

Offering Memorandum

3100 Nc Highway 226 Highway S

Marion, NC 28752



For Sale

Investment Sale

24,800 SF | \$1,950,000

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Table of Contents

4 Section 1
Property Information

8 Section 2
Location Information

12 Section 3
Demographics

15 Section 4
About The Company

Section 1

PROPERTY INFORMATION



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APPROXIMATE OUTLINE (3.05 ACRES)

Property Overview

Attention investors! This industrial two-tenant property, anchored by a credit tenant, offers reliable cash flow and a proven income stream. Located at Exit 86 on I-40; 24,800 sq. ft. flex space on 2.94 acres; 710 feet of road frontage along Highway 226 and direct access via traffic signal at Scott Drive and Fairview Road; 2,000 sf of office; dock and drive-in door access; 6 roll-up doors; 16ft ceilings in central areas; New TPO roof; city water and sewer; 480 volt, 3-phase, 200 amp service. Exceptional property for investors looking for stable passive income.

Location Overview

Located in a high-traffic area with 32,000 vehicles passing daily on I-40, this property is surrounded by national credit tenants, McDowell Tech, and major employers like Baxter and Smurfit Westrock.

SALE PRICE: **\$1,950,000**

LOT SIZE: **2.94 Acres**

BUILDING SIZE: **24,800 SF**

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Key Features

Size & Layout:

- Total building area: 24,800 sq. ft.
- Situated on 2.94 acres with 710 ft of road frontage on Highway 226.
- Accessible via a stoplight at Scott Drive and Fairview Road.
- Dock and drive-in-level access with six roll-up doors for efficient operations.

Infrastructure & Utilities:

- City water and sewer services provided by the City of Marion, supplemented by a fresh water well on site.
- 480 Volt, 3-phase, 200-amp electrical service (Duke Energy).
- Four heat pumps for climate control.
- Recently installed energy-efficient LED lighting.
- New TPO roof (2023/24) with a 20-year warranty.

Key Features

Functional Design:

- 16 ft ceiling height in central areas, ideal for various industrial, warehouse, or commercial uses.
- Durable dock-high and ground-level access points for ease of loading and unloading.

Office Space & Amenities:

- Recently upgraded 2,000 sq. ft. office area with modern finishes.
- Seven ADA-compliant restrooms to accommodate tenants or workforce needs.

Strategic Location & Accessibility

Situated in a high-traffic corridor with 32,000 vehicles per day on I-40. Adjacent to national credit tenants, McDowell Tech, and significant regional employers such as Baxter and Smurfit Westrock, adding value to the surrounding area and creating consistent traffic.

Offering Summary

This investment opportunity combines prime location, superior infrastructure, and modern amenities, making it an exceptional choice for investors looking for stable passive income.

