



OFFERING MEMORANDUM

50 Unit Entitled Townhouse Development Site

IMPACT
REAL ESTATE GROUP

SIGNAL HILL TOWN HOMES SITE

HENDERSONVILLE, NC 28792

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SIGNAL HILL TOWN HOMES SITE
HENDERSONVILLE, NC 28792

EXCLUSIVELY MARKETED BY:

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PROPERTY DETAILS

\$2,250,000

PRICE

\$45,000

PRICE PER UNIT

13.73

LAND SIZE

9579065791 | 9579068507 | 9579068308

9579068117 | 9579067975 | 9579076259

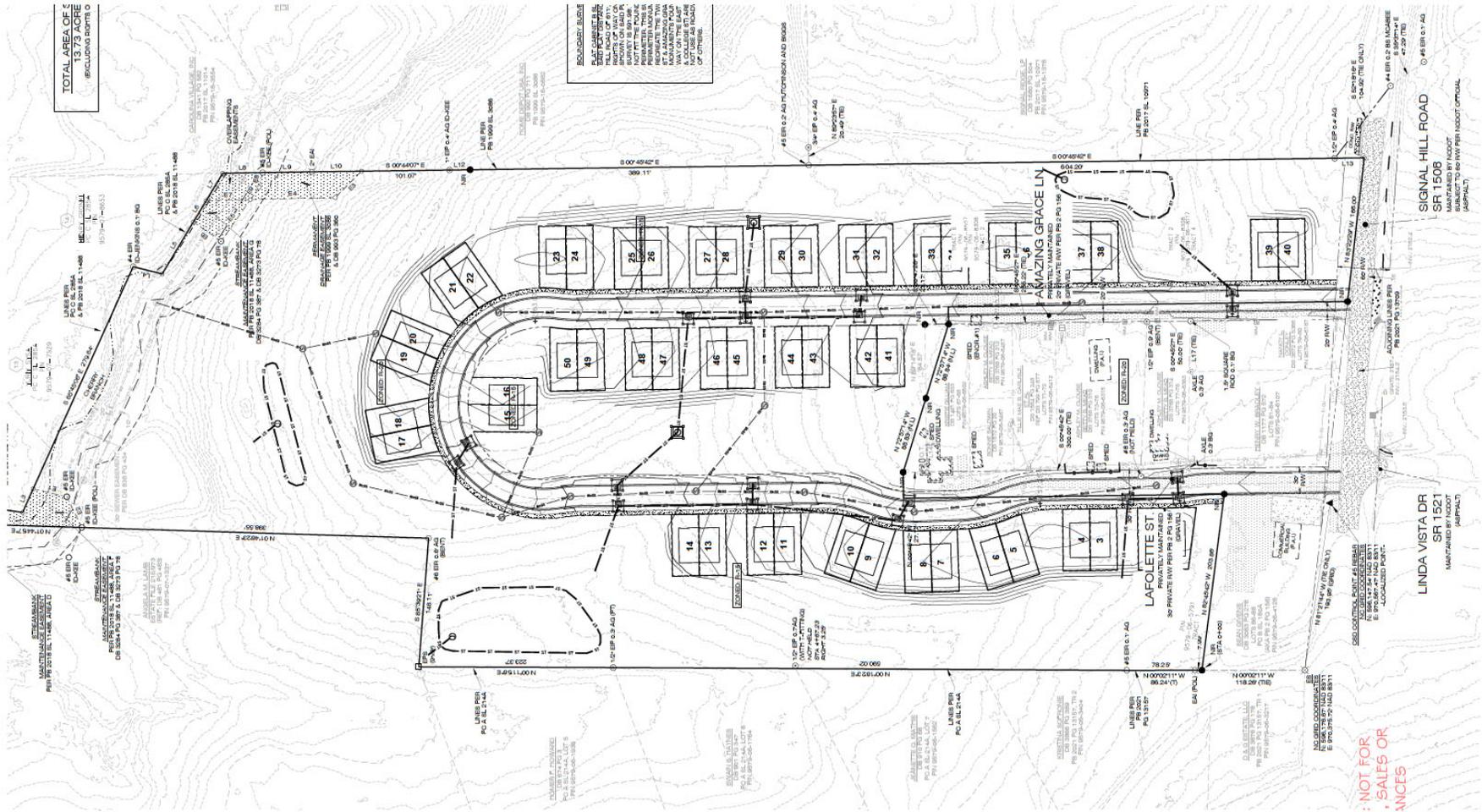
PIN #S

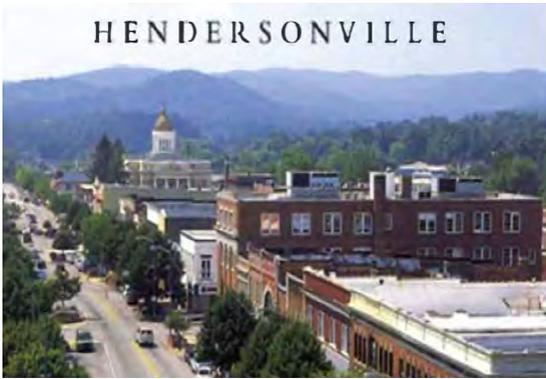
PROPERTY HIGHLIGHTS

- Entitled And Nearly Permitted For 50 Duplex Units
- 13.73 Acres | Multiple Parcels
- Located Within A Growing Area Of Hendersonville, NC
- All Utilities Available At Site
- Mostly Level Topography
- Close To US-64 Retail Shopping Corridor
- 2 Miles To Downtown Hendersonville

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HENDERSONVILLE MARKET

Hendersonville, North Carolina is the perfect mountain getaway that offers the ideal combination of good food, great views, beautiful wineries, and a wide range of activities for all ages.

