



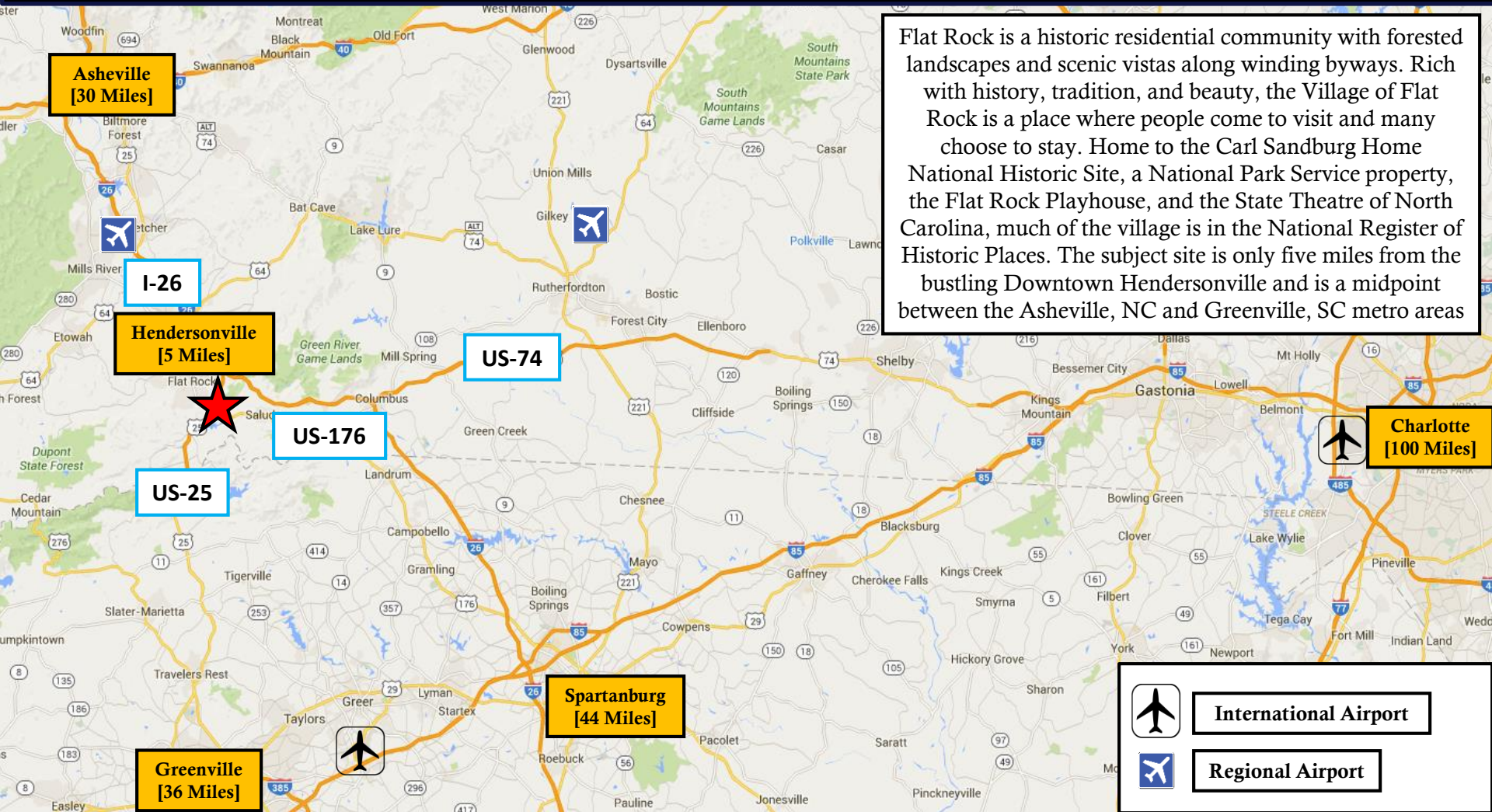
110 LAUREL ACRES LANE | FLAT ROCK, NC

Asking Price: \$1,378,500



The subject site is located between the US Highway 25/I-26 Connector and US Highway 176; US-25 is a main thoroughfare leading into Greenville, South Carolina

