 Min 1 mile

Emerald Outback Trails
8 Min 2.5 mile

LAND OF OZ
11 Min 3.4 mile

Subject Property

Beech Mountain Parkway Lookout
1 Min 0.1 mile

Beech Mountain Sledding Hill
3 Min 1 mile

Straight Arrow Farm (Venue)
27 Min 11.6 mile

White Crow Wedding & Event Venue
21 Min 10.4 mile

Apple Hill Farm
22 Min 10 mile

Overlook Barn (Venue)
6 Min 2 mile

Banner Elk Winery
15 Min 6.5 mile

Grandfather Vineyard & Winery
27 Min 13 mile

Wilderness Run Alpine Coaster
16 Min 7 mile

Sugar Mountain Ski Resort
19 Min 8 mile

Elk River Airport
11 Min 5 mil

Elk River Golf Club
15 Min 6 mile

The Little Campground and Cabin

Elk Park

Cranberry

Elk Valley

Banner Elk

Balm

Matney

Valle Crucis Community Park

Rominger

Seven Devils

TOURISM PROFILE – BEECH MOUNTAIN

Seasonal Attractions

Beech Mountain is a four-season destination. In winter, it offers skiing, snowboarding, and tubing at Beech Mountain Resort. Spring and summer bring hiking, mountain biking, and scenic chairlift rides. Fall is renowned for vibrant foliage and cool mountain air.

Outdoor Activities

Visitors enjoy over 28 miles of hiking and biking trails, fishing in Lake Coffey, and disc golf. The Emerald Outback trail system offers high-elevation adventure, while the Buckeye Recreation Center provides indoor and outdoor sports facilities.

Local Events

Annual events include the Mile High Kite Festival, Autumn at Oz, and the Cool 5 Race. Summer concerts, craft fairs, and holiday celebrations draw visitors throughout the year.

Nearby Towns

Beech Mountain is near Banner Elk, a charming town with restaurants, wineries, and cultural events. Boone and Blowing Rock are also within driving distance, offering additional shopping, dining, and entertainment options.

Visitor Demographics

Beech Mountain attracts over 100,000 visitors annually, with a mix of families, outdoor enthusiasts, and seasonal residents. The town sees peak visitation in winter and summer, with a growing number of tourists seeking wellness and nature-based experiences.



MARKET OVERVIEW- GREENSBORO – WINSTON-SALEM - HIGHPOINT

GREENSBORO-WINSTON-SALEM-HIGH POINT

Known as the Piedmont Triad, the Greensboro/Winston-Salem/High Point market is composed of 10 counties: Alamance, Davidson, Davie, Forsyth, Guilford, Randolph, Rockingham, Stokes, Surry and Yadkin. The region is primarily connected by U.S. Inter- states 40 and 85 and its Piedmont Triad International Airport. Known as a large manufacturing and transportation hub for the Southeast, the area continues to grow in prominence, thanks to its educational institutions, health services providers, financial employers and cultural activities. The metro has approximately 1.7 million people and is expected to add more than 63,000 citizens over the next five years. Greensboro is the seat of Guilford County and is the metro’s most populous city, with over 301,000 residents.

METRO HIGHLIGHTS



DIVERSIFYING INDUSTRIES

The metro has become a regional hub for technology, biotechnology and retail companies.



MANUFACTURING BASE

The area is known for the manufacturing of textiles, tobacco, and furniture, housing large corporations in these industries.



ROBUST ECONOMIC GROWTH

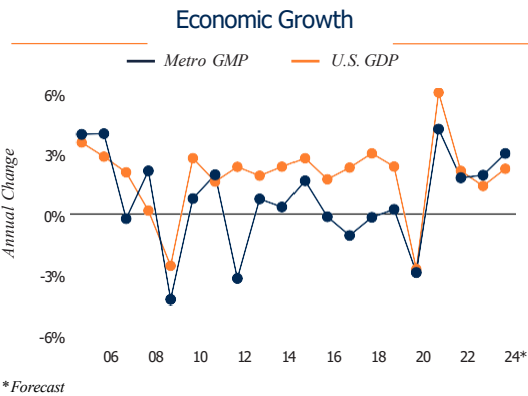
The gross metro product is expected to increase faster than the U.S. gross domestic product this year.



