

FOR SALE

INTERSECTION OF MAIN STREET AND HUDLOW ROAD • FOREST CITY, NC

\$1,384,500

**4.26 ACRE DEVELOPMENT SITE
SITUATED ON PRIME CORNER**



SEE INSIDE FOR MORE INFORMATION!



Main Street & Hudlow Road

Foye Ruppe Jones & Rear Window Investments as its exclusive agent, is soliciting offers for the purchase of land located in Forest City, NC 28043 (the "Property").

EXECUTIVE SUMMARY

OFFERING TERMS

- Situated at the corner of Hudlow and Main Street, this four plus acre site provides superb visibility with over 400ft of frontage.
- Daily traffic counts of 10,000 making this one of the busiest intersections in the area.
- Six parcel assemblage.
- Excellent connectivity to Forest City, Spindale and surrounding communities.





INVESTMENT SUMMARY

PRICE

- \$1,384,500
- Parcel size: as per Rutherford GIS
 - Parcel 1: 2.61 acres
 - Parcel 2: 0.26
 - Parcel 3: 0.35
 - Parcel 4: 0.34
 - Parcel 5: 0.35
 - Parcel 6: 0.35
 - **Total: 4.26 Acres**

LEGAL:

• PINS:

- 1: 1549-03-2018
- 2: 1549-03-2287
- 3: 1549-03-3230
- 4: 1549-03-3193
- 5: 1549-03-4055
- 6: 1549-02-6917

• 2022 ASSESSED VALUES:

- Parcel 1: \$307,600
- Parcel 2: \$ 44,100
- Parcel 3: \$ 26,700
- Parcel 4: \$ 68,100
- Parcel 5: \$ 26,700
- Parcel 6: \$ 26,700
- **Total: \$499,900**

LOCATION:

Forest City, NC – NE corner of Hudlow and Main Street

GENERAL DESCRIPTION:

Prime development assemblage situated on prominent corner at bustling intersection

ZONING:

Zoning: C-3

DRIVE TIMES:

- Family Dollar: neighboring site
- Wal-Mart: 5 minutes
- Lowes Home Improvement: 5 minutes
- Downtown Forest City: 5 minutes
- Downtown Spindale: 6 minutes
- Hobby Lobby: 6 minutes
- Isothermal Community College: 6 minutes
- Ingles: 6 minutes
- Food Lion: 7 minutes
- Tryon International Equestrian Center: 19 minutes
- Gardner-Webb University: 23 minutes

PARCEL DESCRIPTIONS

PARCEL SIZES

- Parcel 1: 2.61 acres
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- Parcel 6: 0.35

Total: 4.26 acres

FEATURES

- Geographically centric - within 5 minutes from shopping centers, grocery stores, downtown Forest City, schools, etc.

- Located on Main Street at the intersection with Hudlow Road, which serves as a primary connector to the western part of Rutherford County.
- Superb visibility with approximately 10,000 vehicles per day that travel this route.
- This area serves as a bedroom community for Hickory, Charlotte and Asheville.

