

LAKEFRONT RESORT DEVELOPMENT



447

LILY PAD LANE

FLAT ROCK, NC

FOR SALE & LEASE

\$3,150,000

\$10.17/SF/YR

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Welcome to 447 Lily Pad Lane, where Lakefront Tranquility meets Boutique Hospitality in the Heart of Flat Rock, North Carolina.

Tucked along the serene shores of Highland Lake and surrounded by the cultural richness of Flat Rock, 447 Lily Pad Lane offers a rare opportunity to transform nearly 5 acres of gently sloping, wooded lakefront into a best-in-class destination. Envisioned as a boutique resort or wellness retreat, the site sits adjacent to two of the region's most established hospitality anchors: Highland Lake Inn & Resort and Season's Restaurant, creating a seamless integration into an already thriving leisure corridor. With over 24,582 SF of existing improvements, including 3 buildings comprised of a former lodge, educational building, and administrative offices, the property offers immediate development potential supported by strong infrastructure, flexible zoning, and scenic vistas from nearly every angle.

Guests will enjoy direct access to the lake, lush open spaces, and proximity to some of Western North Carolina's most beloved attractions, including the Flat Rock Playhouse, Carl Sandburg Home National Historic Site, and nearby vineyards, trails, and golf courses.



\$3,150,000
Sale Price

\$128.14
Sale Price/SF

3
Buildings

\$10.17/sf/yr
Lease Price

24,582
Built Square
Footage

2006
Year Built

5.52 Acres
Lot Size

2.72 Acres
Private Lake
Ownership

447 Lily Pad Lane presents a rare opportunity to develop a ground-up boutique hotel in the heart of Flat Rock, North Carolina, a destination defined by natural beauty, cultural richness, and accelerating tourism growth. Situated on approximately 5.52 lakefront acres and directly adjacent to the acclaimed Highland Lake Inn & Resort and Season's Restaurant, the site offers an unmatched location for an experiential hospitality concept. The existing improvements provide both development flexibility and interim optionality while planning for a new, waterfront-oriented resort.

The parcel is zoned Residential Conference District and features structures totaling 24,582 square feet, with high-quality existing infrastructure including central utilities, paved access, and outdoor enhancements such as patios, a gazebo, and a private dock. With its expansive lake frontage and established surroundings, the site is ideal for repositioning into a luxury hotel, wellness retreat, or event center that capitalizes on Flat Rock's growing popularity among regional travelers and second-home owners. The surrounding area offers direct access to golf, fine dining, hiking, and regional cultural amenities, making it a strategic location for a hospitality product designed around nature, recreation, and high-end service.

This development opportunity aligns with broader market trends favoring boutique accommodations and nature-integrated lodging. Flat Rock's increasing visibility within North Carolina's tourism landscape, combined with the limited supply of new high-end hotel inventory, creates a compelling backdrop for a waterfront resort designed to meet the evolving expectations of today's discerning traveler. Whether executed as a standalone destination or integrated with nearby offerings, 447 Lily Pad Lane stands out as a uniquely positioned asset ready for transformation into a best-in-class hospitality experience.

THE GATEHOUSE

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The Gatehouse cottage, located towards the entrance to Lily Pad Lane, and the property as a whole, is a charming 1,912 SF building currently set up as an administrative office, but could be re-converted into a residential unit or private owner's residence. This property sits next to the dam that flows from Highland Lake to King Creek and is a beautiful spot for photos as it sits across from the picturesque Mill House.

UNIT	SF	BD/BA	\$/SF/YR
GATEHOUSE	1,912	3 BD/ 2BA	\$10.17





THE LODGE

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The lodge is an 18,400 Square Foot building on 3 floors, and features around 9 Bedrooms currently set up and around 12 Bathrooms. This building was used as a lodging facility for the clients in the former tenants usage and has a commercial kitchen, and large open areas, private decks & sunrooms, and plenty of lake views. The options are endless in this beautiful space with custom craftsman features throughout.

UNIT	SF	BD/BA	\$/SF/YR
LODGE	18,400	9BD/12 BA	\$10.17





Bottom Level
(Basement)