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Section 2

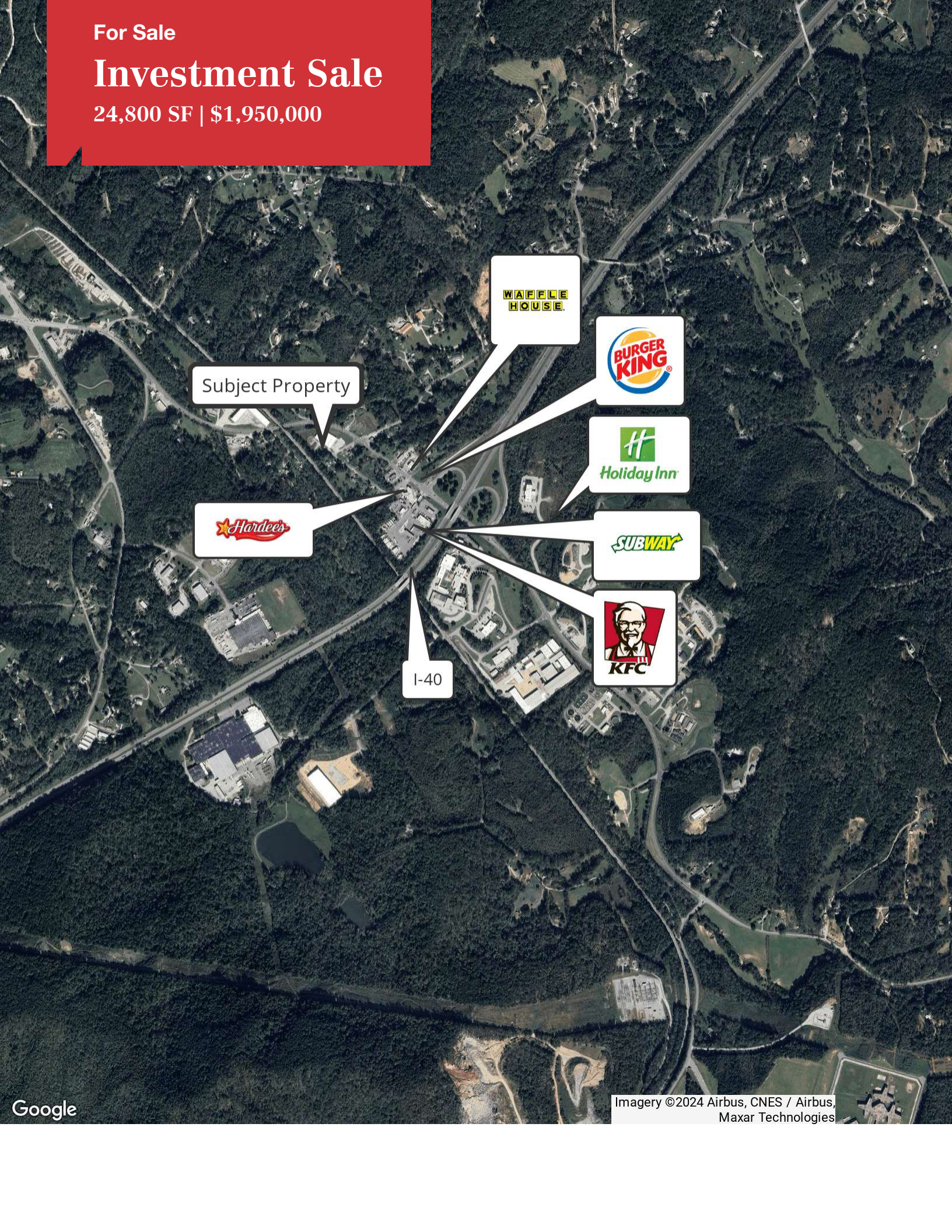
LOCATION INFORMATION



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Subject Property

