

Former Wheels and Deals

4702 NC 80 , Burnsville NC 28714

OFFERING MEMORANDUM

Rare Commercial Development Site near Mt. Mitchell

Prepared By:

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 TESSIER

PROPERTY BROKERAGE & MANAGEMENT

Former Wheels and Deals

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82 Patton Ave., Ste. 700, Asheville, NC 28801

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FORMER WHEELS AND DEALS

01 Executive Summary

Investment Summary

Location Summary

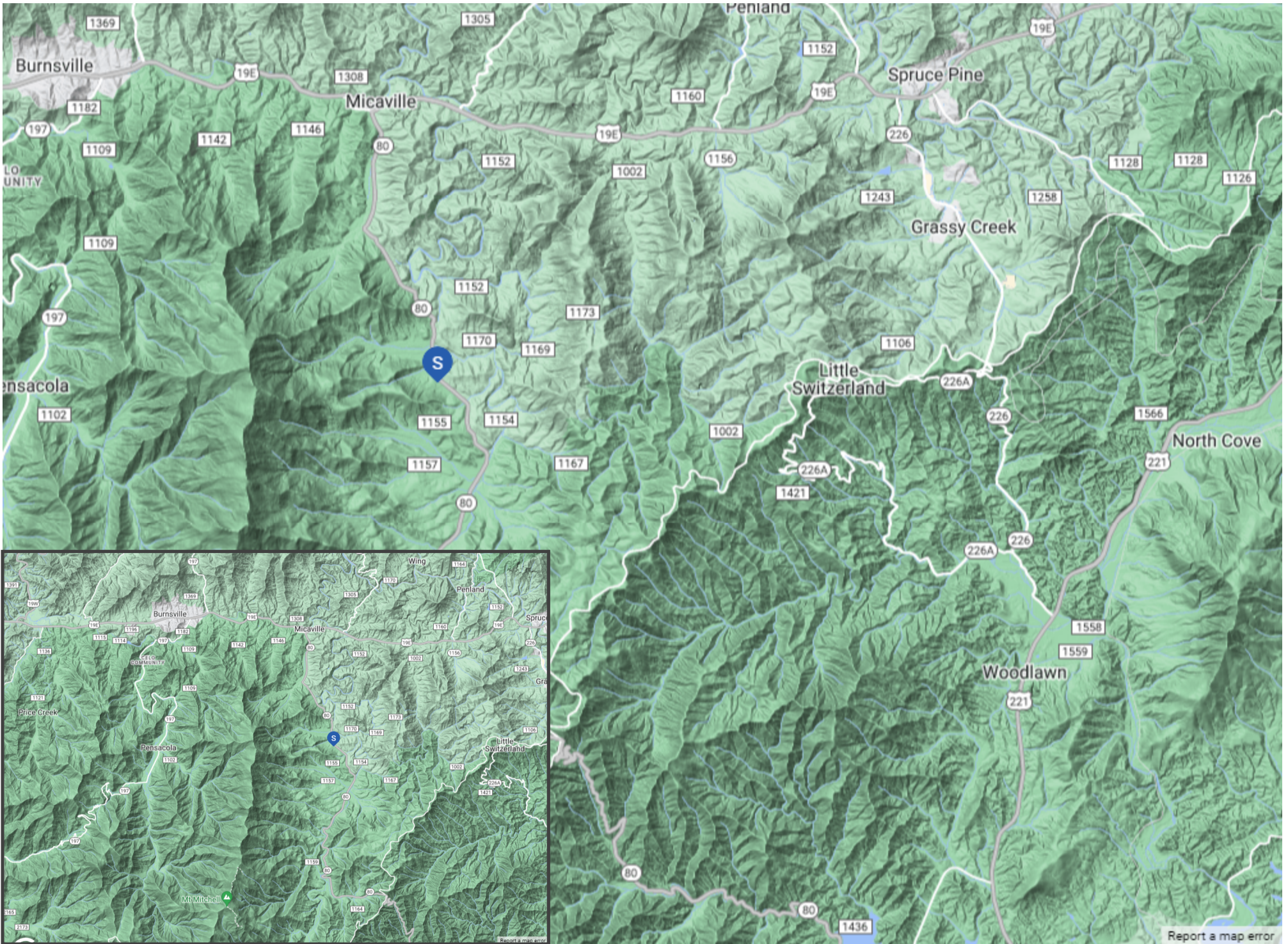
01

OFFERING SUMMARY

ADDRESS	4702 NC 80 Burnsville NC 28714
COUNTY	Yancey
MARKET	Burnsville
SUBMARKET	Micaville
PRICE	\$300,000
LAND ACRES	2.0
ZONING TYPE	Open Use
# OF PARCELS	1
APN	075701294100000

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	449	1,671	5,364
2023 Median HH Income	\$48,550	\$52,750	\$50,605
2023 Average HH Income	\$66,510	\$73,457	\$69,880



PROPERTY FEATURES

LAND ACRES	2.0
# OF PARCELS	1
ZONING TYPE	Open Use
TOPOGRAPHY	Level
TRAFFIC COUNTS	2850





FORMER WHEELS AND DEALS

03 Company Profile

Company Bio

Advisor Profile

03

TESSIER ASSOCIATES

Although Tessier was created in 1985 as a development services company to plan, develop, lease, sell and manage commercial investments, our vision for the future is as fresh as ever. We are a multi-faceted, experienced team of real estate professionals. We embrace the team concept of providing a high level of service to our clients.

Unlike many other firms, we can navigate you through whatever real estate transaction or situation you come across.

Our mission at Tessier is to build a long-term relationship with you as we help to professionally guide you through your real estate needs with a high level of client care.

At Tessier, we value relationships. We are all in this together, so we strive to build relationships with our clients, customers, tenants, and vendors with integrity and fairness. We treat all with respect, dignity, and honor. We do not exaggerate or stretch the truth. We give our honest opinions and advice. We always strive for excellence in every way and continually improve our processes and services.

Tessier built a strong base in property management and leasing. Today, the Tessier team manages or exclusively leases over 80 major office, commercial, retail, and multi-family residential properties.

As one of the top brokerage firms in Asheville, Tessier broadened its scope to also help clients build, buy, or lease properties in suburban and other properties throughout Western North Carolina and neighboring states.

Today, the company is represented by a strong group of professionals who combine their talents to make Tessier a leader in building relationships.



Bill Steigerwald
Advisor / Broker

Bill is a seasoned broker having sold multi-million dollar assets, negotiated several professional office leases, contracted a major sale-leaseback with Opportunity Zone benefits, and researched dozens of development land projects. His strengths are communication, negotiation, knowledge of essential service providers, and his proactive approach. His background includes business administration, marketing, and small business management.

Raised in North Carolina, schooled at UNC-Chapel Hill, he set out to see more of the world. He worked for Marriott Hotels in Washington, DC, New Orleans, and New Jersey, then became an entrepreneur in the event production field, creating major private and public events in Houston and winning international recognition. Ultimately he and his wife built a home and moved to their dream location, western NC.

Bill is an avid woodworker, cook, reader, hiker, and traveler, and enjoys kayaking and fishing.

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