Main Floor



2nd Floor

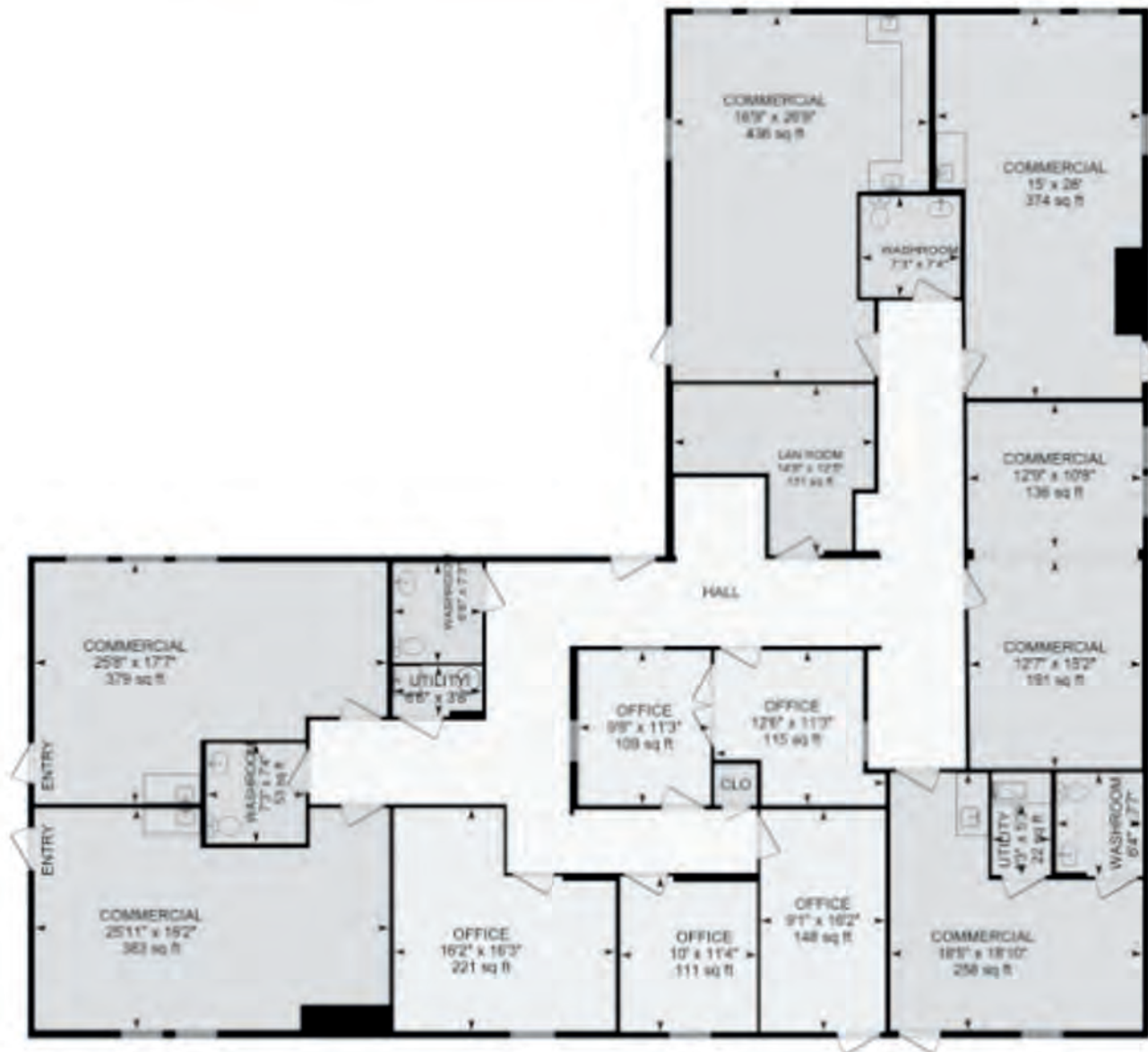
THE SCHOOL

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The School or the Educational space is a 4,270 Square Foot Building that was used as a school by the former tenant. This space has plenty of potential to be used for events, meetings, offices or re-imagined entirely. There are 4 washrooms and 12 individual spaces set up currently.

UNIT	SF	ROOMS/OFFICES	\$/SF/YR
SCHOOL	4,270	12	\$10.17







ACREAGE OVERVIEW

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Andrew Riddle has served as a broker for Whitney Commercial since 2017, focusing his efforts in his hometown of Henderson County.

Obtaining a degree in Construction Management from East Carolina University, Andrew worked for Hensel Phelps Construction as a field superintendent at the Carolina Hurricane Hockey Arena in Raleigh North Carolina. He has also worked abroad in Moscow and Croatia and performed renovations on historic commercial buildings in Denver, Colorado for three years before returning to his native home of Hendersonville, North Carolina.

Andrew joined Whitney Commercial to learn from the best and work with the best in the commercial brokerage business. In addition to commercial brokerage, Andrew is a licensed General Contractor, and managing director of Riddle Development, Allen Street Partners, and Fortis Properties. He serves as Chairman of the Henderson County Zoning Board of Adjustments and Advisory Board Member to the Water and Sewer Advisory Council. His local market knowledge of construction, renovating, and leasing commercial properties is a lifestyle. These skill sets help bring value to the client when deciding where and how to invest. Most importantly, Andrew is a Real Estate problem-solver and always ready for a challenge.

A native of Western North Carolina, Andrew takes pride in the beautiful surroundings of lush forests and clean water while balancing development, growth, and expansion.

His leisure activities include enjoying time with his wife and his four daughters, home school, politics, hiking, and the pursuit of community enhancement.