

Offering Memorandum

101 Fair Oaks Road

Arden, NC 28704



For Sale

Industrial Property

26,364 SF | \$2,990,000

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The information contained in this Investment Summary has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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Table of Contents

4 Section 1
Property Information

8 Section 2
Location Information

13 Section 3
Demographics

16 Section 4
Additional Information

Section 1

PROPERTY INFORMATION



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Property Overview

Opportunity for owner financing or lease/option!! 26,364 square foot light industrial property ideally located near major traffic routes.

This facility boasts 3-phase electrical service, approximately 2,600 square feet of office space with a luxurious reception area, and a vast 23,750-square-foot warehouse with ceiling heights ranging from 11.5 to 15.5 feet.

Additional features include 1 dock high and 3 drive-in/roll-up doors, 2 overhead cranes, fully conditioned throughout, 5 bathrooms, 2 breakrooms, 61 parking stalls, and a 16-camera security system. As an added bonus, there is an option to acquire a 1,250-square-foot, 3 bedroom, 2.5 bathroom single-family home with a full basement for an additional \$427,000.

SALE PRICE: **\$2,990,000**

LOT SIZE: **3.41 Acres**

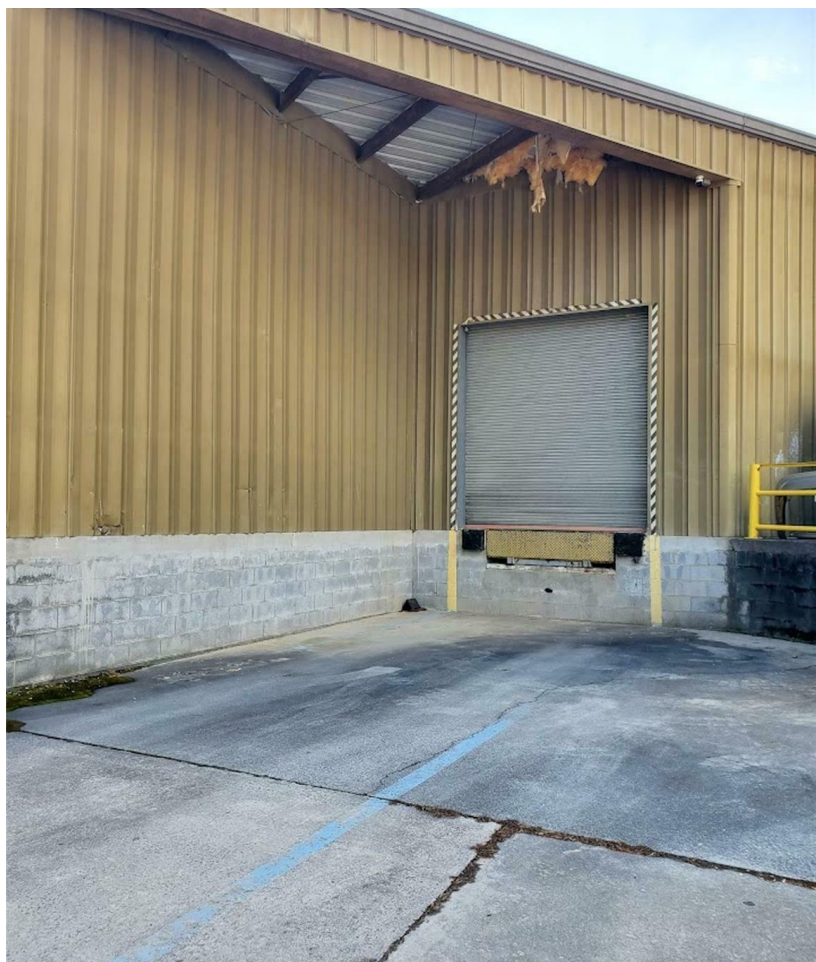
BUILDING SIZE: **26,364 SF**

YEAR BUILT: **1987**

For Sale

Industrial Property

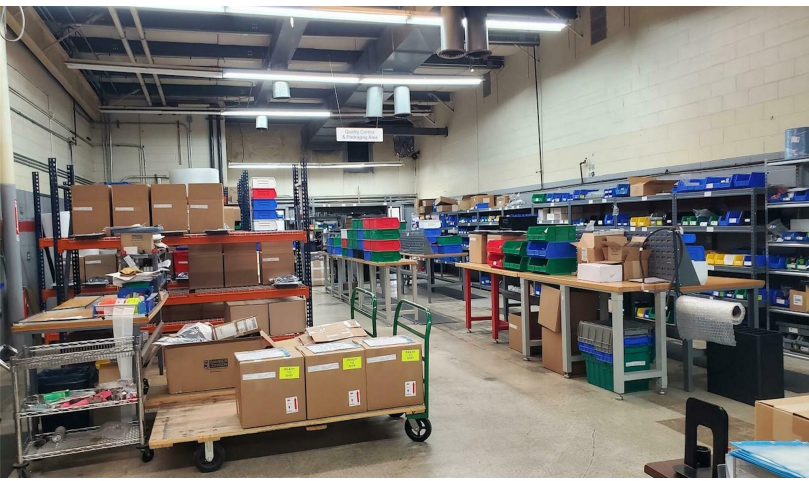
26,364 SF | \$2,990,000



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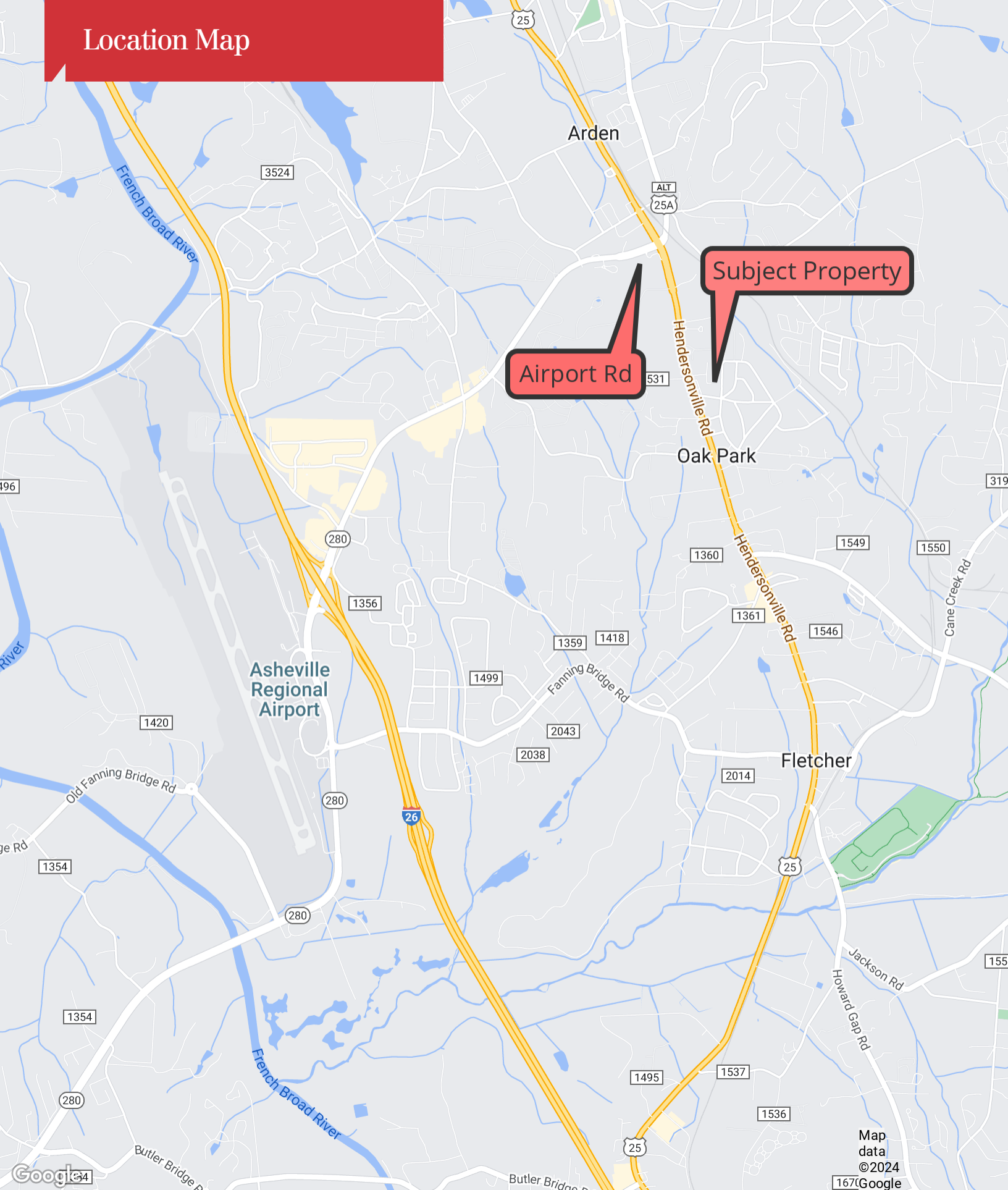