Waffle House



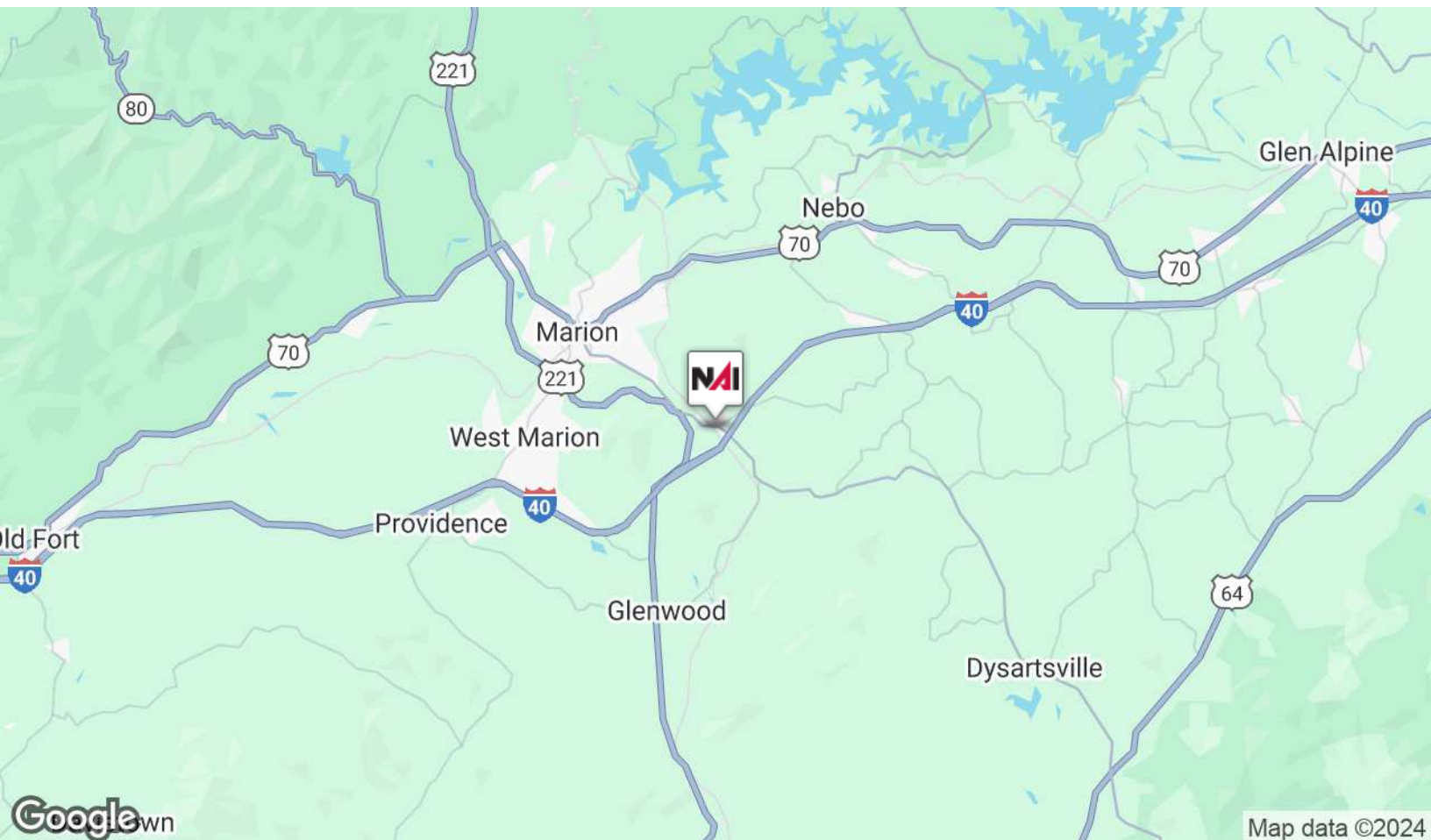
I-40



For Sale

Investment Sale

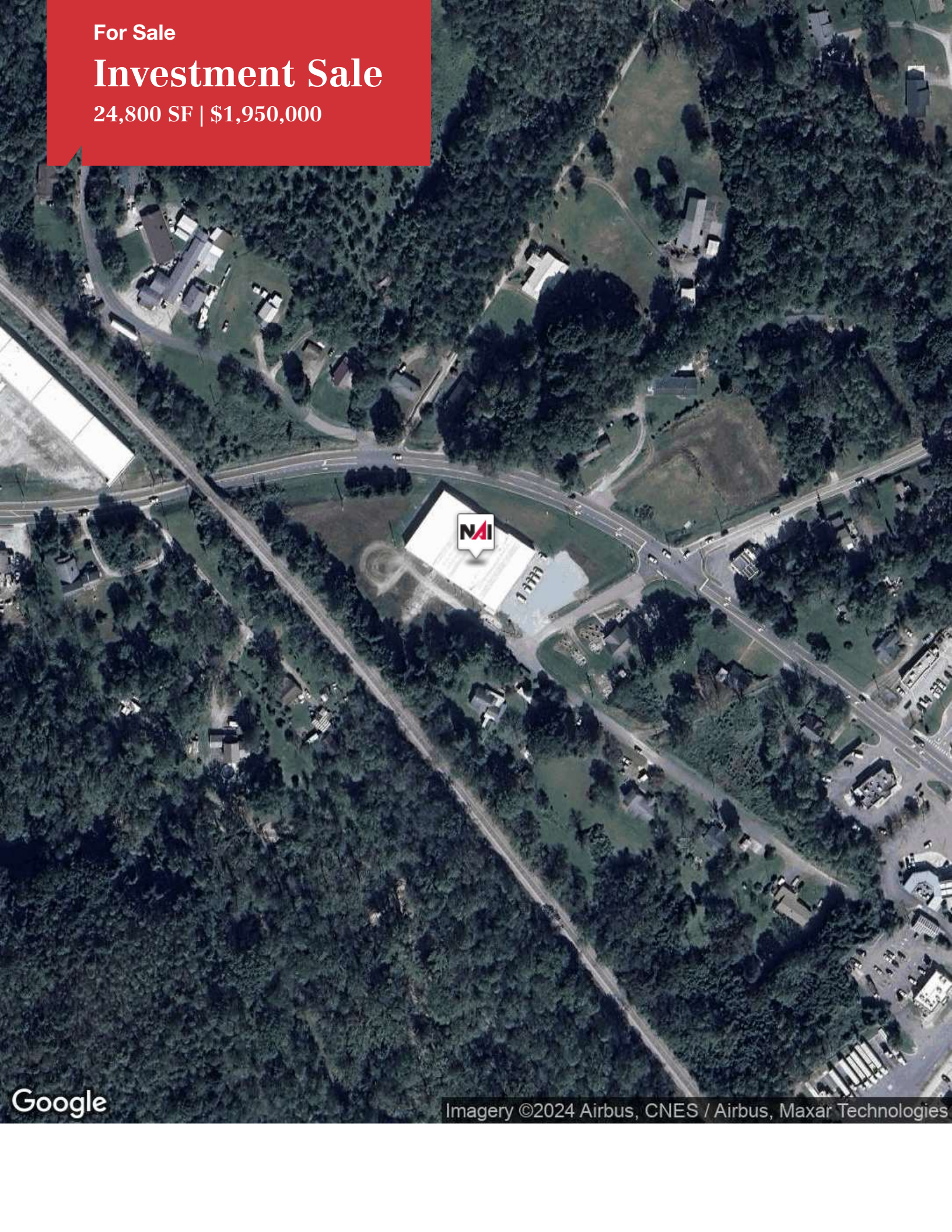
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Section 3