MARKET OVERVIEW- GREENSBORO – WINSTON-SALEM - HIGHPOINT

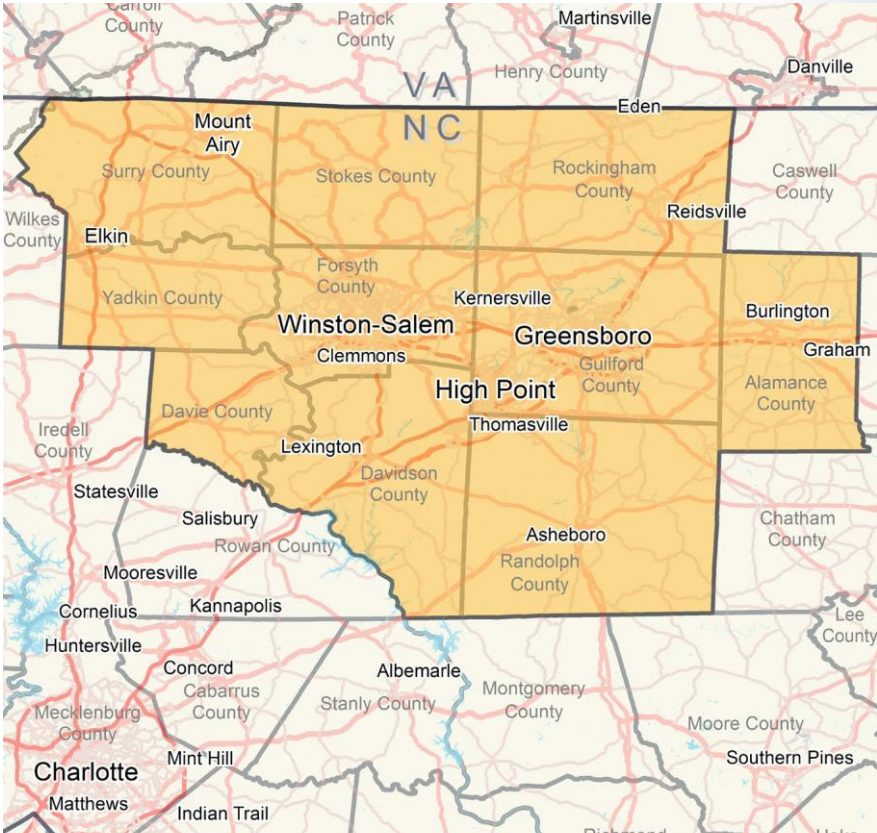
ECONOMY

- The market has diversified into technology and biotechnology industries, developing research parks, such as the Innovation Quarter.
- Notable companies with large local operations in the metro include FedEx, Volvo Trucks and the Honda Aircraft Company.
- Honda Aircraft Company is expected to expand its existing facility in Greensboro, continuing to act as a source of high-paying jobs for the growing local population.

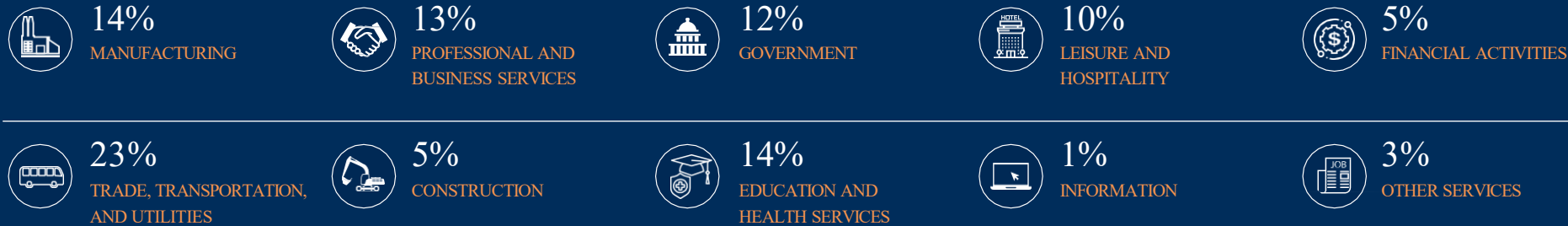


MAJOR AREA EMPLOYERS

- Volvo Trucks North America
- Hanesbrands, Inc.
- Novant Health Inc.
- Pepsi Co.
- Wake Forest University Health Sciences
- Fresh Market Inc
- Krispy Kreme
- High Point Regional Health
- Palmetto Oxygen LLC
- North Carolina Baptist Hospital