Section 2

LOCATION INFORMATION



Location Map



Airport Rd

Subject Property

Asheville Regional Airport

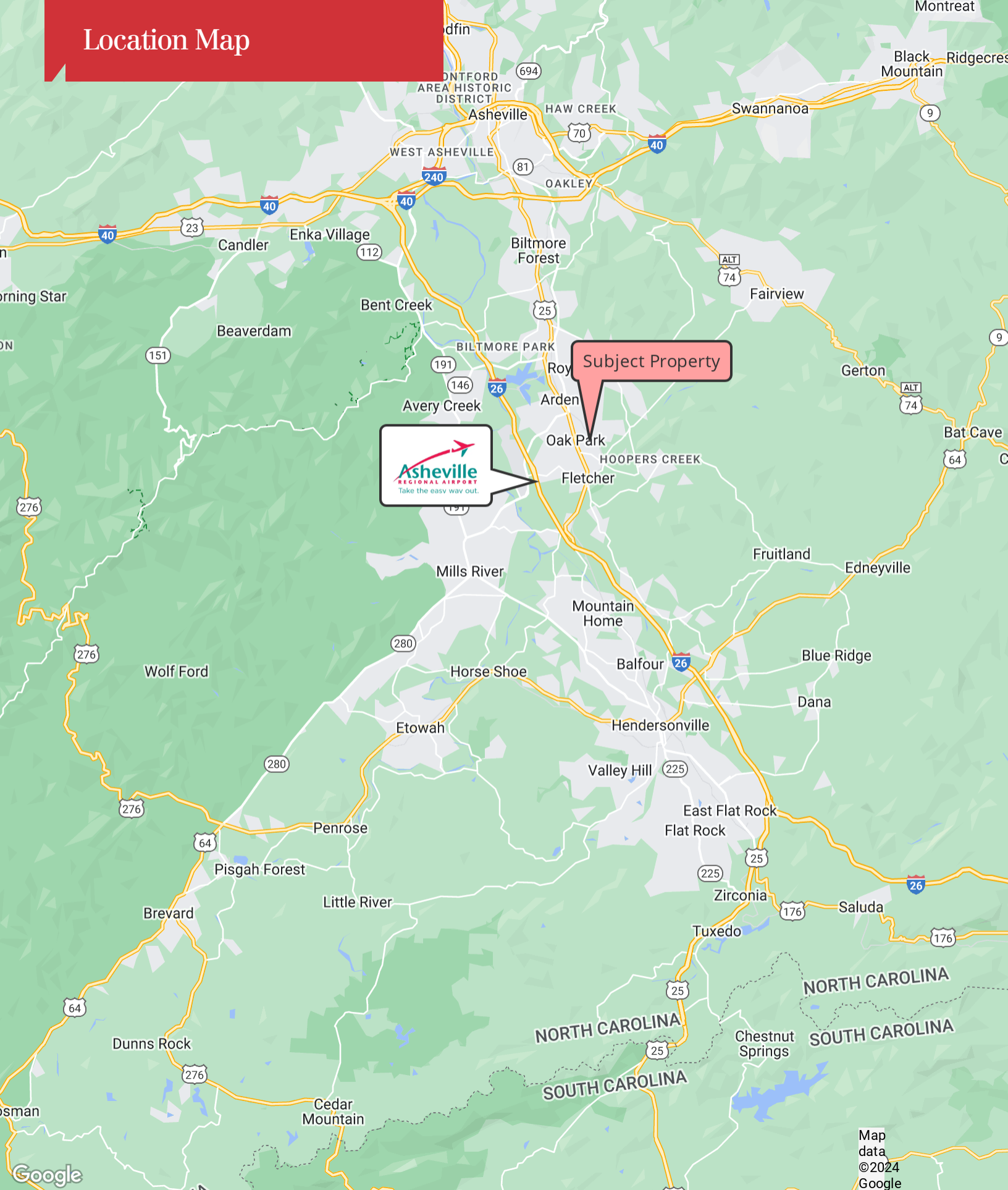
Arden

Oak Park

Fletcher

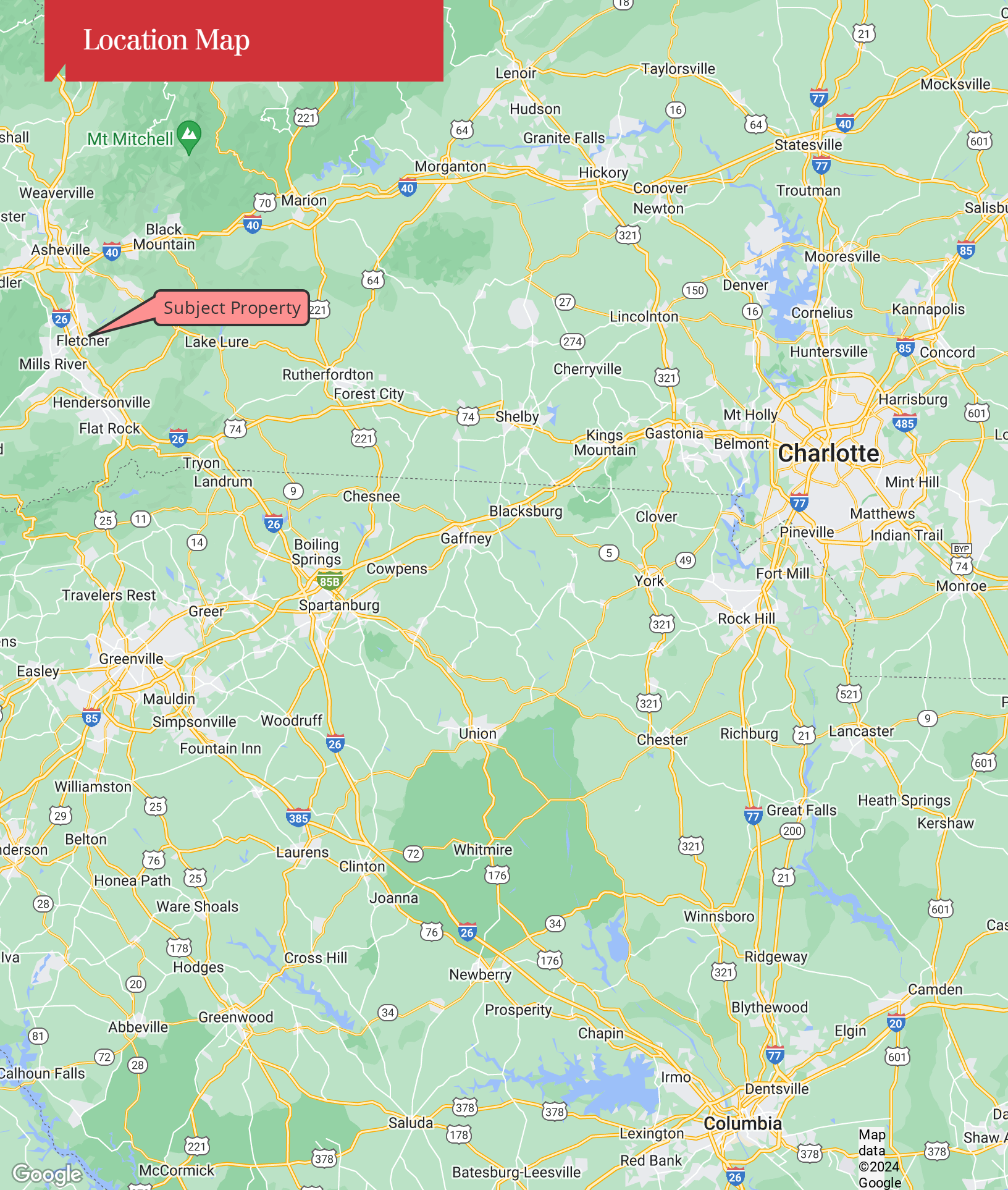
Map data ©2024 Google

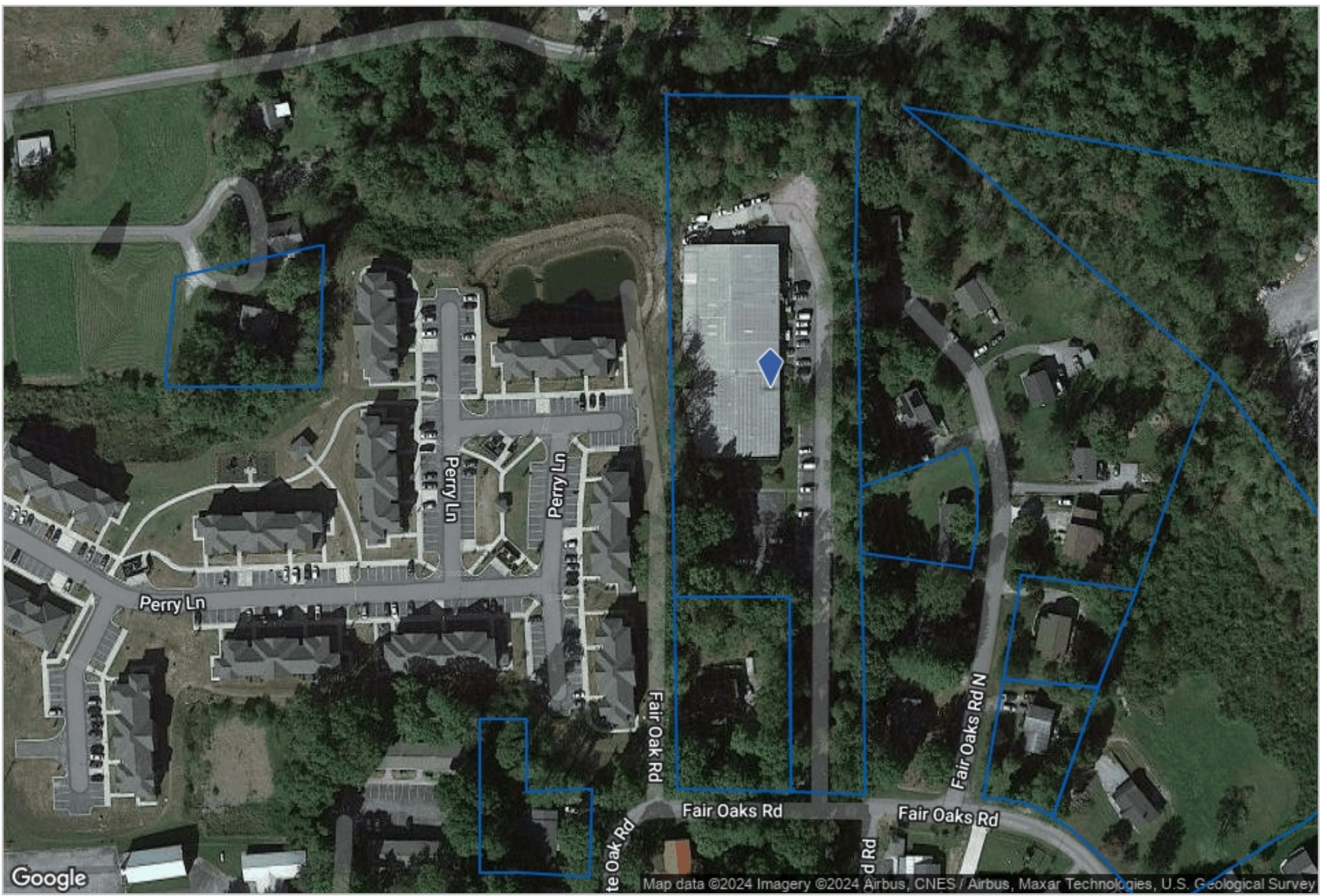
Location Map



Subject Property

Location Map



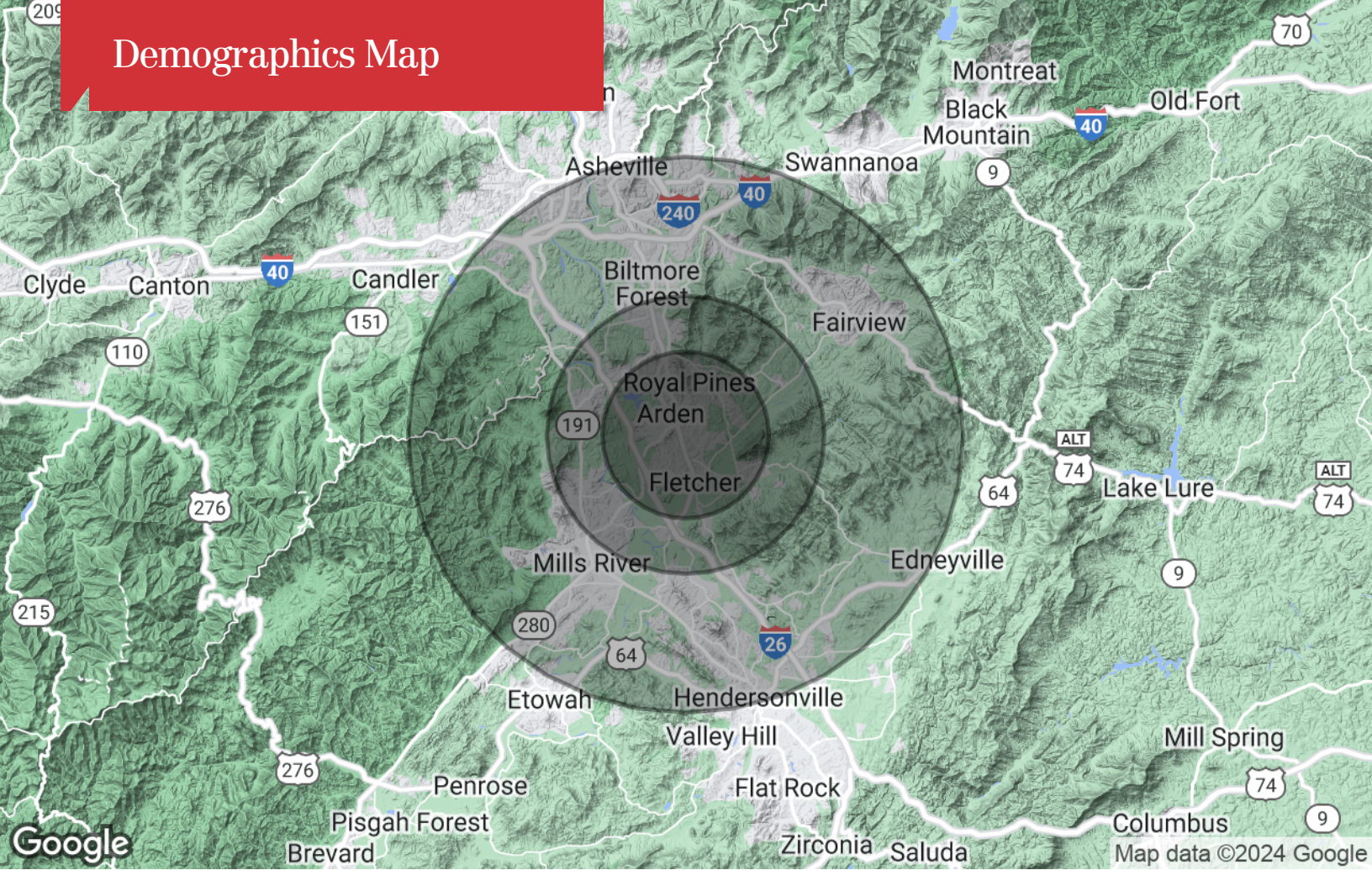


Section 3

DEMOGRAPHICS



Demographics Map



	3 Miles	5 Miles	10 Miles
Population			
TOTAL POPULATION	25,702	54,378	166,731
MEDIAN AGE	43.8	44.5	44.3
MEDIAN AGE (MALE)	42.8	43.2	42.5
MEDIAN AGE (FEMALE)	44.9	45.6	45.8
Households & Income			
TOTAL HOUSEHOLDS	12,522	26,334	82,380
