



20.86-ACRE DEVELOPMENT SITE

LAWING RD, FOREST CITY, NC

FOR MORE INFORMATION

PLEASE CONTACT:

Oliver Suess

oliver@impact-realestate.com  
(828) 412-0556

Jason Vasquez

jason@impact-realestate.com  
(828) 489-4264

**IMPACT**  
REAL ESTATE GROUP

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# PROPERTY DETAILS



## PROPERTY HIGHLIGHTS

- Level Topography
- Direct Frontage on College Ave
- 2 Miles from Hwy 74
- All Utilities Available at Site
- Fully Leased Billboard on Site
- Nearby National Retailers and Restaurants
- 1.5 Miles to Forest City, 2.9 Miles to Spindale, and 4.7 Miles to Rutherfordton
- 14 Miles to the Tryon International Equestrian Center
- 90-Minute Drive to Charlotte

## PRICE SUMMARY

**\$1,595,000**

ASKING PRICE

**M-1**

ZONING

**20.86 ACRES**

LAND SIZE

**Tours and Inquiries:** All tours and inquiries for Lawing Rd, Forest City, NC are directed to Impact Real Estate Group:

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# PROPERTY PHOTOS





# PROPERTY PHOTOS





# RETAILER MAP





**Forest City, Rutherfordton, and Spindale** are three neighboring towns that form the heart of Rutherford County, North Carolina. Located in the foothills of the Blue Ridge Mountains, this area offers a blend of small-town charm, rich history, and growing economic development. With a central location between Asheville, Charlotte, and Greenville, Rutherford County provides residents and businesses with easy access to major markets.

Forest City, the largest town, is known for its charming downtown, bustling with local shops, restaurants, and annual events. Its famous Christmas lights display draws visitors from across the region, and the town continues to see steady growth in housing and commercial development.

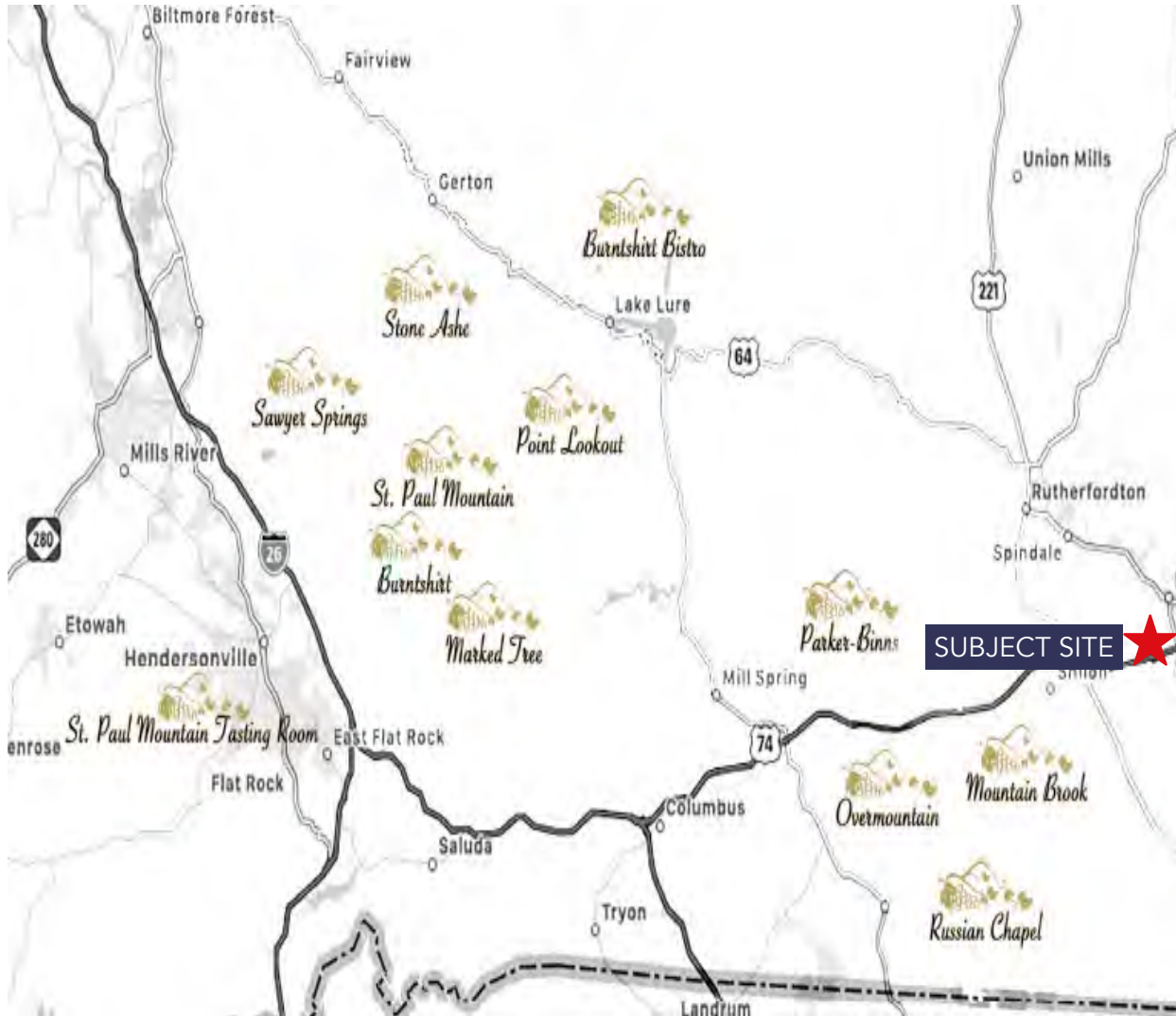
Rutherfordton, the county seat, is one of the oldest towns in Western North Carolina, founded in 1787. It is home to the historic Bechtler House, where the first \$1 gold coin in the U.S. was minted. The town features a walkable downtown, rich with historic architecture, local businesses, and a strong sense of community pride.