SHARE OF 2023 TOTAL EMPLOYMENT

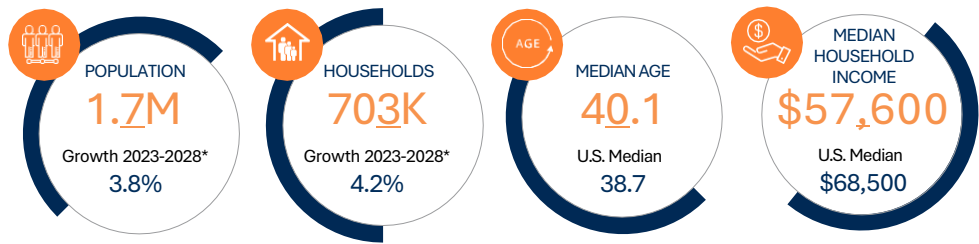


Note: Figures are rounded to nearest whole percentage point

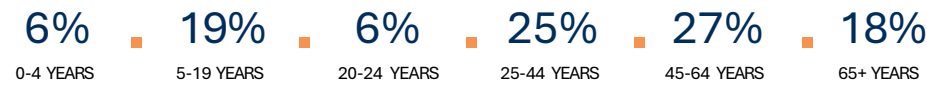
MARKET OVERVIEW- GREENSBORO – WINSTON-SALEM - HIGHPOINT

DEMOGRAPHICS

- Among the metro’s cities, Greensboro is expected to welcome the most people over the next five years, while Summerfield and Gibsonville will grow at the fastest rates.
- A median home price more than \$100,000 below the national level allows 63 percent of households to own their own home.
- Nearly 27 percent of residents hold a bachelor’s degree or higher; among those residents, 10 percent have also earned a graduate or professional degree.



2023 POPULATION BY AGE



QUALITY OF LIFE

The region includes Greensboro, Winston-Salem and High Point, each with distinctive features and attractions that include arts, sports and educational opportunities. Local colleges include Wake Forest University, Winston-Salem State University, the University of North Carolina at Greensboro, High Point University, North Carolina A&T and the University of North Carolina School of the Arts. Cultural opportunities abound, including the Greensboro Ballet, International Civil Rights Center & Museum, Steven Tanger Center for the Performing Arts, Southeastern Center for Contemporary Art, the Science Center and Weatherspoon Art Museum. Sports fans can support the Greensboro Swarm, Carolina Cobras, Greensboro Grasshoppers, Carolina Thunderbirds and the Winston-Salem Dash.

SPORTS

Hockey	FPHL	CAROLINA THUNDERBIRDS
Baseball	MiLB	WINSTON-SALEM DASH
Baseball	MiLB	GREENSBORO GRASSHOPPERS
Basketball	NBA G League	GREENSBORO SWARM
Arena	NLL	CAROLINA COBRAS
Football		

EDUCATION

- UNIVERSITY OF NORTH CAROLINA SCHOOL OF THE ARTS
- NORTH CAROLINA A&T
- WAKE FOREST UNIVERSITY
- WINSTON-SALEM STATE UNIVERSITY
- UNIVERSITY OF NORTH CAROLINA GREENSBORO

ARTS & ENTERTAINMENT

- HIGH POINT MUSEUM
- WEATHERSPOON ART MUSEUM
- OLD SALEM MUSEUMS & GARDENS
- REYNOLDA HOUSE MUSEUM OF AMERICAN ART

*Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

MARKET OVERVIEW- ASHEVILLE

ASHEVILLE, NC

Situated in the Blue Ridge Mountains, Asheville is a tourist destination for its picturesque views, vibrant art scene and historical heritage. Access to a diverse and highly-skilled talent pool, broadband infrastructure and colleges attracts climate science and cloud computing companies, among other high-tech firms. Located in western North Carolina, it contains Buncombe, Haywood, Henderson and Madison counties. The largest population is in Buncombe County, which has approximately 279,200 residents.



METRO HIGHLIGHTS



TOURISM

The area's main economic driver is tourism, with the Biltmore Estate and Blue Ridge Parkway as hot spots. Approximately 12.5 million tourists visit the area each year.



ADVANCED INDUSTRIES

Asheville is home to manufacturing facilities for GE Aerospace and BorgWarner Turbo Systems. A number of biotechnology firms are also expanding operations into the region.

