

For Sale

99999 Signal Hill Road,
Hendersonville, NC 28792



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300 Executive Park
Asheville, NC 28801
828 210 3940 tel
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99999 Signal Hill Road

Hendersonville, North Carolina 28792

Property Highlights

- Versatile C-3 Highway Business Zoning.
- Excellent exposure on with high traffic counts.
- Favorable Topography.

Property Overview

Excellent commercial development opportunity on Signal Hill Road in Hendersonville. This .797-acre parcel is zoned C-3 Highway Business, allowing for a wide range of commercial uses including retail, office, medical, and service-related businesses. The site offers strong visibility with high daily VPD traffic counts. Positioned near national retailers and medical offices. With utilities available and favorable topography, this property is well-suited for an owner-user or investor seeking a high-traffic, centrally located commercial site.

Offering Summary

Sale Price:	\$398,500
Zoning:	C-3
Lot Size:	0.797 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

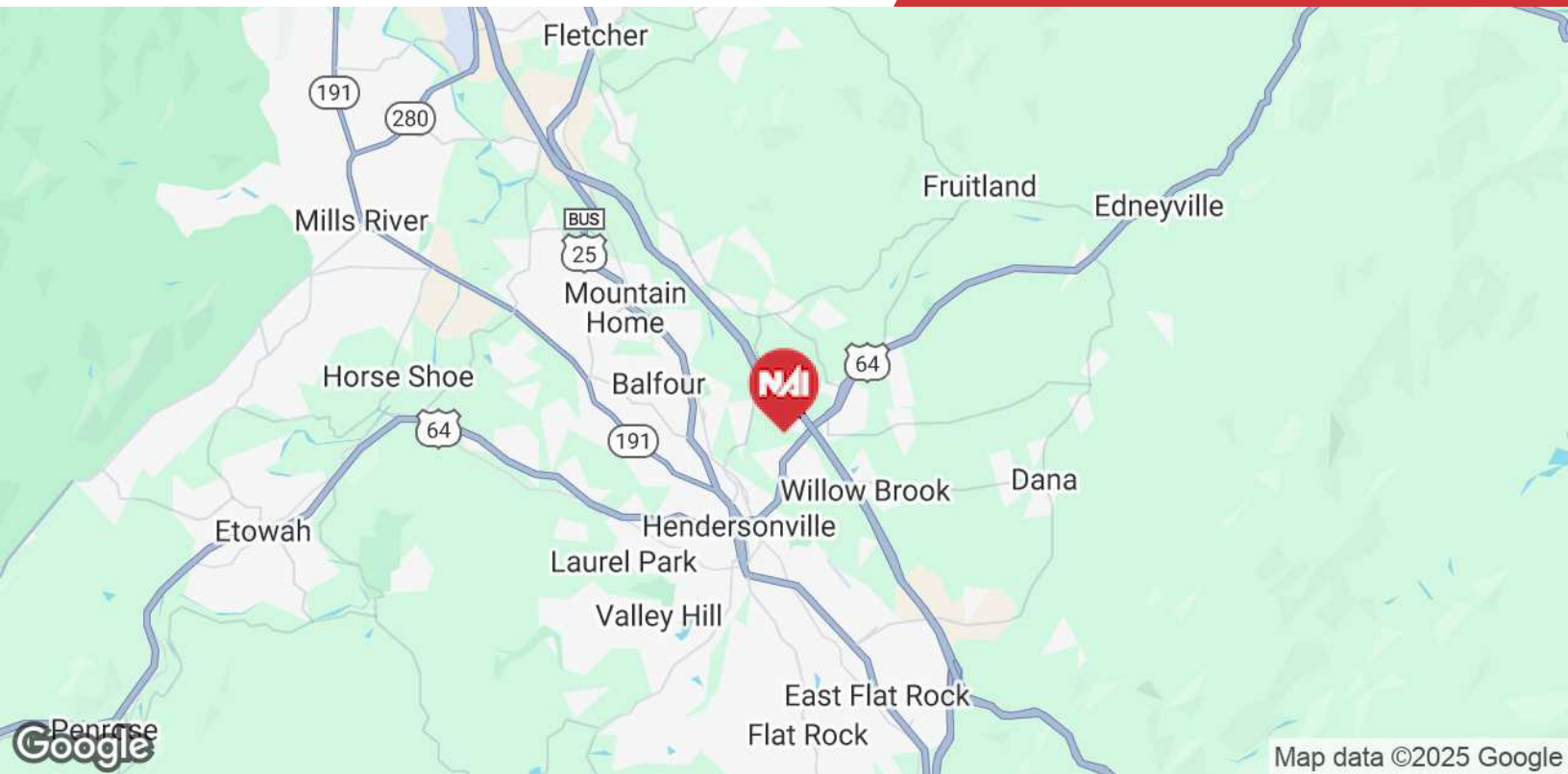
Total Households	106	682	1,900
Total Population	213	1,379	4,120
Average HH Income	\$80,449	\$79,851	\$74,745