Hendersonville is located in the Western North Carolina Mountains between the Blue Ridge Mountains and the Great Smoky Mountains, 22 miles south of Asheville and 15 miles north of the North Carolina-South Carolina border on a plateau 2,200 feet above sea level.



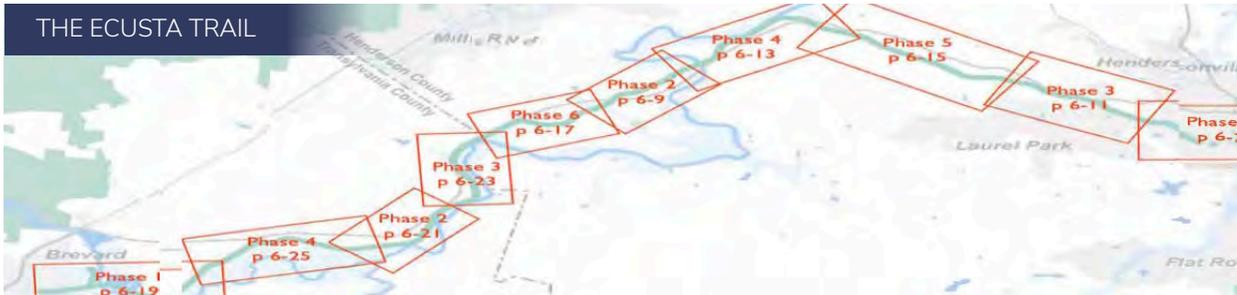
Downtown Hendersonville is the heart of an economically and culturally vibrant mountain community. A walk down its picturesque Main Street or an excursion along Seventh Avenue any day of the year reveals a place bustling with activity. The historic district is home to an impressive array of destinations for residents and visitors alike. Looking for something to eat? Downtown Hendersonville is home to over 20 funky-to-formal restaurants. Shopping more your speed, how about a mix of 70 plus specialty shops, including long-time favorite Mast General Store? Want to listen to some music or catch a show? Enjoy one of the growing number of vibrant entertainment venues including five local microbreweries and the nearby Flat Rock Playhouse.



NOTABLE AREA PROJECTS

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THE ECUSTA TRAIL



The Ecusta Trail, when complete, will be a 19.4 mile, multi-use greenway along an unused railway corridor ('rail-trail') connecting Hendersonville and Brevard. Ecusta Rails2Trails, LLC (a subsidiary of Conserving Carolina) then purchased the railbanked corridor with grant awards from NC DOT, the Henderson County Tourism Authority and the Transylvania County Tourism Authority.

BLUE RIDGE COMMERCE CENTER



The Blue Ridge Commerce Center includes 4 buildings and 654,216 square feet of Class A industrial/warehouse development on 65 acres.

THE CEDARS



A five-story hotel and condominium project which is currently under construction in downtown Hendersonville on a 2.3 acre site. The entire project encompasses 198,980 square feet of conditioned space. There will be 128 hotel rooms, 11 of which are inside the Cedars building, according to the site plans, as well as an additional 72 condos.

CANTRELL HILLS



Currently under construction 340 unit D.R. Horton community located at Cantrell Way in Hendersonville. Pre-sales started in the summer of 2022.



	1 MILE	3 MILE	5 MILE
Population			
2029 Projection	4,774	34,857	65,894
2024 Estimate	4,541	33,261	62,982
2020 Census	4,297	32,074	61,311
Growth 2024 - 2029	5.13%	4.80%	4.62%
Growth 2020 - 2024	5.68%	3.70%	2.73%



	1 MILE	3 MILE	5 MILE
Households			
2029 Projection	2,212	15,604	28,638
2024 Estimate	2,100	14,874	27,344
2020 Census	1,975	14,314	26,571
Growth 2024 - 2029	5.33%	4.91%	4.73%
Growth 2020 - 2024	6.33%	3.91%	2.91%



	1 MILE		3 MILE		5 MILE	
2024 Households by HH Income						
<\$25,000	505	31.86%	3,045	20.47%	5,089	18.61%
\$25,000- \$50,000	554	24.71%	4,097	27.54%	7,139	26.11%
\$50,000 - \$75,000	486	19.95%	2,949	19.83%	5,254	19.21%
\$75,000 - \$100,000	153	10.76%	1,924	12.93%	3,283	12.01%
\$100,000 - \$125,000	110	4.54%	1,054	7.09%	2,211	8.09%
\$125,000- \$150,000	37	1.97%	550	3.70%	1,482	5.42%
\$150,000- \$200,000	180	4.17%	637	4.28%	1,435	5.25%
\$200,000+	75	2.05%	619	4.16%	1,452	5.31%
2024 Avg Household Income	\$67,228		\$69,871		\$76,549	

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