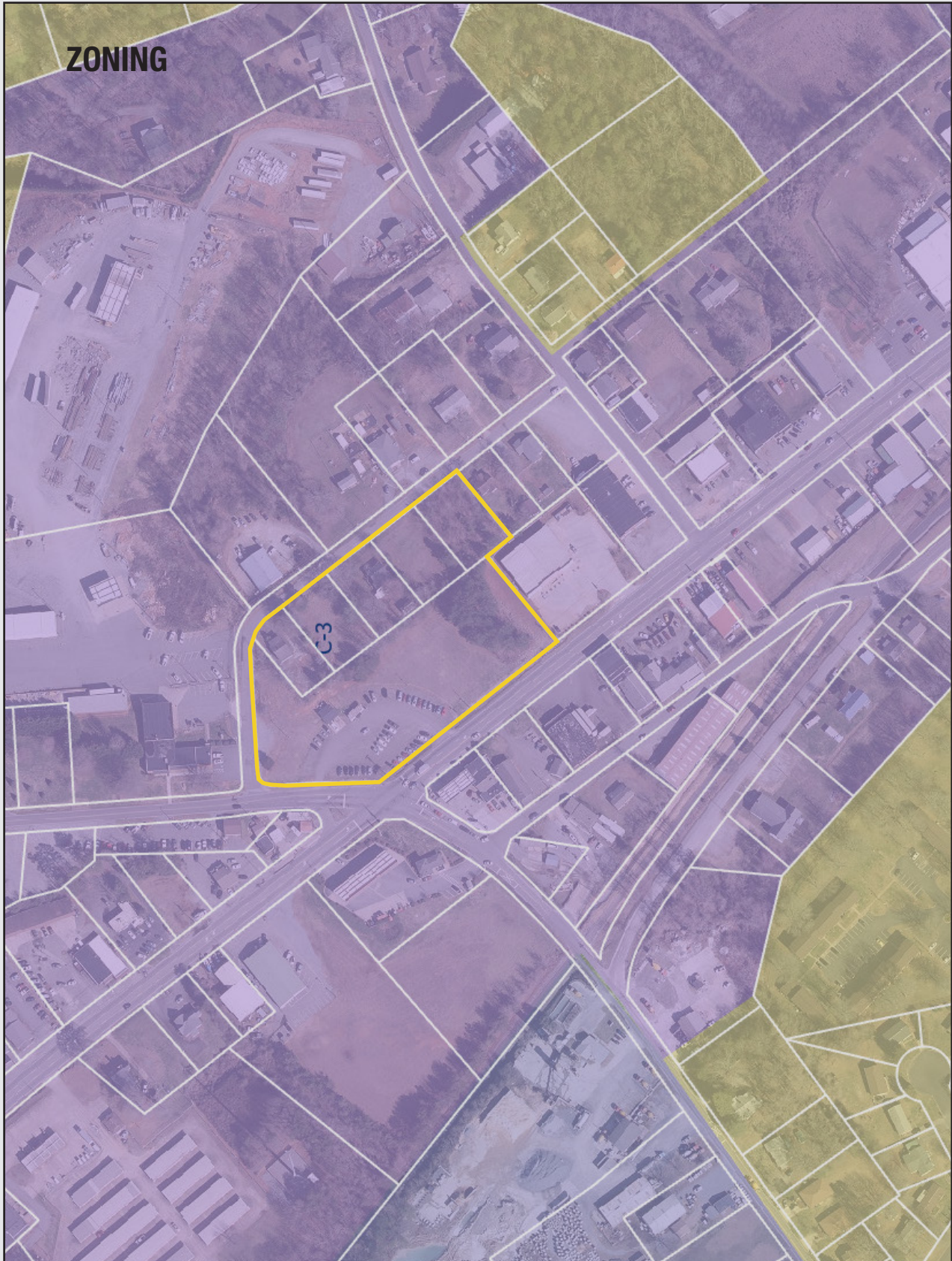
ZONING

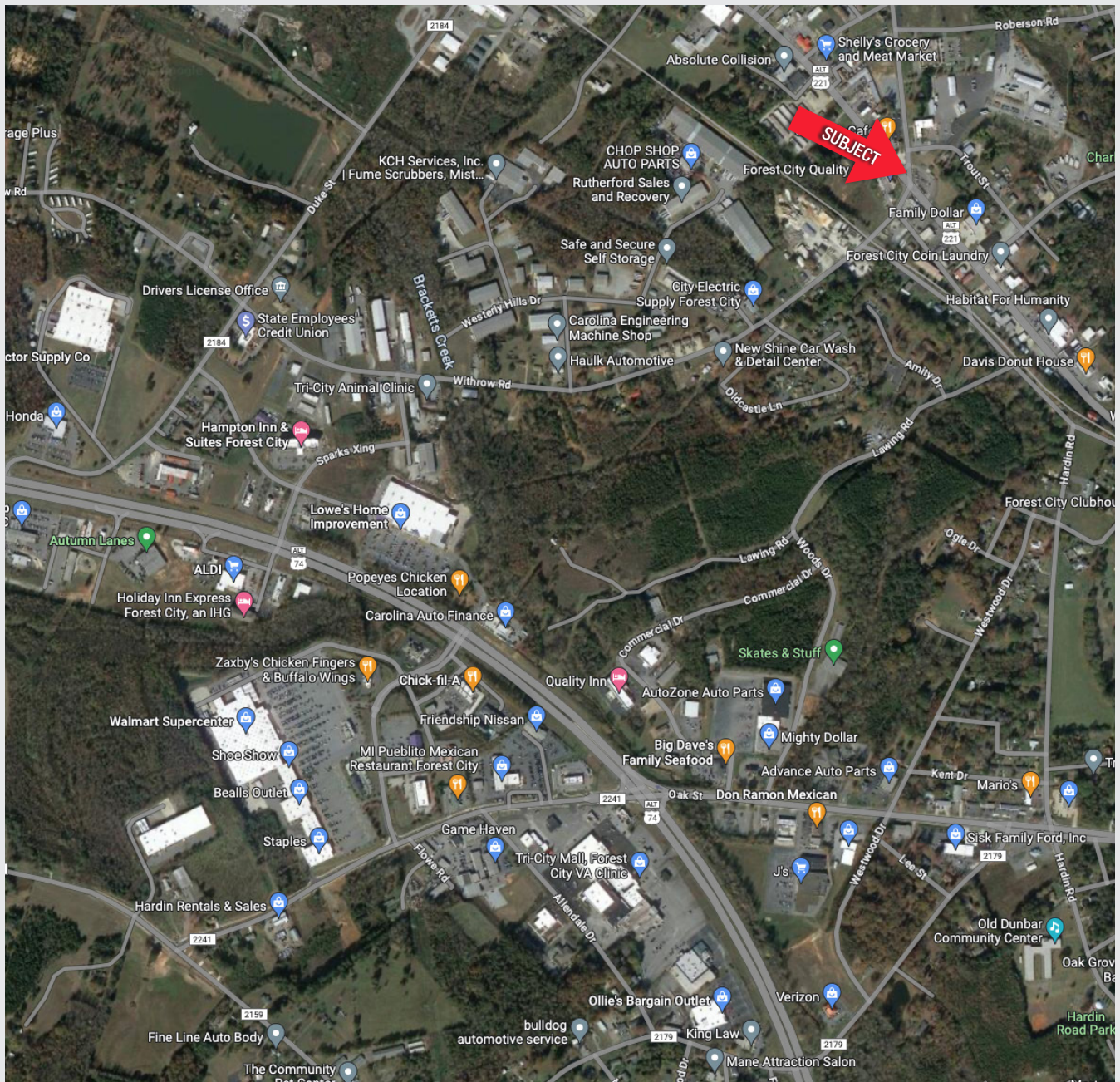
- Highway Business District (C-3)

- Per Town of Forest City, "*The C-3 Highway Business District is established as a district intended to provide for a wide variety of general and commercial uses that usually cater to the motoring public and require major highway frontage. This district is thus intended to provide for controlled commercial development along major highways within the town.*"









