

# Commercial Land For Sale or Lease

420 U.S . 19E, BURNSVILLE, NC 28714



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**For sale: \$1,400,000**

**For lease: \$1.10/sf/yr**



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# For Sale or Lease

420 U.S. 19E



## OFFERING SUMMARY

PRICE:	For sale at \$1,500,000
LEASE TERM:	10 year minimum
LEASE RATE:	2.30/sf/yr
LOT SIZE:	1.50 Acres
PRICE / ACRE:	
ACCESS:	3 curb cuts
FRONTAGE:	MOL 150'
ZONING:	C-2
PERMITTED USES:	Commercial/retail/food/hospitality
DRAINAGE:	
APN:	082015630840.000

## PROPERTY HIGHLIGHTS

### PROPERTY OVERVIEW

Development Opportunity! Ideally located adjacent to Ingles Markets on US Hwy 19E. Whether your looking to establish a retail complex, hotel, multi-family units, office or medical center, this lot offers a blank canvas for your next project. With 150 feet of Highway frontage, 3 to Pensacola Road for red light access, this lot will offers a steady flow of traffic with easy accessibility. Burnsville is experiencing tremendous growth, making it an attractive hub for businesses seeking a strategic location. Only 40 minutes to Asheville and 20 Minutes to Spruce Pine Triple Net Ground lease option also offered on this property.



## Executive Summary

For Sale \$1,400,000.

For lease \$1.10/sF/YR. NNN. 10 yr Minimum.

Development Opportunity! Ideally located adjacent to Ingles Markets on US Hwy 19E. Whether your looking to establish a retail complex, hotel, mulit-family units, office or medical center, this lot offers a blank canvas for your next project. With 150 feet of Highway frontage, 3 existing curb cuts and a dominant easement to Pensacola Road for red light access, this lot will offers a steady flow of traffic with easy accessibility. Burnsville is experiencing tremendous growth, making it an attractive hub for businesses seeking a strategic location. Only 40 minutes to Asheville and 20 Minutes to Spruce Pine Triple Net Ground lease option also offered on this property.

## About Burnsville

Nestled in the heart of the Blue Ridge Mountains, Burnsville, NC, is rapidly emerging as a vibrant hub for business and entrepreneurship. What was once a quaint town known for its natural beauty and small-town charm is now experiencing a surge in economic development, fueled by a diverse range of industries and a supportive community.

One of the key drivers of Burnsville's growth is its strategic location. Situated within close proximity to major metropolitan areas like Asheville and Charlotte, yet offering a serene escape from the hustle and bustle of city life, Burnsville attracts both residents and visitors alike. This unique blend of accessibility and tranquility has paved the way for new business opportunities to flourish.

The town's commitment to fostering a business-friendly environment has also played a pivotal role in its development. Local government initiatives, such as streamlined permitting processes and economic incentives, have encouraged entrepreneurs to set up shop in Burnsville. Additionally, the presence of collaborative spaces and networking events has facilitated connections within the business community, fostering innovation and collaboration.

In recent years, Burnsville has seen significant growth across various sectors, including tourism, hospitality, outdoor recreation, and the arts. From boutique shops and galleries to outdoor adventure companies and farm-to-table restaurants, the town boasts a diverse array of businesses that cater to both residents and visitors alike.

Looking ahead, Burnsville shows no signs of slowing down. With ongoing investments in infrastructure, education, and workforce development, the town is poised for continued growth and prosperity. As more entrepreneurs recognize the untapped potential of this picturesque mountain town, Burnsville is well on its way to becoming a thriving business destination with promising opportunities for years to come.

3

4