# OF PERSONS PER HH	2.1	2.1	2.0
AVERAGE HH INCOME	\$66,725	\$74,151	\$69,156
AVERAGE HOUSE VALUE	\$244,255	\$299,706	\$272,846
Race			
% WHITE	87.7%	89.0%	88.9%
% BLACK	6.7%	6.3%	7.7%
% ASIAN	3.8%	3.6%	2.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.2%
% OTHER	1.5%	1.0%	1.2%
Ethnicity			
% HISPANIC	8.3%	6.4%	7.8%

* Demographic data derived from 2020 ACS - US Census

Demographics Report

Total Households	12,522	26,334	82,380
Total Persons Per Hh	2.1	2.1	2.0
Average Hh Income	\$66,725	\$74,151	\$69,156
Average House Value	\$244,255	\$299,706	\$272,846

Total Population	25,702	54,378	166,731
Median Age	43.8	44.5	44.3
Median Age (Male)	42.8	43.2	42.5
Median Age (Female)	44.9	45.6	45.8

* Demographic data derived from 2020 ACS - US Census

Section 4

ADDITIONAL
INFORMATION



I, ROBERT K. BRADY, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4272, PAGE 1769); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS
 _____ DAY OF OCTOBER, A.D. 2008.

ROBERT K. BRADY, JR., PLS-3959

REVIEW OFFICER
 STATE OF NORTH CAROLINA
 COUNTY OF BUNCOMBE

REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: _____
 REVIEW OFFICER'S SIGNATURE _____

STATE OF NORTH CAROLINA
 COUNTY OF BUNCOMBE

FILE FOR REGISTRATION ON THE _____ DAY OF _____, 2008, AT _____ AND RECORDED IN PLAT BOOK _____, PAGE _____.

BY: _____ REGISTER OF DEEDS
 BY: _____ DEPUTY

GENERAL NOTES:

- Property subject to all easements, rights-of-way and restrictions of record
- Lines not surveyed are shown as broken lines from information referenced on the face of this plat
- The area shown hereon was computed using the coordinate computation method
- Subject property is not located within a flood hazard area according to flood insurance rate map 370031, panel 460, suffix C dated May 6, 1996
- Location of utilities, whether public or private, is based upon field location of visible appurtenances
- All distances are horizontal ground measured in US Feet
- This plat has been prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted regarding correct ownership, width, and location of easements and other title questions revealed by the title examination.
- No geodetic monuments were found within 2000 feet of the subject property
- This map does not transfer to anyone other than the persons or business named in the title block and may not be used without written authorization from Blackrock Surveying and Land Design, P.C.
- R2 Building Setbacks per Buncombe County Zoning Ordinance: Front 10' from R/W line or 20' from the centerline, which ever is greater. Side 10'. Rear 20'. The subject property front setback is measured from the R/W line.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°47'15"W	90.00'
L2	N74°13'03"W	29.25'