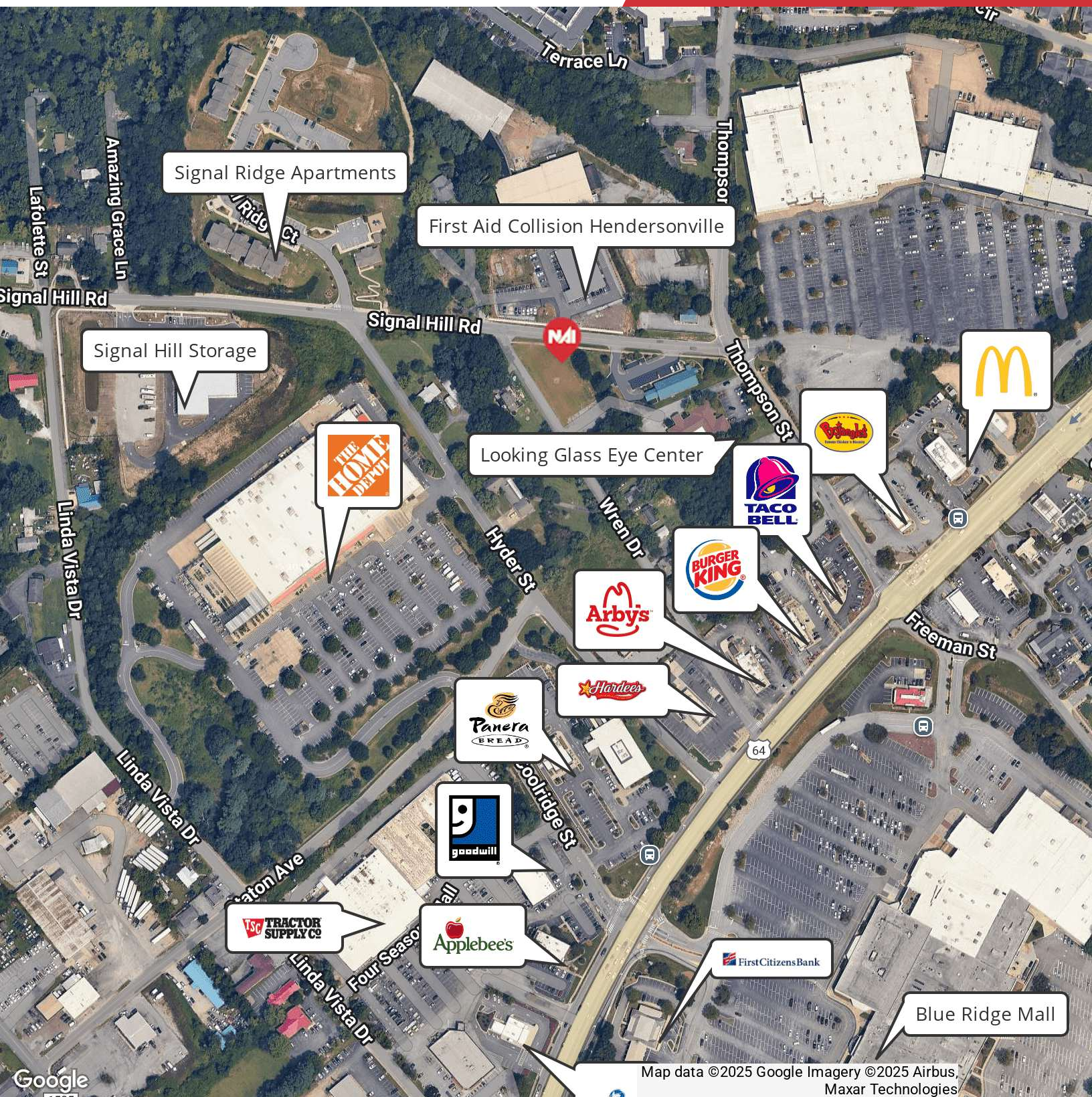
For More Information

Chris Mansfield

