

Scenic 4.49-acre property nestled in the foothills of the Blue Ridge Mountains with mountain views

Adjacent to the award-winning Silver Fork Winery, a popular regional destination

Perfect setting for a boutique spa, brewery or farm-to-table restaurant complementing the winery / potential to create *destination pairing*

Great opportunity for a ground lease or build-to-suit partnership

Year round visitor/tourism draw



LOT SIZE 4.49 acres

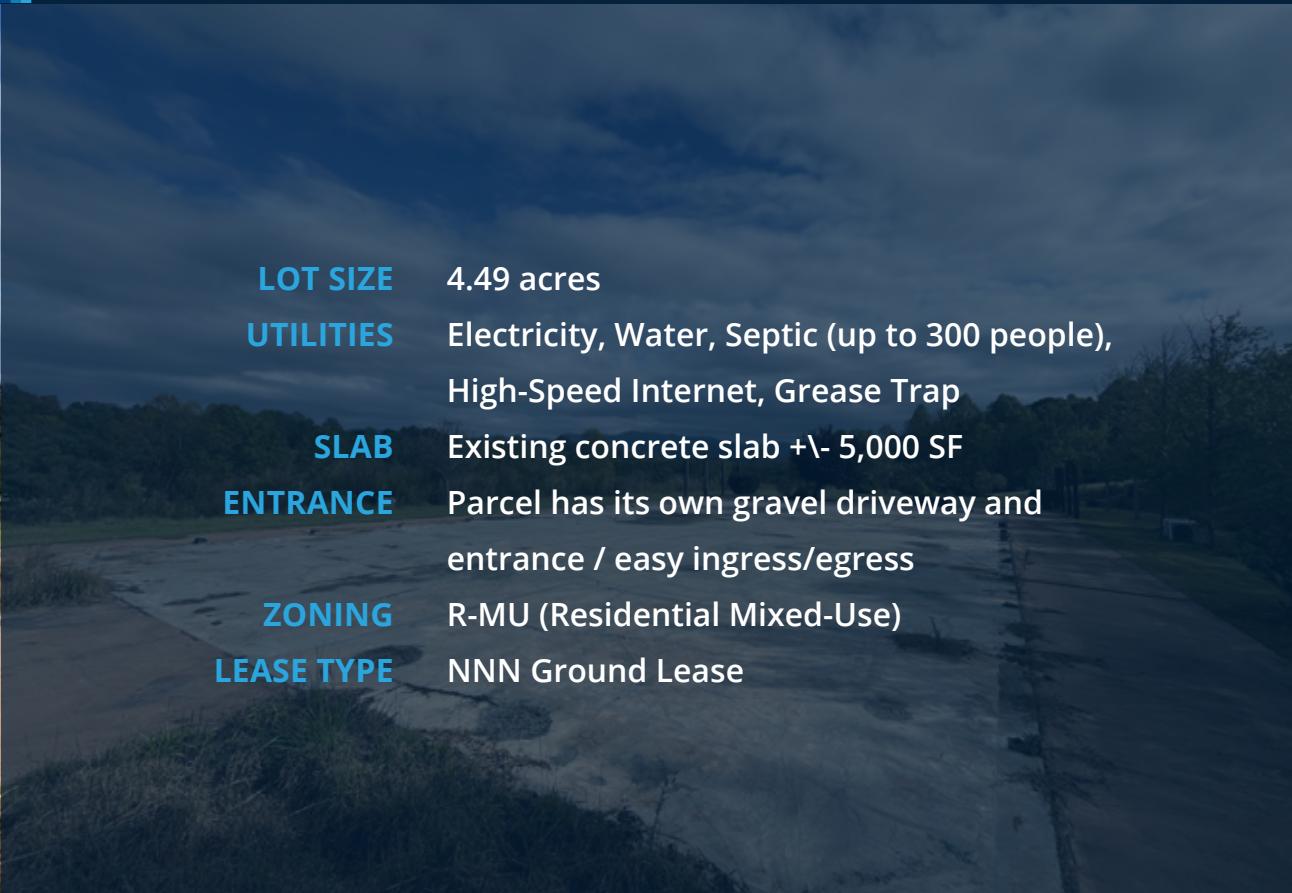
UTILITIES Electricity, Water, Septic (up to 300 people),
High-Speed Internet, Grease Trap

SLAB Existing concrete slab +/- 5,000 SF

ENTRANCE Parcel has its own gravel driveway and
entrance / easy ingress/egress

ZONING R-MU (Residential Mixed-Use)

LEASE TYPE NNN Ground Lease



BEAUTIFUL WESTERN NORTH CAROLINA
DESIRABLE PROPERTY USES

4950 PATTON ROAD
MORGANTON, NC
28655



ADJACENT TO SILVER FORK WINERY
potential to create destination pairing

*formerly a wedding venue, this property
is ideal for uses complimentary to the
winery*