DEMOGRAPHICS



For Sale

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Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	84	265	669
MEDIAN AGE	42	42	42
MEDIAN AGE (MALE)	41	41	40
MEDIAN AGE (FEMALE)	44	44	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	35	109	262
# OF PERSONS PER HH	2.4	2.4	2.6
AVERAGE HH INCOME	\$73,137	\$75,132	\$77,809
AVERAGE HOUSE VALUE	\$328,946	\$325,427	\$303,620

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	87.3%	86.8%	84.1%
% BLACK	2.6%	3.6%	7.3%
% ASIAN	1.3%	0.8%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.4%	0.3%
% OTHER	8.8%	8.4%	7.6%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	9.5%	9.8%	8.8%

* Demographic data derived from 2020 ACS - US Census

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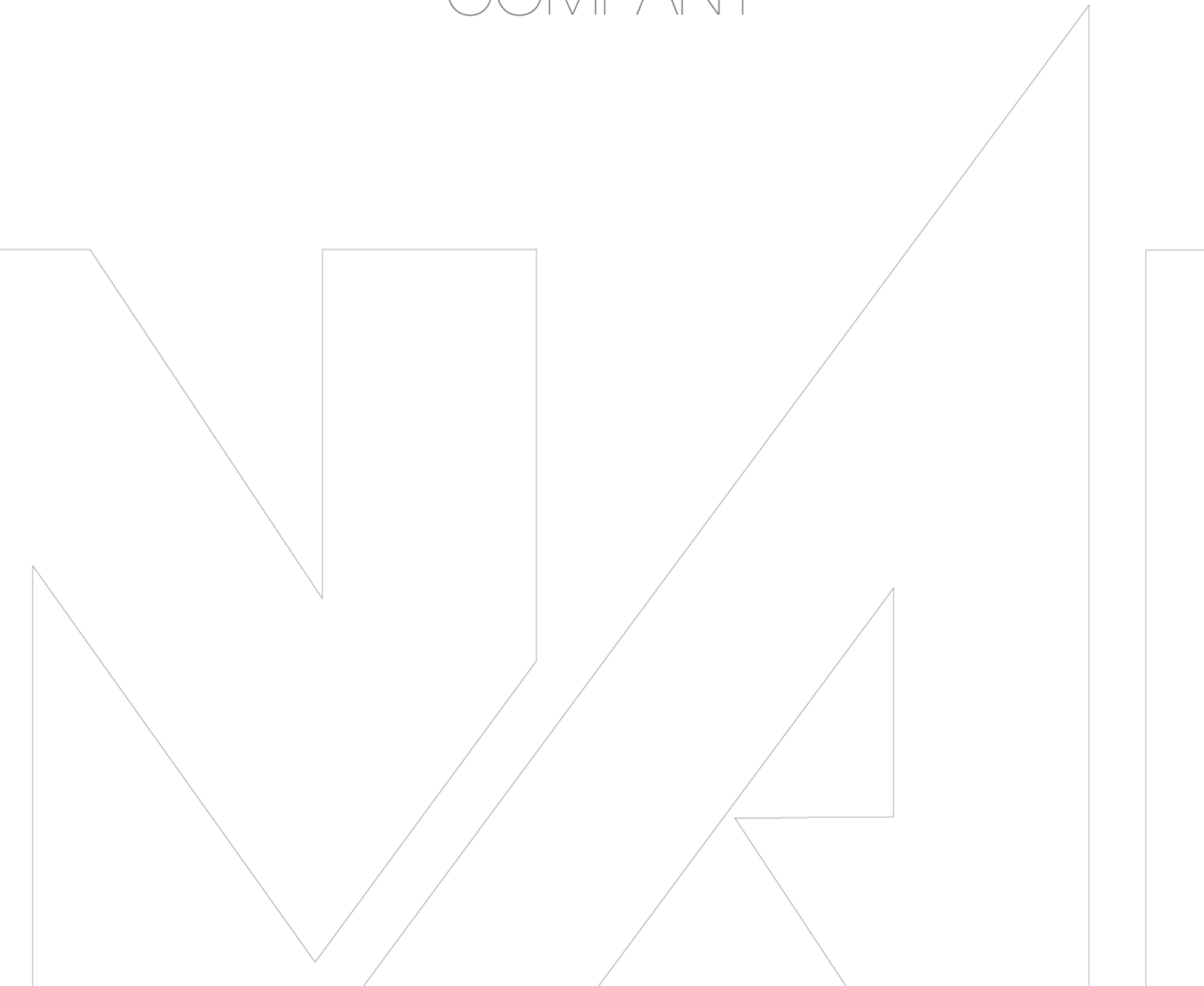
Total Households	35	109	262
Total Persons Per Hh	2.4	2.4	2.6
Average Hh Income	\$73,137	\$75,132	\$77,809
Average House Value	\$328,946	\$325,427	\$303,620