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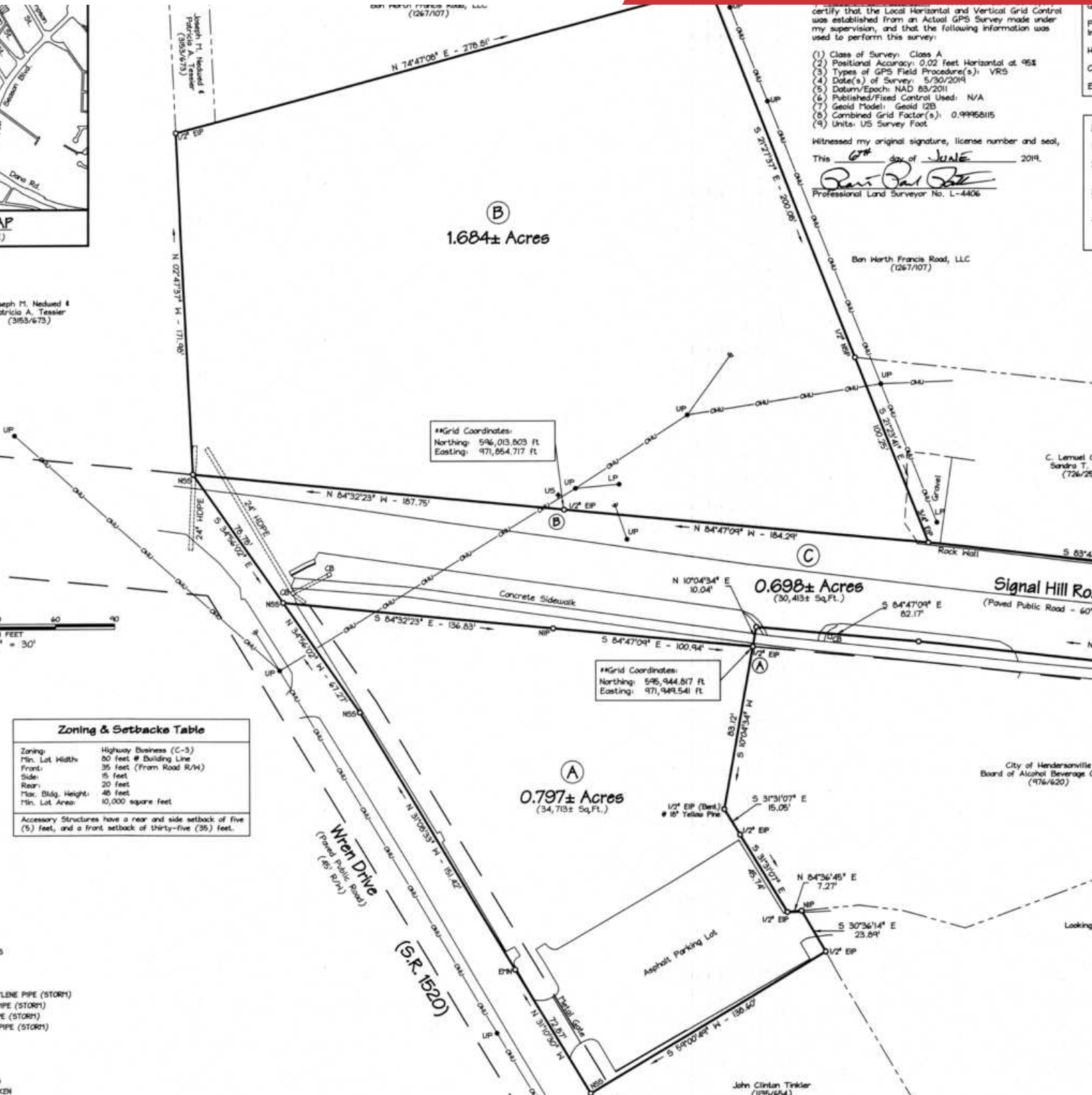






