

# 16775 ROSMAN HIGHWAY

LAKE TOXAWAY, NORTH CAROLINA

AVAILABLE RETAIL FOR LEASE



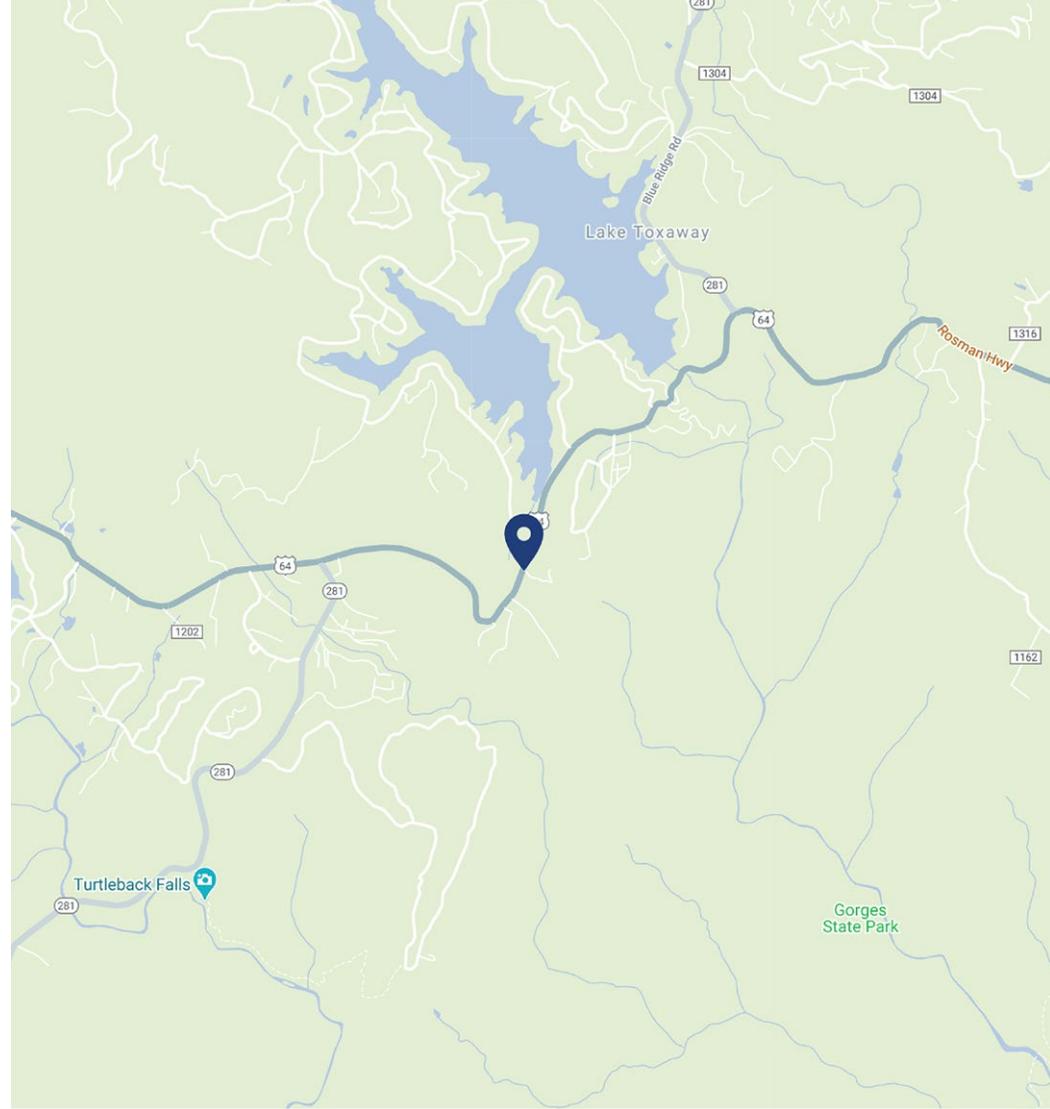
## PROPERTY OVERVIEW

# 16775 ROSMAN HWY FOR LEASE

Retail for lease available along Highway 64 and in close proximity to Highway 281. The property is positioned next to Lake Toxaway Medical Center and frontage bordering Gorges State Park. The proposal of a trail head into Gorges State Park from a neighboring property is currently in review, it will improve visibility of the park from Hwy 64 and the Lake Toxaway community.