Total Population	84	265	669
Median Age	42	42	42
Median Age (Male)	41	41	40
Median Age (Female)	44	44	44

** Demographic data derived from 2020 ACS - US Census*

Section 4

ABOUT THE COMPANY



Meet Your Team



Karl Nelson, CCIM

Commercial Broker

828.713.0927 tel
knelson@naibeveryly-hanks.com

Memberships & Affiliations

CCIM
NAR
ICSC

Education

NC State University - Bachelor of Science
East Carolina University - Master's in Physical Therapy

Professional Background

Prior to moving to the mountains of Western North Carolina, I earned a master's degree in physical therapy. It was that career path that led me to practice as a physical therapist at Carepartners/Mission for 16 years. It also allowed me to work part-time; so I began investing in residential single-family and multi-family real estate in 2004. Since that time, I have been involved in solo and joint commercial and residential ventures and was fortunate enough to have the opportunity to earn the prestigious CCIM designation through the CCIM Institute. I have found that I have a passion for creative problem solving in deal negotiations, and also specialize in cash flow analysis for income producing properties.

My background as an investor since 2004 and involvement in a variety of deals has given me a clear understanding of the investor mindset. What's more, I like to foster a "win-win" spirit of investing that allows for smooth transitions in both simple and complicated transactions. Please call, email, or text and let me know how I can help you with your commercial asset, and/or assist you in meeting your commercial real estate investing goals.

I grew up on the South Carolina coast, but had the opportunity to work in New York City, Montana, Colorado, and Germany during my career as a physical therapist. As much as I miss the coast, my time in Boulder, Colorado gave me a love of the mountains. That's why I've called Asheville home for 17 years.

Meet Your Team



Mark Morris, CCIM

Commercial Broker

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markmorris@naibevery-hanks.com

Memberships & Affiliations

His wheelhouse of experience includes all aspects of banking, real estate and finance including:

Banking operations (internal auditor, operations and merger audits, retail & corporate credit review – 7 years)

Real estate appraising (sole proprietor – maintained a staff of 10 appraisers performing valuation services for banks, federal & state agencies, utility and highway condemnations, foreclosures, expert witness testimony, value impact studies, highest & best use & feasibility analysis, rezoning & variance testimony, investor decision making, etc. – 33 years)

Brokerage (commercial & residential, all types – 35+ years concurrent with appraising)

Finance (capital advisor and Sr. VP for a regional, east coast investment firm arranging private equity placements, bond and tax credit financing, structured financing for institutional, corporate & high wealth individuals, etc. - 9 years concurrent with appraising and brokerage)

NAI Beverly Hanks (commercial group, private investment & emerging markets – 2 years, most recently)

Education, Certifications & WNC (NCAB past appraisal instructor, BSBA Finance major with honors, NC Certified General appraiser, Appraisal Institute, Equalization & Tax Appeal Board, 8+ years, current chair)

Professional Background

Mark's career in real estate spans 35+ years starting as an internal auditor for a national bank to most recently, capital advisor and full-service commercial brokerage. Mark's greatest assets include the people he knows and team-building relationships established over the years. His realm of experience is broad based and while he cannot guarantee that every transaction will be successful, he does guarantee hard work and proven ethics. Mark enjoys salt water sport fishing, trout fishing, and the wide open outdoors.