



OFFERING MEMORANDUM

26 ACRES FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY
229 HONEY BEAR CAMPGROUND RD, BOONE NC 28607

26 Acres For Sale

CONTENTS

01 Executive Summary

Investment Summary
Location Summary

02 Property Description

Property Features
Aerial Map

03 Demographics

Demographics
Demographic Charts

Exclusively Listed By



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OFFERING SUMMARY

ADDRESS	229 Honey Bear Campground Rd Boone NC 28607
PRICE	\$2,600,000
LAND ACRES	26
APN	2900-00-6945-000

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2023 Population	1,200	21,416	33,558
2023 Median HH Income	\$61,409	\$32,495	\$41,792
2023 Average HH Income	\$101,508	\$62,679	\$70,559

Property Highlights

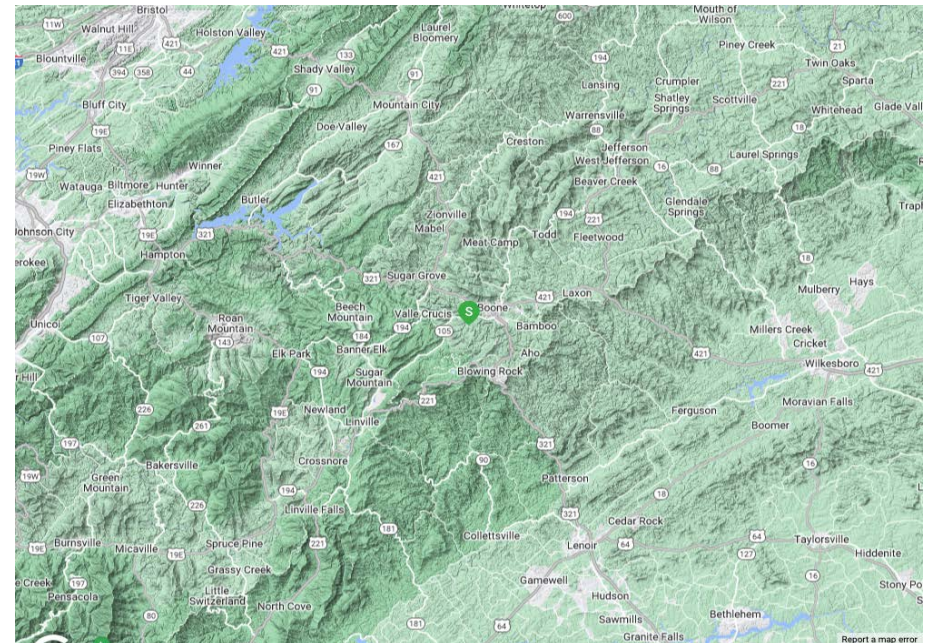
- 26 acres conveniently located off Hwy 105 in Boone, North Carolina
- Great Residential or Student Housing Development Opportunity
- Mostly Flat Topography
- Road Access off Poplar Grove Road and Diamond Ranch Road
- 2.5 Miles from Appalachian State University
- Septic and Well