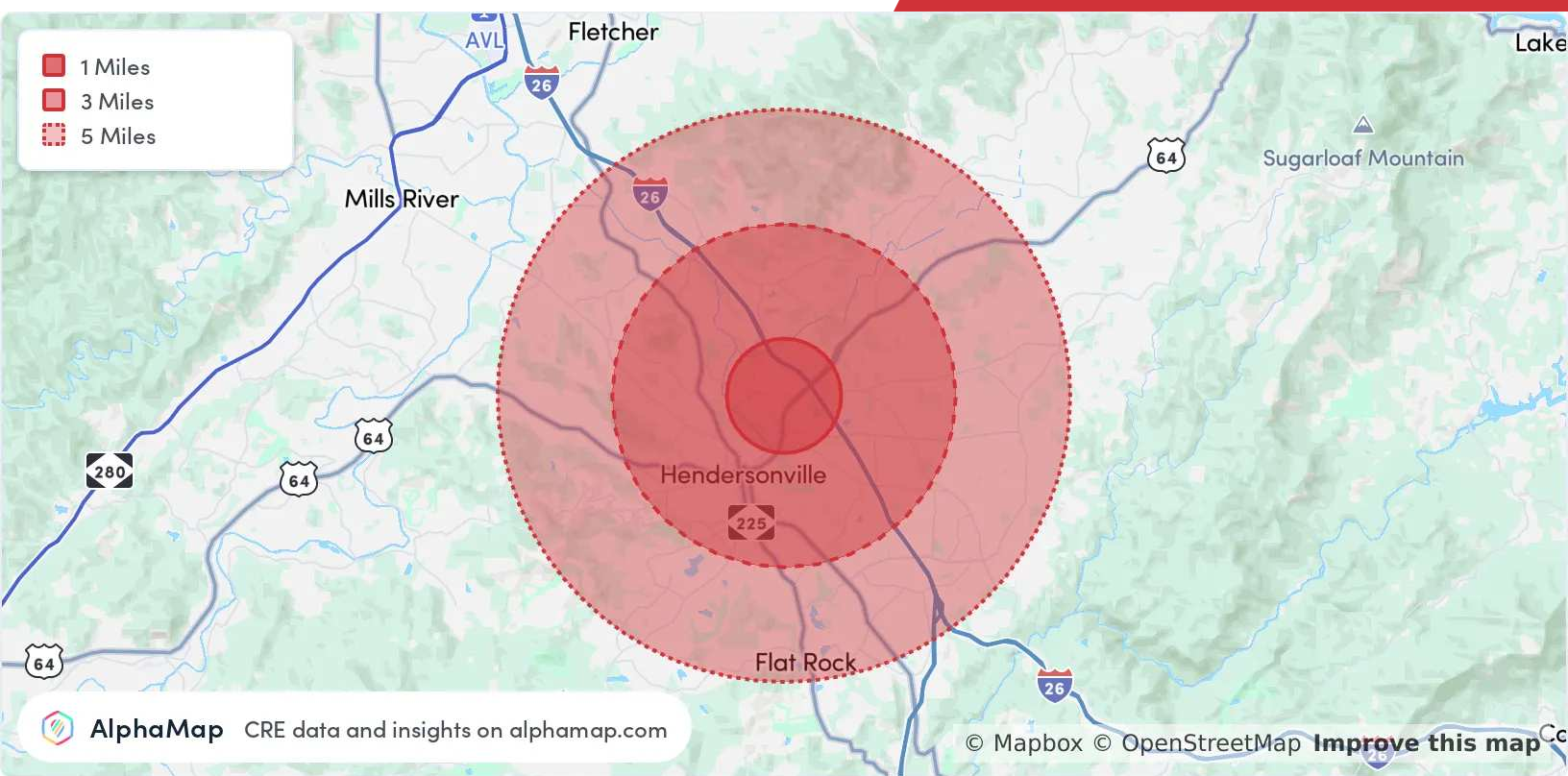
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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,044	32,116	62,892
Average Age	54	47	48
Average Age (Male)	49	45	46
Average Age (Female)	57	49	49

Household & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,855	14,248	27,306
Persons per HH	2.2	2.3	2.3
Average HH Income	\$73,061	\$76,634	\$83,912
Average House Value	\$290,579	\$338,952	\$367,326
Per Capita Income	\$33,209	\$33,319	\$36,483

Map and demographics data derived from AlphaMap



Chris Mansfield

Commercial Broker

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NC #340236

Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Sheepdog Pancho, and riding his motorcycle through the mountains.

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