## PROPERTY DETAILS

<b>Address</b>	16775 Rosman Highway   Lake Toxaway, NC
<b>Acreage</b>	4 Retail Buildings on 10.15 Acres
<b>Parking</b>	On-site parking
<b>Access</b>	Excellent access, right on Hwy 64
<b>Frontage</b>	325 FT of Hwy 64 frontage bordering Gorges State Park
<b>Sale Price</b>	\$825,000



# PROPERTY PHOTOS

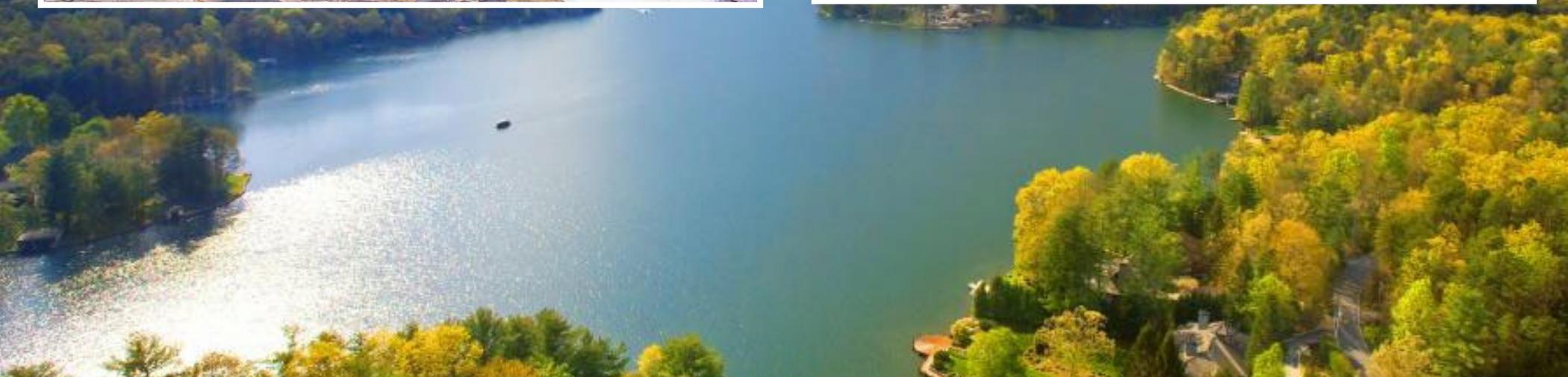




# LAKE TOXAWAY NORTH CAROLINA

The largest private lake in North Carolina has 14 miles of shoreline at 3,010 feet elevation. Stream-fed waters from high in the Nantahala and Pisgah National Forests makes it one of the cleanest lakes you'll find. It's located between Brevard and Cashiers on US Highway 64. Explore the lake by kayak, canoe, paddleboard or the evening cruise on Miss Lucy. Since the turn of the century, people have been drawn to Lake Toxaway including the Fords, Edisons, and Rockefellers.

Lake Toxaway is in the "Land of the Waterfalls," where many hiking trails and gorgeous cascades, including at nearby Panthertown Valley, Gorges State Park and Toxaway Falls are located. Explore quaint downtown Brevard with galleries, local shops, great restaurants and local brews.