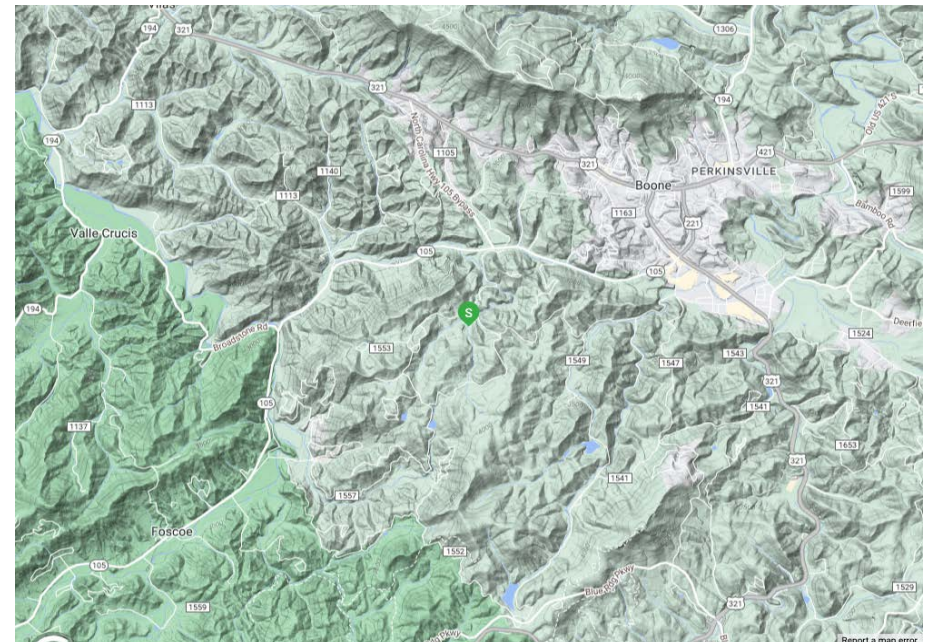
About Boone, NC

- Boone is located in Watauga County in the western part of North Carolina, USA. It's situated in the Appalachian Mountains and is part of the High Country region.
- Boone is home to Appalachian State University (ASU), a public university known for its strong academic programs and vibrant campus life. ASU contributes significantly to the cultural and economic vitality of Boone.
- Boone is renowned for its outdoor recreational opportunities. The surrounding Blue Ridge Mountains offer excellent hiking, camping, fishing, and skiing during the winter months. Nearby attractions like Grandfather Mountain and the Blue Ridge Parkway attract visitors from all over.
- The town boasts a diverse culinary scene, with restaurants offering everything from Southern comfort food to international cuisine. Local specialties include Appalachian-style barbecue, trout dishes, and traditional Southern fare.
- Boone is a popular tourist destination, particularly during the fall when the foliage in the Blue Ridge Mountains bursts into vibrant colors. The town attracts outdoor enthusiasts, history buffs, and those seeking a peaceful retreat in nature.
- Boone has a strong sense of community, with residents actively participating in local events, festivals, and volunteer initiatives. The town's welcoming atmosphere and natural beauty make it a desirable place to live and visit.