110 LAUREL ACRES LANE | FLAT ROCK, NC



Flat Rock is a historic residential community with forested landscapes and scenic vistas along winding byways. Rich with history, tradition, and beauty, the Village of Flat Rock is a place where people come to visit and many choose to stay. Home to the Carl Sandburg Home National Historic Site, a National Park Service property, the Flat Rock Playhouse, and the State Theatre of North Carolina, much of the village is in the National Register of Historic Places. The subject site is only five miles from the bustling Downtown Hendersonville and is a midpoint between the Asheville, NC and Greenville, SC metro areas

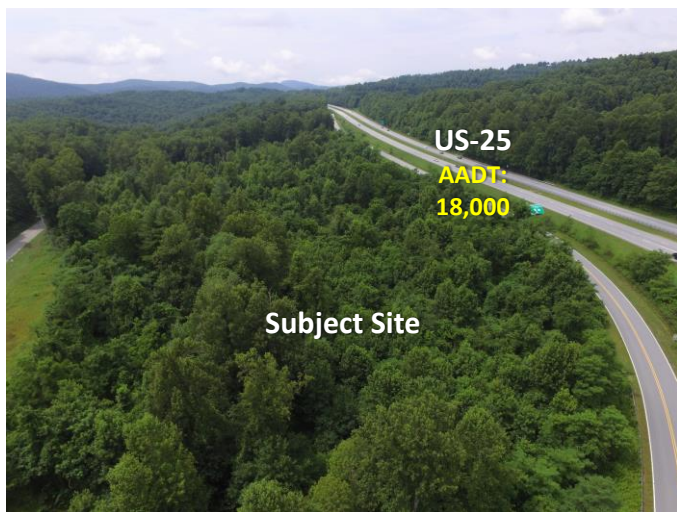


International Airport



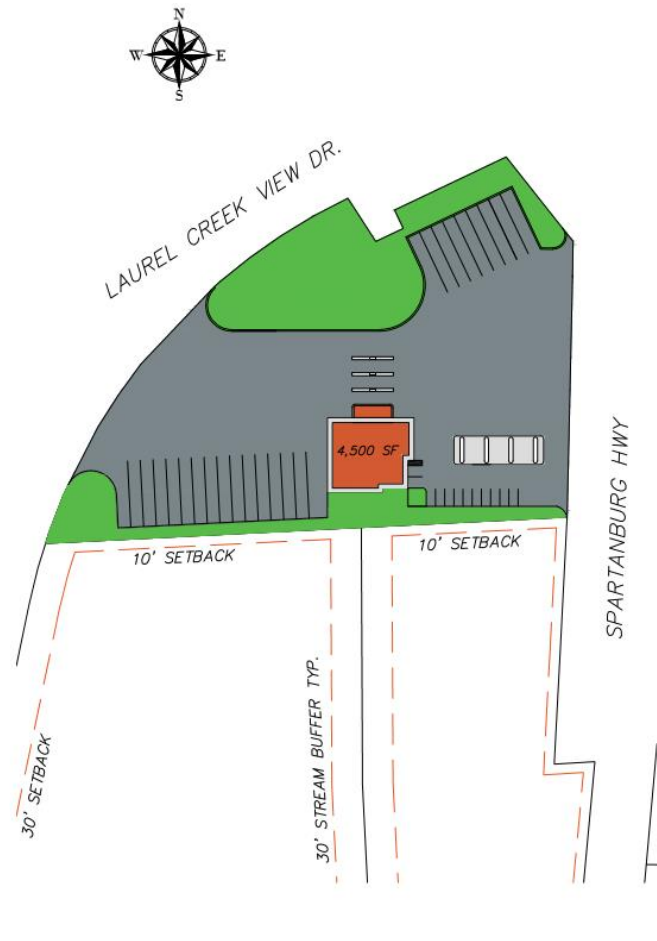
Regional Airport

110 LAUREL ACRES LANE | FLAT ROCK, NC



- ▶ **Land Size:** 18.38 Acres
- ▶ **Road Frontage:** ~1,520 Feet along US Highway 25; ~1,430 Feet along US Highway 176 (Spartanburg Highway)
- ▶ **Zoning:** Community Commercial
- ▶ **Utilities:** City Water at Site; Community Sewer/Septic System
- ▶ **Permitted Uses:** Industrial, Retail, Assisted Living, Hotel, Office, Self-Storage, Residential Subdivision
- ▶ **Maximum Impervious Surface:** 80%
- ▶ **Residential Density:** 16 Units/Acre; The maximum density for portions of the tract with a slope of 60 percent or greater shall be one-half ($\frac{1}{2}$) the eligible density
- ▶ **Maximum Height:** 50'
- ▶ **Conditional Rezoning Requirement:** Developments proposing to have ten (10) or more multifamily dwellings shall apply as a conditional rezoning or a Mixed Use (MU) zoning district

- ▶ **Parcel Size:** 3.01 Acres
- ▶ **Proposed Use:** Gas Station/Convenience Store
- ▶ **Secondary Use:** Truck Stop
- ▶ **Proposed Design:** 4,500 SF convenience store with fueling for cars and trucks; Traditional and truck parking available



NOTES:

1. PARCEL DATA FROM HENDERSON COUNTY GIS, NO BOUNDARY SURVEY DONE. FOR CONCEPTUAL USE ONLY.
2. NOT FOR RECORDATION, SALES, OR CONVEYANCES.
3. PRELIMINARY DO NOT USE FOR CONSTRUCTION.
4. NO SOILS INVESTIGATION DONE.
5. PIN: 9586246751
6. CURRENT ZONING: COMMUNITY COMMERCIAL (CC)
7. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM 3700958600J, EFFECTIVE DATE 10/02/2008
8. THE CURRENT OWNER OF RECORD IS LISTED AS MCCRAW, WILLIAM D; MCCRAW, EVE L; EVE L MCCRAW REVOCABLE TRUST
9. PROPERTY SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAYS OF RECORD.
10. CURRENT PARCEL ACREAGE IS +/- 18.38 PER HENDERSON COUNTY GIS.

SCALE: 1" = 60'