HIGHER EDUCATION

- The Asheville metro has multiple higher education facilities, boasting a total of nearly
- 10,000 students. Approximately 31 percent of residents in the area hold a bachelor's degree or higher, on par with the national level.

ECONOMY

- Major employers in the market include Biltmore Workforce Management, Mission Hospital, Blue Ridge Paper Products and Ingles Markets.
- Interstates 40 and 26, freight rail service, and Asheville Regional Airport provide the metro with convenient access to southern and mid-Atlantic markets.
- Asheville has a growing culinary scene that attracts tourists and locals. The region is home to a plethora of local restaurants, wineries and breweries that provide jobs and generate hundreds of millions in revenue.

DEMOGRAPHICS

POPULATION

480K

Growth 2023-2028*
4.9%

HOUSEHOLDS

208K

Growth 2023-2028*
5.3%

MEDIAN AGE

44.7

U.S. Median
38.7

MEDIAN
HOUSEHOLD
INCOME

\$58,000

U.S. Median
\$68,500

*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	447	2,897	6,847
2024 Estimate			
Total Population	441	2,859	6,759
2020 Census			
Total Population	426	2,857	6,701
2010 Census			
Total Population	282	2,527	6,246
Daytime Population			
2024 Estimate	392	3,271	7,489
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	387	1,241	3,127
2024 Estimate			
Total Households	380	1,216	3,069
Average (Mean) Household Size	2.0	2.1	2.1
2020 Census			
Total Households	370	1,183	2,989
2010 Census			
Total Households	264	996	2,631
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	1,656	4,112	8,805
2024 Estimate	1,627	4,034	8,633

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	12.8%	9.9%	7.8%
\$150,000-\$199,999	8.1%	6.2%	5.6%
\$100,000-\$149,999	15.9%	16.3%	16.9%
\$75,000-\$99,999	17.1%	16.7%	15.8%
\$50,000-\$74,999	15.6%	16.4%	16.1%
\$35,000-\$49,999	11.4%	12.1%	12.8%
\$25,000-\$34,999	8.0%	8.1%	8.1%
\$15,000-\$24,999	6.9%	9.3%	8.7%
Under \$15,000	4.2%	5.1%	8.3%
Average Household Income	\$113,745	\$95,261	\$89,177
Median Household Income	\$84,760	\$71,871	\$69,256
Per Capita Income	\$55,122	\$42,372	\$39,724
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Educational Level			
2024 Estimate Population Age 25+	357	1,966	4,930
Elementary (0-8)	2.6%	4.8%	4.8%
Some High School (9-11)	2.7%	2.8%	4.0%
High School Graduate (12)	14.4%	18.4%	19.4%
Some College (13-15)	27.2%	25.9%	24.9%
Associate Degree Only	10.3%	10.7%	10.1%
Bachelor's Degree Only	25.6%	22.1%	23.9%
Graduate Degree	17.3%	15.2%	12.9%

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 6,759. The population has changed by 8.21 percent since 2010. It is estimated that the population in your area will be 6,847 five years from now, which represents a change of 1.3 percent from the current year. The current population is 50.7 percent male and 49.3 percent female. The median age of the population in your area is 46.0, compared with the U.S. average, which is 39.0. The population density in your area is 86 people per square mile.



HOUSEHOLDS

There are currently 3,069 households in your selected geography. The number of households has changed by 16.65 percent since 2010. It is estimated that the number of households in your area will be 3,127 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 2.1 people.



INCOME

In 2024, the median household income for your selected geography is \$69,256, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 71.60 percent since 2010. It is estimated that the median household income in your area will be \$77,470 five years from now, which represents a change of 11.9 percent from the current year.

The current year per capita income in your area is \$39,724, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$89,177, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 3,099 people in your selected area were employed. The 2010 Census revealed that 56.2 percent of employees are in white-collar occupations in this geography, and 19 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



HOUSING

The median housing value in your area was \$352,383 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 1,950.00 owner-occupied housing units and 680.00 renter-occupied housing units in your area.