Regional Map



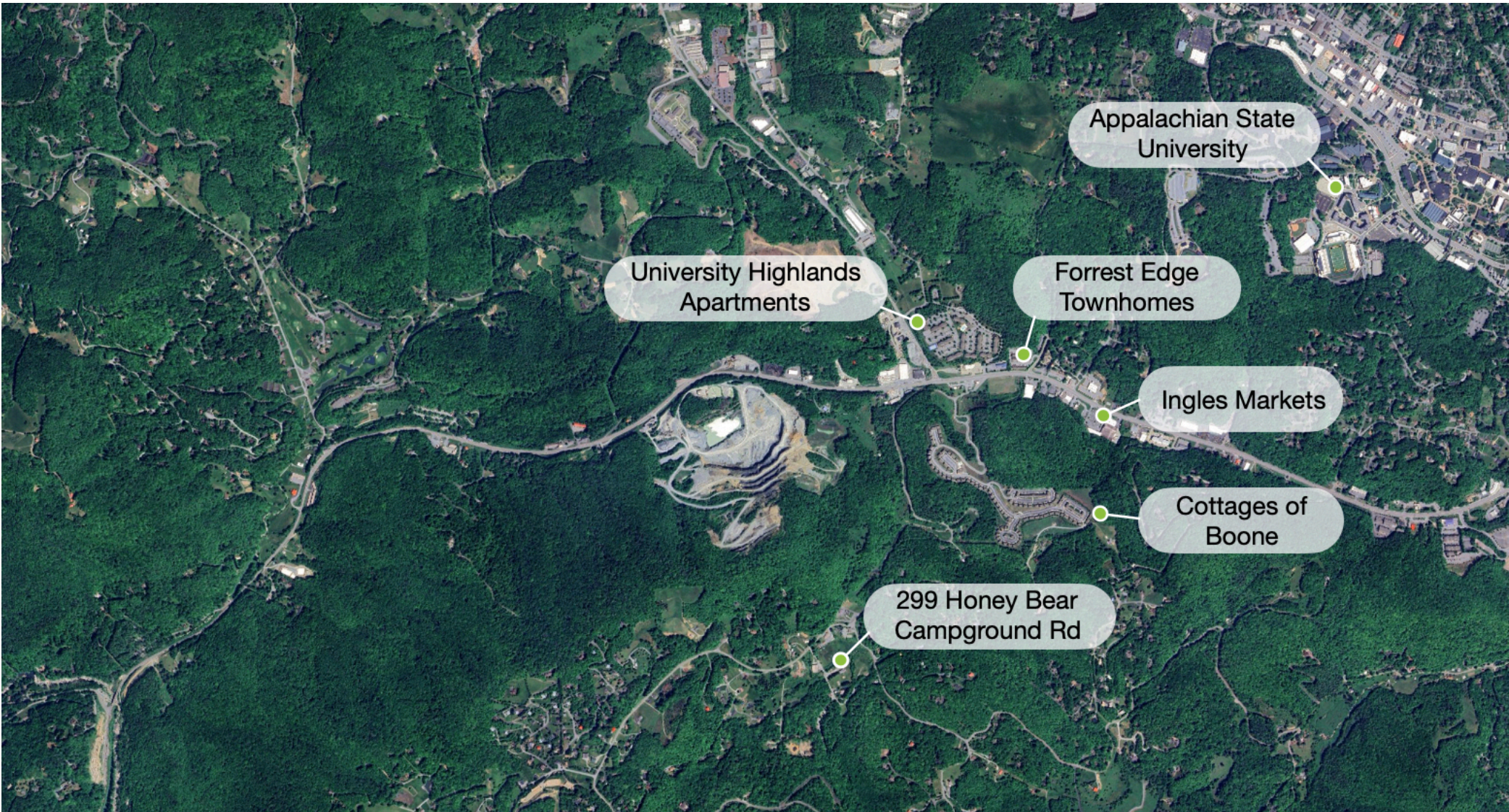
Locator Map

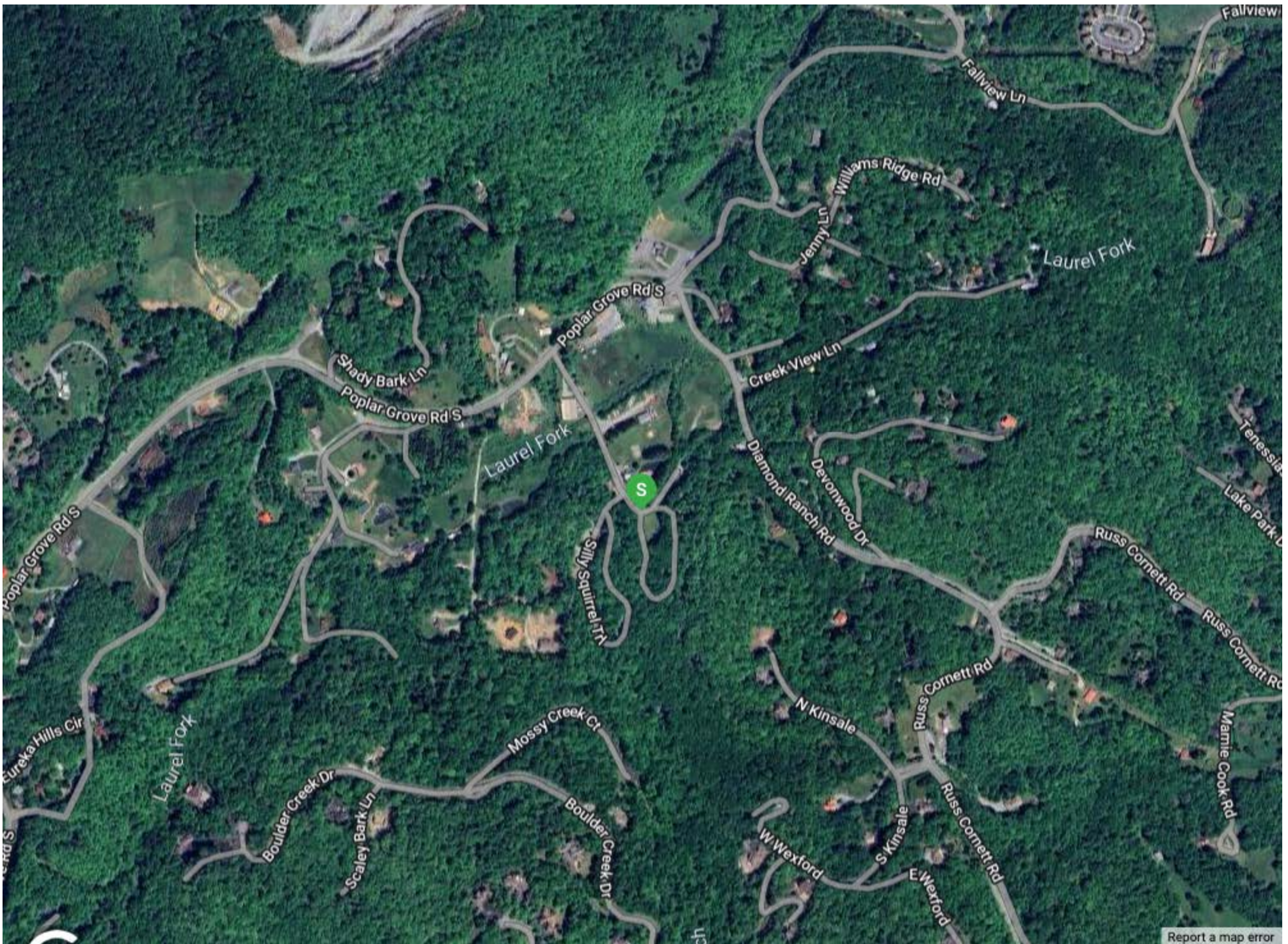


About Appalachian State University

- Appalachian State University (ASU) is located in Boone, North Carolina, nestled in the scenic Blue Ridge Mountains. It is one of the largest institutions in the University of North Carolina system by enrollment, with over 19,000 students.
- ASU offers more than 150 undergraduate and graduate majors spread across its colleges of Arts & Sciences, Business, Education, Fine & Applied Arts, and Health Sciences.
- Located in the heart of the Appalachian Mountains, ASU is known for its strong emphasis on outdoor recreation and sustainability. The surrounding area offers ample opportunities for hiking, skiing, and other outdoor activities.
- The university is engaged in various research endeavors, particularly in areas relevant to its mountainous surroundings, such as environmental science, sustainable development, and renewable energy.
- ASU places a strong emphasis on community engagement and service-learning, providing students with opportunities to contribute to the local community and gain practical experience in their fields of study.







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	680	15,747	24,968