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- ▶ **Parcel Size:** 10.95 Acres
- ▶ **Proposed Use:** Warehouse/Distribution Facility
- ▶ **Secondary Use:** Industrial/Flex Space
- ▶ **Proposed Design:** 110,000 SF of warehouse/distribution space with parking; Potential to provide an additional 30,000 SF if parcel is further subdivided



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- ▶ **Parcel Size:** 4.41 Acres
- ▶ **Proposed Use:** Self-Storage Facility
- ▶ **Secondary Use:** Industrial/Flex Space
- ▶ **Proposed Design:** 21,600 SF of self-storage space with parking; Potential to provide an additional four (4) storage buildings and RV, trailer, and boat parking



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Major Employers – Henderson County, NC

Rank	Year	Quarter	Company Name	Industry	Employment Range
1	2018	04	Henderson Co Bd Of Public Education	Education & Health Services	1000+
2	2018	04	Margaret R Pardee Memorial Hospital	Education & Health Services	1000+
3	2018	04	Ingles Markets, Inc	Trade, Transportation, & Utilities	1000+
4	2018	04	Park Ridge Health	Education & Health Services	1000+
5	2018	04	County Of Henderson	Public Administration	500-999
6	2018	04	Continental Automotive Systems Inc	Manufacturing	500-999
7	2018	04	Wal-Mart Associates Inc.	Trade, Transportation, & Utilities	500-999
8	2018	04	Meritor Heavy Vehicle Systems Llc	Manufacturing	250-499
9	2018	04	Sierra Nevada Brewing Co	Manufacturing	250-499
10	2018	04	Blue Ridge Community College	Education & Health Services	250-499
11	2018	04	GE Lighting Solutions Llc	Manufacturing	250-499
12	2018	04	Human Technologies	Professional & Business Services	250-499
13	2018	04	U P M-Raflatac Inc	Manufacturing	250-499
14	2018	04	Peak Workforce Solutions Llc	Professional & Business Services	250-499
15	2018	04	Carolina Village Inc	Education & Health Services	250-499
16	2018	04	City of Hendersonville	Public Administration	250-499
17	2018	04	Compassionate Home Care/ Four Seaso	Education & Health Services	250-499
18	2018	04	Lionbridge Global Solutions Inc	Professional & Business Services	250-499
19	2018	04	Custom Pak Inc	Natural Resources & Mining	100-249
20	2018	04	Manual Woodworkers And Weavers Inc	Manufacturing	100-249
21	2018	04	Flavor 1st Growers & Packers Llc	Natural Resources & Mining	100-249
22	2018	04	Borgwarner Thermal Systems Inc	Manufacturing	100-249
23	2018	04	McDonalds Restaurants	Leisure & Hospitality	100-249
24	2018	04	Blue Ridge Community Health Service	Education & Health Services	100-249
25	2018	04	Hunter Corporation	Trade, Transportation, & Utilities	100-249