Greene
 D.B. 673, Pg. 427
 PIN 965307584770

Youngblood
 D.B. 1863, Pg. 314
 PIN 965307594199

Youngblood
 D.B. 1946, Pg. 742
 PIN 965307599116

7
 Dakota Forest ,LLC
 D.B. 3500, Pg. 882
 P.B. 48, Pg. 44
 PIN 965307588977

Maldonado
 D.B. 4102, Pg. 1775
 P.B. 48, Pg. 44
 PIN 965307588826

8
 Maldonado
 D.B. 4102, Pg. 1775
 P.B. 48, Pg. 44
 PIN 965307588826

9
 McCracken
 D.B. 1563, Pg. 265
 P.B. 48, Pg. 44
 PIN 965307588680

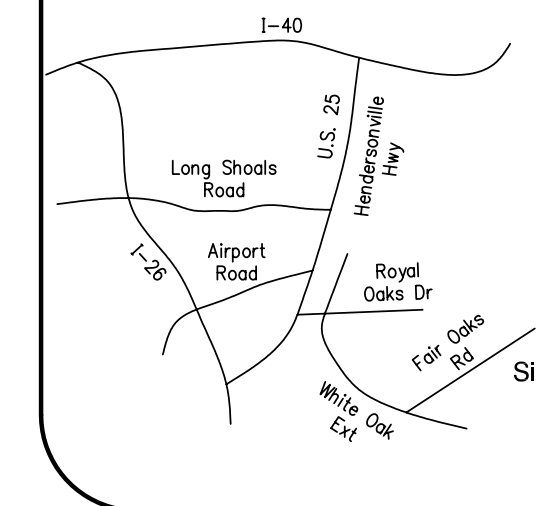
10
 Williams
 D.B. 3243, Pg. 841
 P.B. 48, Pg. 44
 PIN 965307588479

11
 Rodman
 D.B. 2028, Pg. 556
 P.B. 48, Pg. 44
 PIN 965307588356

Fair Oaks Road
 S.R. 3192
 40' R/W per P.B. 48, Pg. 44

BLACKROCK SURVEYING & LAND DESIGN, P.C.
 114 Executive Park
 Asheville, North Carolina 28801
 phone: 828-225-4341
 fax: 828-225-4342
 www.blackrocksurveying.com

BASIS OF BEARINGS:
 P.B. 55, Pg. 140



VICINITY MAP (N.T.S.)

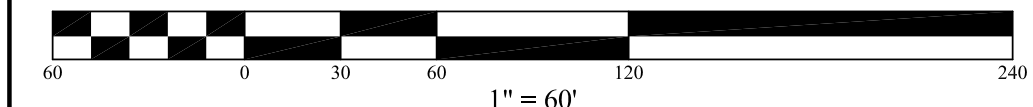
- Legend**
- RBF Rebar Found
 - IPF Iron Pipe Found
 - RBC Rebar and Cap
 - RBS Rebar and Cap Set
 - ECM Existing Concrete Monument
 - N.T.S. Not to Scale
 - D.B. Deed Book
 - Pg. Page
 - P.B. Plat Book
 - PIN Parcel Identification Number
 - R/W Right-of-Way
 - FH Fire Hydrant
 - W Water Meter
 - PP Power Pole
 - SG Sign
 - S.R. State Road
 - WS Water Spigot
 - T Transformer
 - E Electric Meter
 - CO Clean Out
 - A/C Air Conditioning Unit
 - S Sanitary Sewer Manhole
 - LP Light Pole
 - GV Gate Valve
 - G Gas Meter
 - CMP Corrugated Metal Pipe
 - O Bollard
 - X Calculated Point

Preliminary Plat
 Not for Recordation, Conveyance, or Sale

Site Survey for
CNG Land Development, LLC

Limestone Township, Buncombe County, North Carolina		
PIN: 965307586791	Current Owner: CNG Land Development, LLC	Address: 101 Fair Oaks Road, Arden, NC
D.B./Pg.: 4272 / 1769	P.B./Pg.: 55 / 140	County Zoning: R2 Residential District
Job Number: 08-112	Drawn by: SKR	Date: September 22, 2008
Surveyed by: NC, JA	Drawn by: SKR	PLS: Robert K. Brady, Jr.

GRAPHIC SCALE





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.