2010 Population	730	18,922	30,254
2023 Population	1,200	21,416	33,558
2028 Population	1,172	21,510	33,794
2023-2028: Population: Growth Rate	-2.35 %	0.45 %	0.70 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	66	2,065	2,987
\$15,000-\$24,999	54	958	1,322
\$25,000-\$34,999	41	692	1,323
\$35,000-\$49,999	28	663	1,347
\$50,000-\$74,999	61	858	1,719
\$75,000-\$99,999	40	531	1,184
\$100,000-\$149,999	61	764	1,560
\$150,000-\$199,999	42	308	615
\$200,000 or greater	51	307	618
Median HH Income	\$61,409	\$32,495	\$41,792
Average HH Income	\$101,508	\$62,679	\$70,559

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	365	6,491	12,336
2010 Total Households	279	6,516	11,500
2023 Total Households	443	7,147	12,675
2028 Total Households	437	7,249	12,886
2023 Average Household Size	2.71	2.06	2.11
2000 Owner Occupied Housing	185	2,153	4,754
2000 Renter Occupied Housing	76	3,158	4,605
2023 Owner Occupied Housing	266	2,791	6,209
2023 Renter Occupied Housing	177	4,356	6,466
2023 Vacant Housing	181	2,485	5,780
2023 Total Housing	624	9,632	18,455
2028 Owner Occupied Housing	264	2,920	6,501
2028 Renter Occupied Housing	173	4,329	6,385
2028 Vacant Housing	189	2,552	5,931
2028 Total Housing	626	9,801	18,817
2023-2028: Households: Growth Rate	-1.35 %	1.40 %	1.65 %