Workers by Industry – 28731 Zip Code

Agricultural, Forestry, Fishing:	20
Construction:	218
Manufacturing:	248
Transportation and Communications:	7
Wholesale Trade:	24
Retail Trade:	416
Finance, Insurance and Real Estate:	48
Services:	166
Public Administration:	26
Unclassified:	9



110 LAUREL ACRES LANE | FLAT ROCK, NC

INDUSTRIAL LEASING, ASHEVILLE METRO

NO. OF TRANSACTIONS: 6 SF Leased: 89,697 Avg SF: 14,949 Avg Mos. on Market: 3.7

Q2 Comparison

VACANCY RATE

Asheville

2.7% -

Last Quarter

3.0%

1 Year Ago

2.5%

QUOTED RATE/ASKING RENT

\$6.11 -

\$6.78

\$6.47

NET ABSORPTION

(47,935)

(62,851)

+ 199,380

VACANT SUBLEASE SPACE

x

-

5,055

NEW BUILDINGS DELIVERED

0

0

2

NEW SF DELIVERED

0

0

20,600

SF UNDER CONSTRUCTION

2,400

5,000

301,710

Asheville column: "-" = trending downward "+" = trending upward " " = no change Net Absorption: "*" = Positive / Supply Down

WAREHOUSE

Q2 Comparison

Vacancy Rate

Asheville

2.8% -

Last Quarter

3.2%

Rental Rates (NET)

\$6.42 -

\$6.41

Net Absorption

(133,916)

(91,421)

FLEX

Q2 Comparison

Vacancy Rate

Asheville

2.0% -

Last Quarter

1.9%

Quoted Rates

\$10.84 -

\$10.84

Net Absorption

(4,840)

+28,750



RETAIL LEASING, ASHEVILLE METRO

NO. OF TRANSACTIONS: 24 SF Leased: 60,349 Avg SF: 2,514 Avg Mos. on Market: 4.1

Q2 Comparison

VACANCY RATE

Asheville

2.2% -

Last Quarter

2.6%

1 Year Ago

1.8%

QUOTED RATE/ASKING RENT

\$15.46 -

\$16.13

\$14.64

NET ABSORPTION

(103,564)