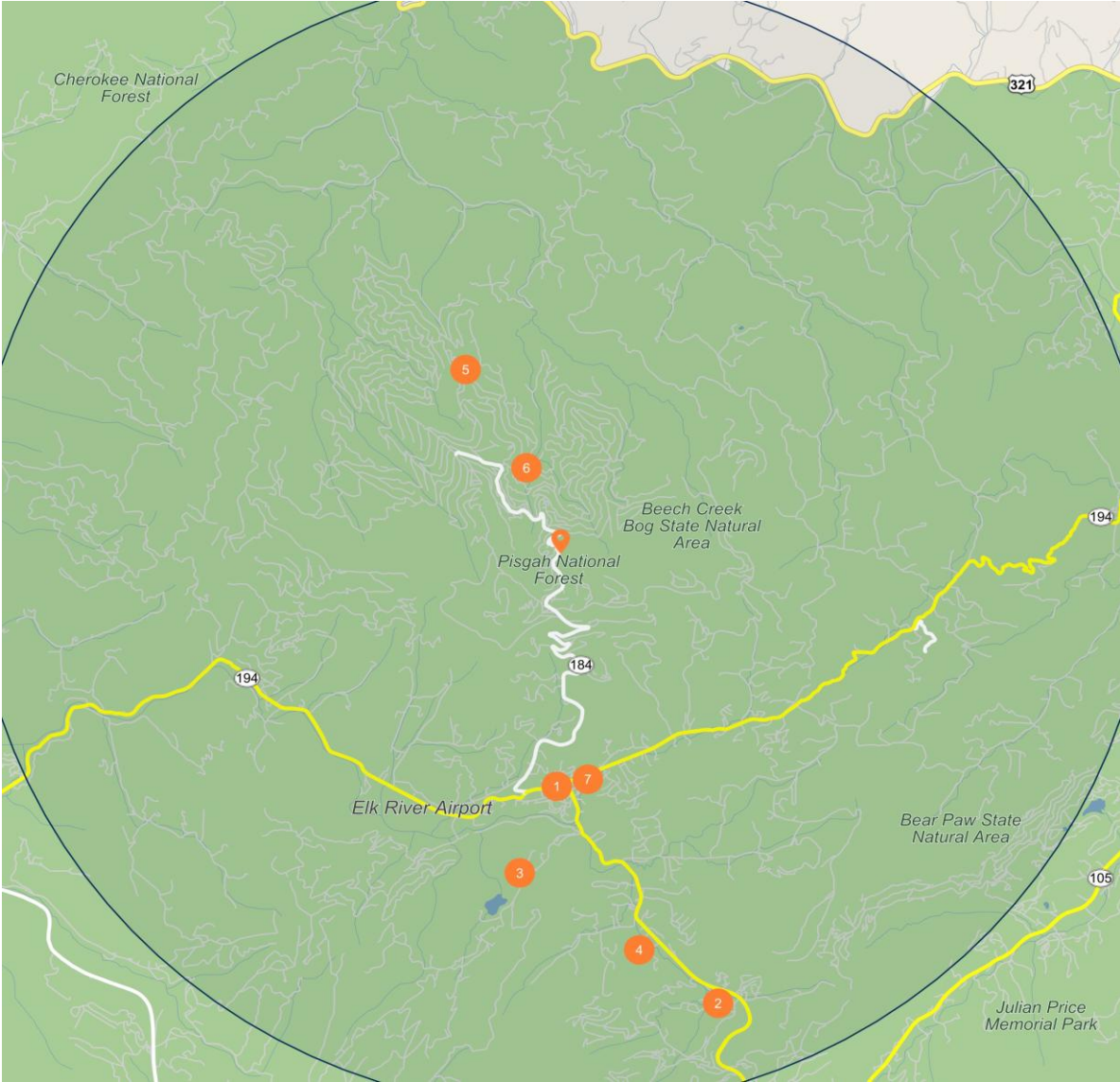
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 35.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 15.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 0.4 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 29.0 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS



Major Employers

	Employees
1 Lees-Mcrae College Inc	179
2 Life Care Centers America Inc-Life Care Center of Banner Elk	172
3 Hope Childrens Alliance	75
4 Lowes Home Centers LLC-Lowes	69
5 Beech Mountain Club	53
6 Beech Mountain Club-BEECH MOUNTAIN CLUB	51
7 Elk River Medical Assoc PA	50

OFFERING MEMORANDUM

BEECH MOUNTAIN LODGE

704 Beech Mountain Parkway, Beech Mountain, North Carolina 28604

EXCLUSIVELY LISTED BY

Marcus & Millichap

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