Source: esri

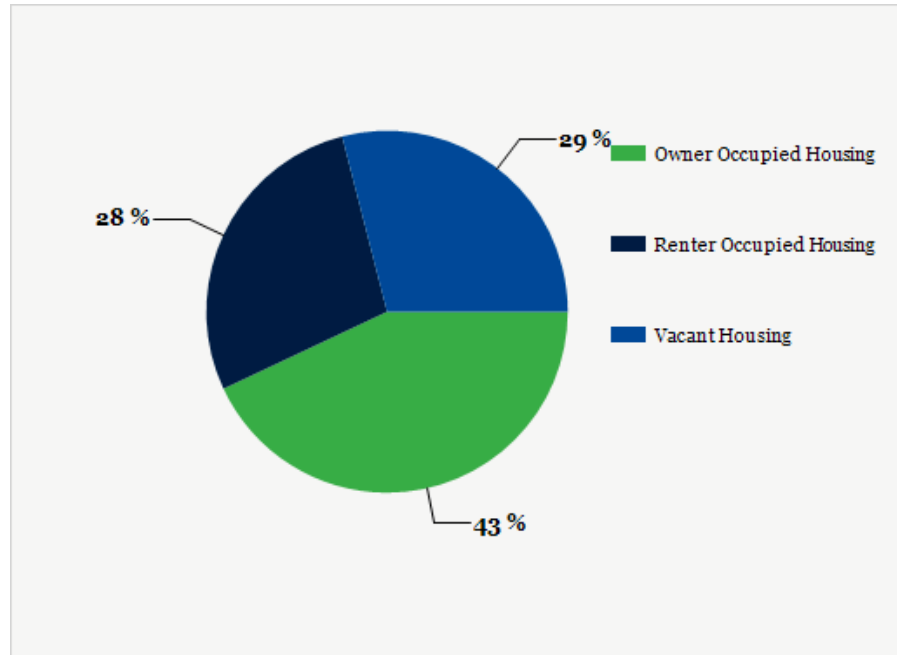
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	95	810	1,828
2023 Population Age 35-39	77	602	1,327
2023 Population Age 40-44	60	492	1,057
2023 Population Age 45-49	61	491	1,015
2023 Population Age 50-54	73	502	1,120
2023 Population Age 55-59	75	627	1,361
2023 Population Age 60-64	77	627	1,432
2023 Population Age 65-69	83	639	1,495
2023 Population Age 70-74	63	581	1,288
2023 Population Age 75-79	46	429	900
2023 Population Age 80-84	23	244	581
2023 Population Age 85+	18	270	553
2023 Population Age 18+	1,040	20,075	30,561
2023 Median Age	39	23	25

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,413	\$37,949	\$45,449
Average Household Income 25-34	\$76,384	\$63,206	\$66,167
Median Household Income 35-44	\$83,852	\$60,554	\$65,944
Average Household Income 35-44	\$109,263	\$85,971	\$91,284
Median Household Income 45-54	\$91,268	\$59,121	\$69,923
Average Household Income 45-54	\$123,534	\$93,063	\$97,814
Median Household Income 55-64	\$104,853	\$68,469	\$70,124
Average Household Income 55-64	\$140,402	\$98,868	\$99,546
Median Household Income 65-74	\$76,072	\$49,202	\$56,464
Average Household Income 65-74	\$122,729	\$87,783	\$89,161
Average Household Income 75+	\$73,903	\$57,054	\$61,932

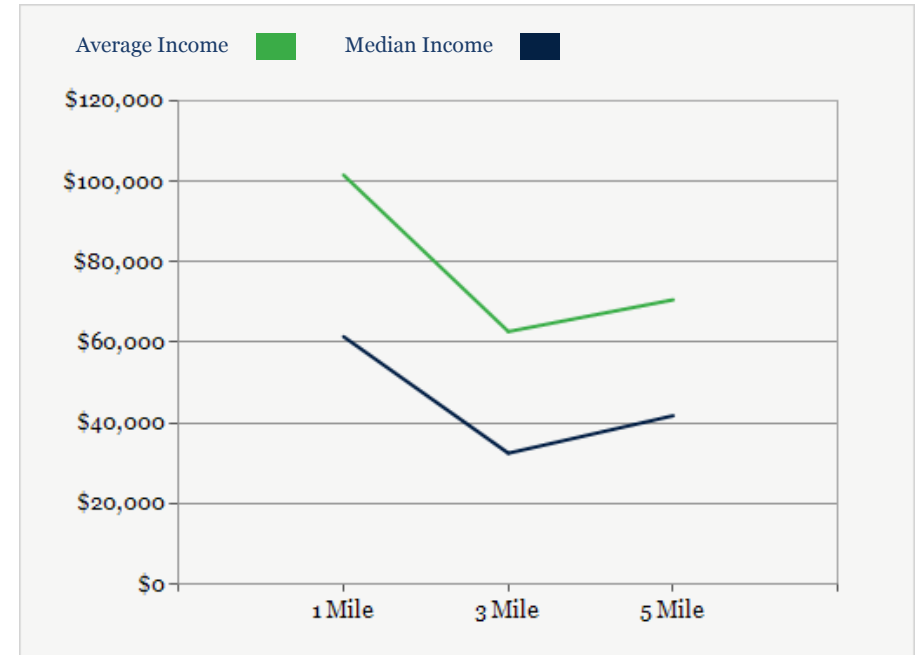
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	160	906	1,502
2028 Population Age 35-39	79	657	1,715
2028 Population Age 40-44	65	534	1,281
2028 Population Age 45-49	54	501	1,071
2028 Population Age 50-54	57	449	1,012
2028 Population Age 55-59	65	585	1,263
2028 Population Age 60-64	66	566	1,267
2028 Population Age 65-69	66	622	1,447
2028 Population Age 70-74	70	641	1,420
2028 Population Age 75-79	49	514	1,135
2028 Population Age 80-84	33	336	767
2028 Population Age 85+	20	323	701
2028 Population Age 18+	1,025	20,192	30,804
2028 Median Age	38	23	25