SITE DESCRIPTION

LOCATION

- Main Street, Forest City, Rutherford County

ACCESS

- Hwy 74 bypass , Daniel Road, US 221A

SITE AREA

- +/- 4.26 acres

UTILITIES

- Water – Public
- Sewer - Public
- Electricity – Public
- Gas - Public

TOPOGRAPHY

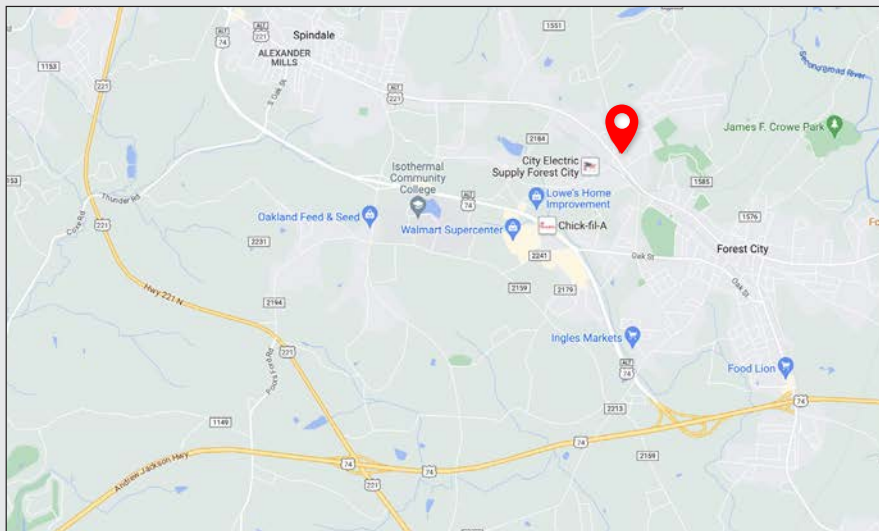
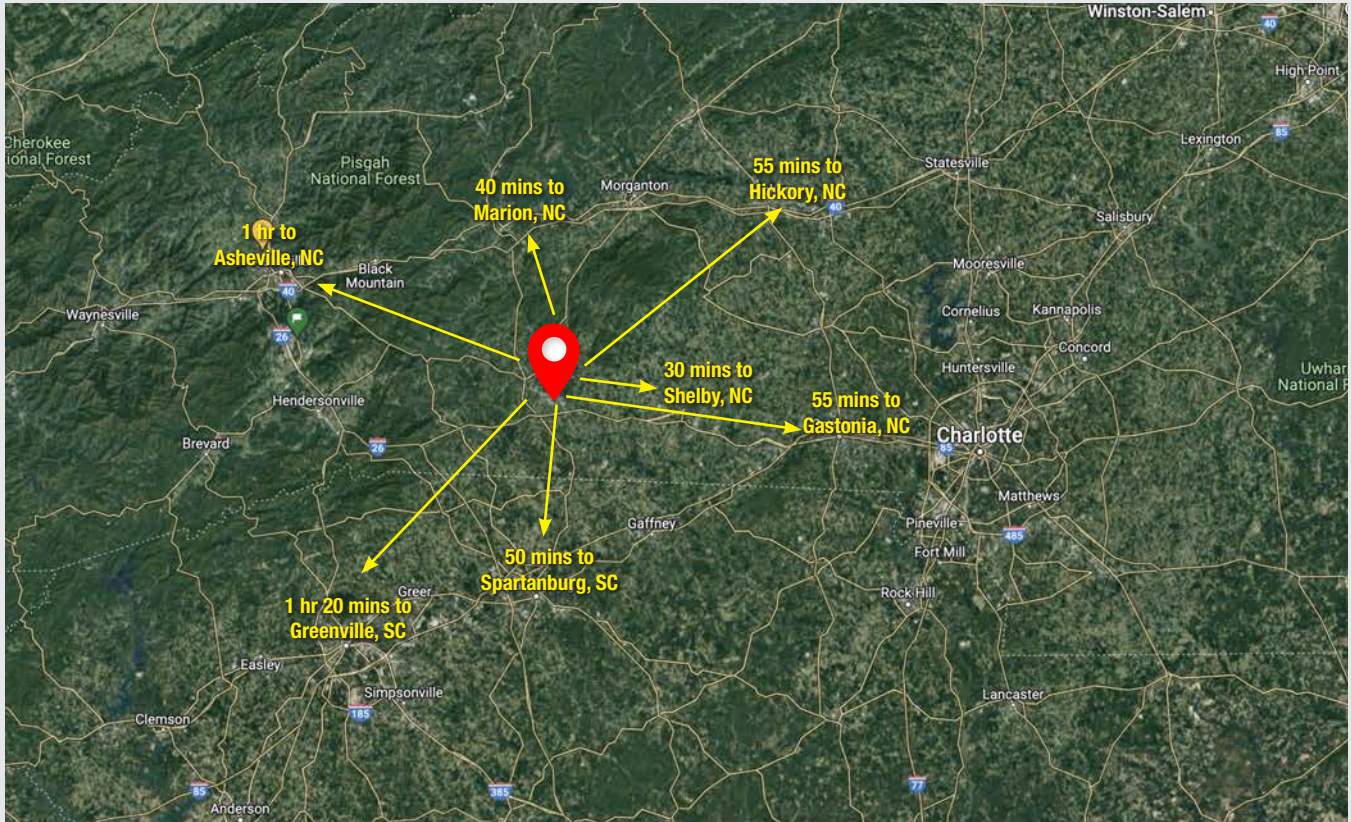
- Flat

FLOOD ZONE

- n/a

SITE WORK

- Utilities on site
- Graded site
- Multiple curb cuts – points of egress / ingress



LOCATION

ADDRESS

CORNER MAIN STREET AND HUDLOW ROAD
FOREST CITY, NC 28043

GPS COORDINATES

35.32252, -81.90703

All information is from sources deemed reliable. No warranty nor representation is made as to the accuracy thereof and all information above is subject to errors, omissions or change without notice.



Keaton Edwards

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