BOUTIQUE SPA / WELLNESS RETREAT



FARM - TO - TABLE RESTAURANT



CRAFT BREWERY OR CIDERY



DISTILLERY OR COCKTAIL BAR



COFFEEHOUSE / BAKERY



GOURMET MARKET / DELI



BOUTIQUE FURNITURE / HOME & GARDEN RETAIL



WINE-THEMED BOUTIQUE

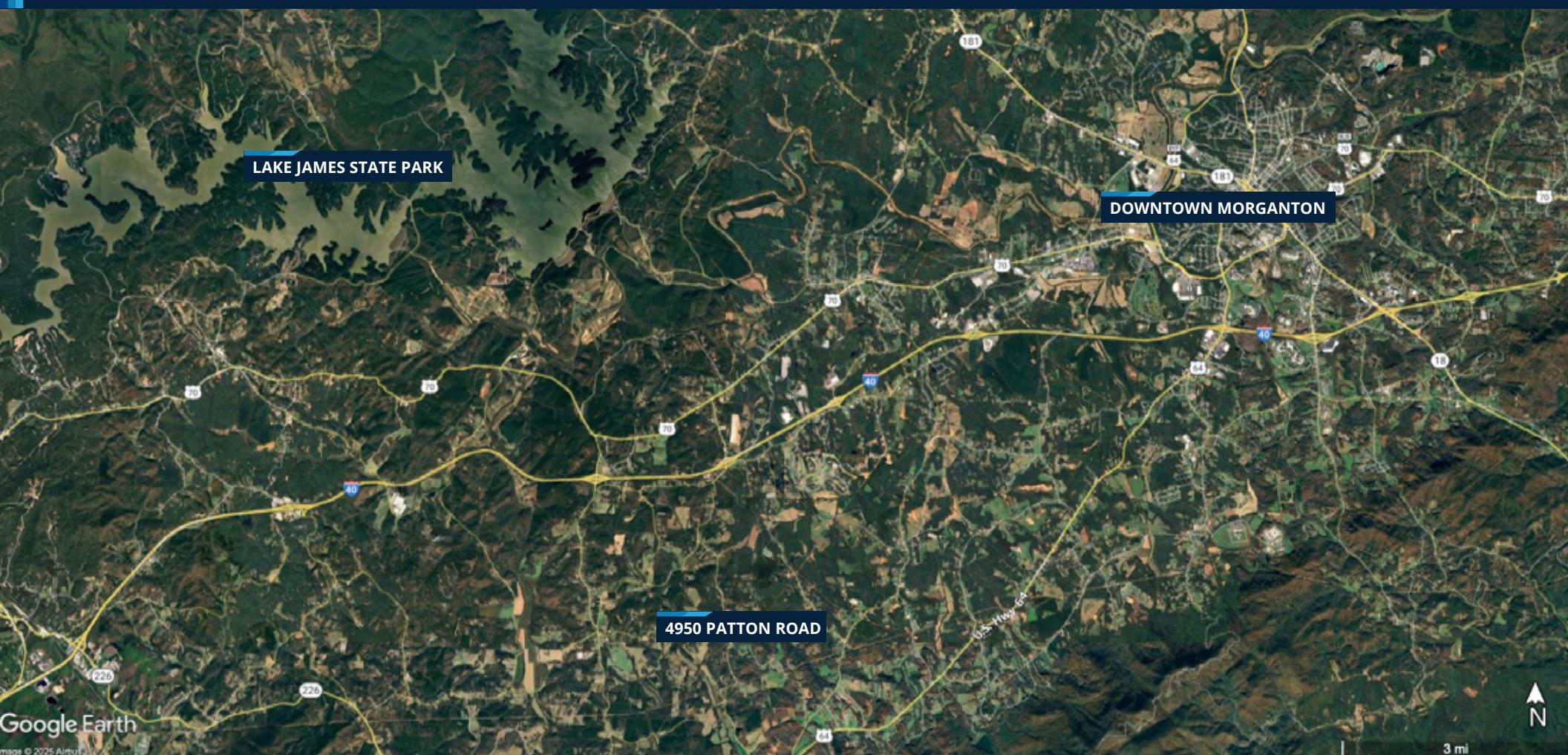


ART GALLERY / STUDIO SPACE



WEDDING / EVENT VENUE





Ideal for redevelopment as hospitality / mixed-use commercial

Located in Morganton Wine and Outdoor Recreation Corridor

Great opportunity for a ground lease or build-to-suit partnership

Approx. 10 minutes to downtown Morganton

2.11 miles from I-40 off exit 94

Minutes to Lake James Recreation areas



FOR MORE INFORMATION

CONTACT ONE OF OUR BROKERS

4950 PATTON ROAD
MORGANTON, NC
28655



NORMAN WALTERS

•

704 608 0212

norman@walterscommercial.com



COOLEY WALTERS

•

704 608 0585

cooley@walterscommercial.com



7845 Colony Road, Suite C4-3320, Charlotte, NC 28226
Walters Commercial Real Estate Services, LLC • www.WaltersCommercial.com