





Mixed-Use Development & Investment Opportunity

 717 Bat Cave Road, Old Fort, NC 28762

±14 Acres | **\$1,200,000**



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 (828) 674-7640

 greybeardcommercial.com



717 Bat Cave Road presents a rare investment and development opportunity in the rapidly growing community of Old Fort. Encompassing approximately 14 acres, this strategically positioned property offers a compelling blend of immediate income potential and long-term development upside.

The front portion of the property along Bat Cave Road features level topography—ideal for commercial development—with exceptional visibility near Interstate 40. The site benefits from strong traffic exposure and proximity to established national retailers, including Taco Bell, McDonald's, and Dollar General, as well as fuel stations and other service-oriented businesses. Its location near the I-40 interchange positions the property for high-visibility retail, hospitality, or service commercial uses.

The rear acreage offers scenic mountain views and excellent potential for residential development. Three existing homes on the property are currently leased, providing immediate rental income. These structures may be maintained as income-producing assets, repositioned, or incorporated into a broader development plan.





Old Fort is experiencing meaningful growth and revitalization driven by:

- Increased tourism and outdoor recreation activity along the Catawba River and Pisgah National Forest
- Expansion of mountain biking and trail systems, attracting regional and national visitors
- Downtown revitalization initiatives and infrastructure improvements
- Continued residential migration to Western North Carolina
- Strategic access to I-40, providing connectivity between Asheville, Marion, and the greater WNC region

With expanding commercial activity, residential demand, and tourism-driven economic growth, Old Fort is emerging as a prime location for forward-thinking investors and developers.

Contact Information

 717 Bat Cave Road, Old Fort, NC 28762

Grey Beard COMMERCIAL



Bill Roberts | Commercial Broker

Cell: 828-674-7640

Email: bill@greybeardrealty.com