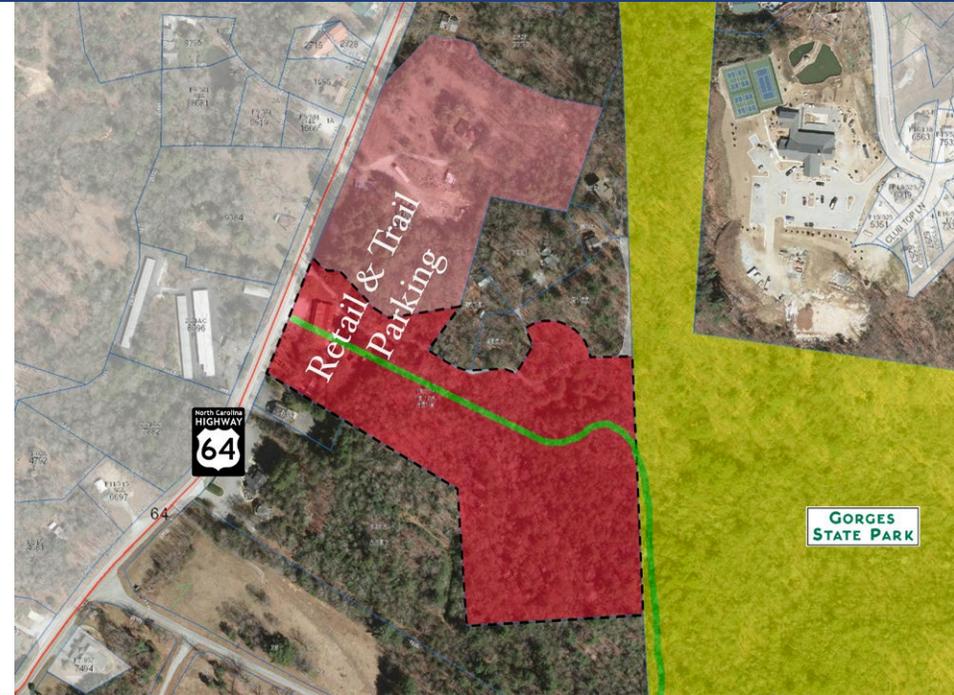


# GORGES STATE PARK - TRAIL HEAD PROPOSAL

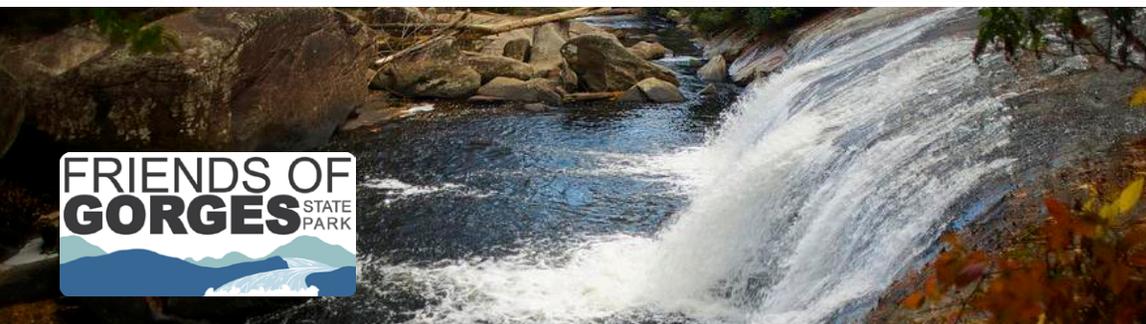
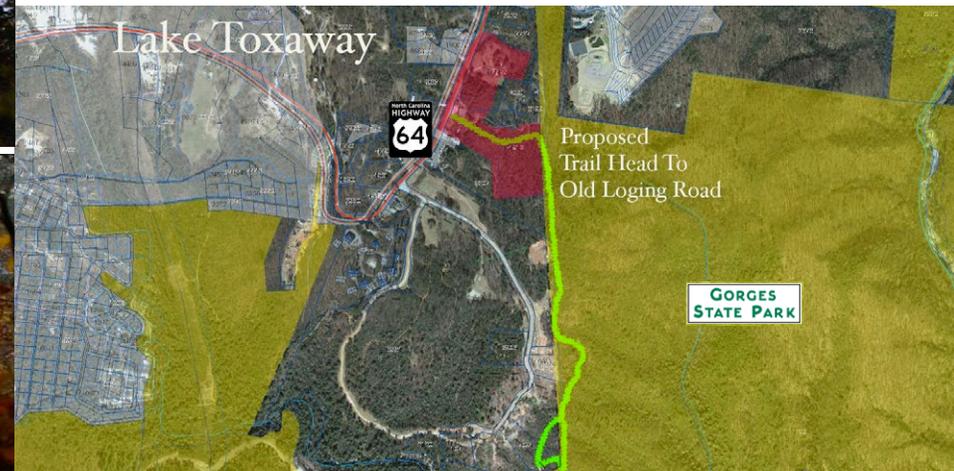
Ross Hyett and John Nichols are proposing the creation of a trail head into Gorges State Park from their neighboring property on the highly visible and well traveled Highway 64. This opportunity will help improve visibility to Gorges State Park from Highway 64 within the Lake Toxaway Community.

The trail head would create a public/private partnership to help revitalize the Lake Toxaway Commercial Business District. This proposed trail will not only increase mountain biking trails and traffic within Gorges State Park, but potentially allow for greater commerce development along Highway 64 directly benefitting the neighboring communities of Sapphire Valley and Lake Toxaway. Creating this trail head and the opportunities it provides would only help to strengthen and solidify relationships with groups such as IMBA (International Bike Association), SORBA (Southern Off-Road Bicycle Association) and the FOG (Friends of Gorges) to name a few.

There is a need for mountain biking resources in NC and more specifically in this area. This partnership will not only quench the thirst of mountain bike enthusiasts, but bring year round commerce and job opportunities to a rural area where that need is equally as great. The Gorges trail head being proposed will serve as anchor to the growth of subsidiary businesses (bicycle shops, outdoor outfitters, family friendly eateries, etc). Gorges will be endorsed as the premier outdoor haven to visitors, travelers and residents alike.



The proposed properties highlighted in red total 16 acres of unrestricted commercial property between Highway 64 and the existing logging road/potential trail into Gorges State Park.





## CONTACT

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