+ 6,421

+ 76,162

VACANT SUBLEASE SPACE

x

-

1,863

NEW BUILDINGS DELIVERED

x

0

2

NEW SF DELIVERED

x

0

44,355

SF UNDER CONSTRUCTION

243,065 +

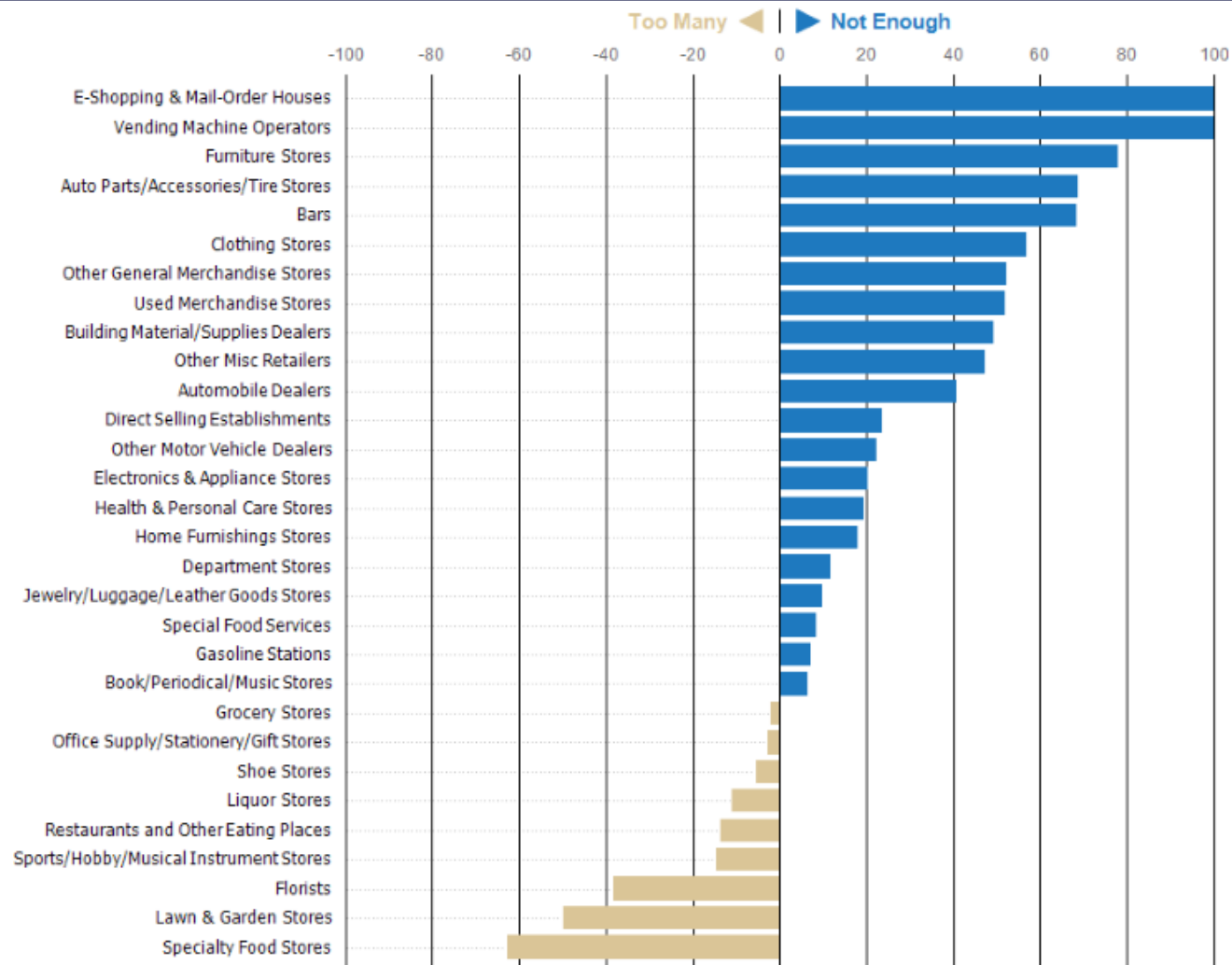
193,405

25,000

Asheville column: "-" = trending downward "+" = trending upward " " = no change Net Absorption: "*" = Positive / Supply Down



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- ▶ **Population:** 115,708
- ▶ **Labor Force:** 49,808
- ▶ **Land Area:** 372.95 Square Miles
- ▶ **Elevation Range:** 1,400-5,000 Feet
- ▶ **Median Household Income:** \$53,638
- ▶ **Unemployment Rate:** 3.5% (April 2017)
- ▶ **Total Private Industry Establishments:** 3,022
- ▶ **Total Manufacturing Establishments:** 136
- ▶ **Total Retail Businesses (w/food/drink):** 875

HENDERSON COUNTY			TOWN OF FLAT ROCK		
Year	Population	Annual % Increase	Year	Population	Annual % Increase
1990	69,285	-	1990	1,812	-
2000	89,173	2.87%	2000	2,587	4.28%
2010	106,740	1.97%	2010	3,114	2.04%
2017	115,708	1.20%	2017	3,331	1.00%



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*SOURCE: Census, North Carolina Department of Commerce



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 three local microbreweries, a cidery, and the Flat Rock Playhouse Downtown.

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