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,042	\$46,477	\$50,714
Average Household Income 25-34	\$92,895	\$72,135	\$73,483
Median Household Income 35-44	\$103,028	\$69,170	\$77,852
Average Household Income 35-44	\$126,815	\$96,128	\$104,761
Median Household Income 45-54	\$107,938	\$65,808	\$79,647
Average Household Income 45-54	\$146,526	\$102,764	\$109,583
Median Household Income 55-64	\$122,117	\$77,388	\$79,805
Average Household Income 55-64	\$161,849	\$109,439	\$112,381
Median Household Income 65-74	\$89,670	\$55,994	\$66,178
Average Household Income 65-74	\$146,932	\$97,427	\$101,254
Average Household Income 75+	\$88,966	\$64,245	\$70,935

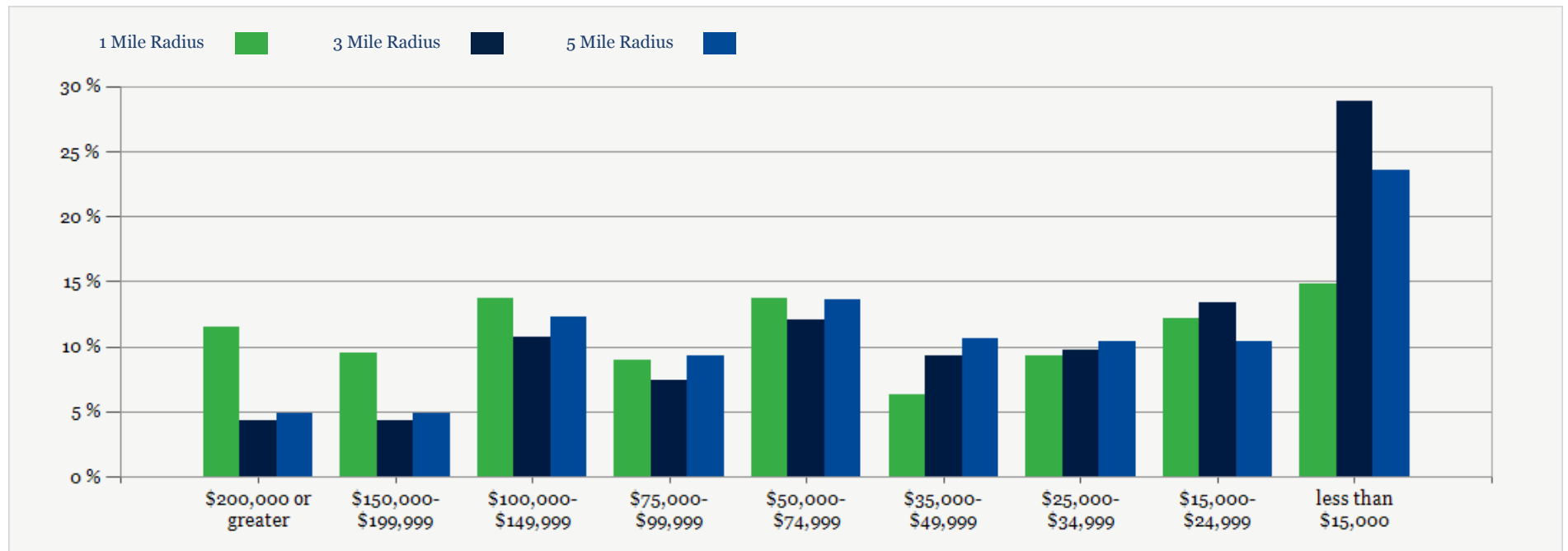
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



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