




LOOKING GLASS REALTY

FOR *Sale*

240 & 238 MITCHELLE DRIVE  
HENDERSONVILLE, NC 28792-2904  
OFFERED AT \$8,000,000



*Welcome to The Red Roof Inn*

 48 ROOMS  49 BATHS  22,392 SQFT

Exciting commercial investment opportunity available in an ideal Opportunity Zone, perfectly positioned with excellent access to two major highways. This offering includes four parcels totaling 8.16 acres, featuring the thriving 48-room Red Roof Inn.

Located in the rapidly expanding Henderson County, NC, between Asheville, NC, and Greenville/Spartanburg, SC, this property enjoys a prime location surrounded by major national retailers. It is primed for development with existing infrastructure such as sewer, 3-phase power line, gas line, and water line already in place, storm water and site prep making it shovel-ready for immediate action.

The zoning designation offers diverse commercial opportunities, making it an attractive prospect for investors. Moreover, its proximity—just 5 minutes away—from historic downtown Hendersonville, coupled with the area's annual attraction of around 2 million tourists, ensures a robust and growing market. Henderson County has seen a population increase of nearly 12% over the past five years, indicating a strong and vibrant community poised for continued growth.

## HIGHLIGHTS

- 8.16 Acres
- Sewer, 3-phase power line, gas line, water line, storm water drainage, site prepped.
- High traffic counts on highway (See NC Dept of Motor Vehicle Traffic Count attachment).
- In Opportunity Zone (See Opportunity Zone Funding attachment.)
- Commercial and residential zoning (See Henderson County Permitted Use Chart attachment).
- I-26 Visibility of 54,691 cars daily on Eastside
- High visibility on North Side 3,138 cars daily
- South Side adjoins to Camp Pinewood which is over 49 Acres mostly forested.
- Red Roof Inn 48 Rooms

## MORE FEATURES

- Plenty of parking available
- Includes building, equipment, fixtures, land
- Network ready
- Architectural Shingle roof
- Ductless Mini-split system/heat pump
- Water heaters are 100 gallons each with enough room for 2 more 100-gallon water heaters.
- Space for more electric panels.
- Concrete ceiling solid block walls great for controlling noise and fire ratings.
- Laundry is expandable.
- All new room paint, new hall paint, new Luxury Vinyl Tile flooring in the bedrooms, and new carpet in hallways.
- 81 new bed frames and mattresses (no more box springs).
- New roof for the spring.



## ACCESSIBILITY

- 2 or More Access Exits
- Door Width 32 Inches or More, Doors-Lever Handle
- Elevator
- Hall Width 36 Inches or More
- Handicap Accessible

## BUSINESS OPPORTUNITY

Nestled in a wooded area just off I-26, this modest hotel is conveniently located 7 miles from Jump Off Rock, 8 miles from both the Flat Rock Playhouse and the Carl Sandburg Home. Its strategic location places it near key attractions such as the Pisgah National Forest, Asheville Civic Center, and Western North Carolina Agricultural Center.

### Nearby Airports

- Asheville Regional Airport (AVL) (8.73 mi)
- Greenville-Spartanburg International Airport (GSP) (32.98 mi)
- Greenville Downtown Airport (GMU) (34.23 mi)
- Pickens County Airport (LQK) (39.40 mi)
- Spartanburg Downtown Memorial Airport (SPA) (39.64 mi)
- Hickory Regional Airport (HKY) (65.53 mi)
- Donaldson Center Airport (GDC) (40.22 mi)
- Charlotte Douglas International Airport (CLT) (84.62 mi)

This hotel not only offers modern amenities and conveniences but also represents an outstanding investment opportunity. Positioned in an area that is seeing significant economic benefits from outdoor initiatives like the Ecusta Trail and the proposed Saluda Grade Trail. These trails are expected to boost local economies by increasing tourism and providing more outdoor activities, which in turn enhances the well-being of both residents and visitors. For investors, this creates a dual opportunity: steady revenue from hotel operations or opportunity in land development in a thriving location.

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