Spindale, once a thriving textile hub, has embraced new growth while preserving its industrial roots. The town is home to Isothermal Community College, which serves as an educational and cultural anchor for the region. The Thermal Belt Rail Trail, a popular route for walking, running, and biking, runs through the city.

Rutherford County offers a strong education system, growing business opportunities, and abundant recreational amenities. With its scenic beauty, historic charm, and promising economic future, the county continues to attract families, entrepreneurs, and visitors seeking a high quality of life.



# WINERY MAP



## AREA WINERIES INCLUDE:

- Burntshirt / Bistro
- Stone Ashe
- Sawyer Springs
- Point Lookout
- St. Paul Mountain
- Marked Tree
- Parker-Binns
- Overmountain
- Mountain Brook
- Russian Chapel



# TOP EMPLOYERS

Ranking	Company Name	Industry	Range
1	Rutherford County Board of Education	Education Services	1000+
2	County of Rutherford	Public Administration	500-999
3	American Greetings Corporation	Information	250-499
4	Wal-Mart Associates	Retail Trade	250-499
5	Isothermal Community College	Education Services	250-499
6	Dip Wilson Rutherford Llc	Health Care and Social Assistance	250-499
7	Sumter Builders Inc	Construction	250-499
8	Ingles Markets, Inc	Retail Trade	250-499
9	Trelleborg Coated Systems Us Inc	Manufacturing	250-499
10	Town of Forest City	Public Administration	100-249
11	Fairfield Mountains Poa Inc	Accommodation and Food Services	100-249
12	The Timken Company	Manufacturing	100-249
13	Fountain Services Llc	Construction	100-249
14	Watts Regular Company (A Corp)	Manufacturing	100-249
15	Ameridian Inc	Administrative, Support, Waste Management	100-249
16	Meritor Heavy Vehicle Systems Llc	Manufacturing	100-249
17	Parker-Hannifin Corporation	Manufacturing	100-249
18	Fair Haven of Forest City Llc	Health Care and Social Assistance	100-249
19	Northgate Resorts Hr Llc	Accommodation and Food Services	100-249
20	Peoplease Corporation	Transportation and Warehousing	100-249

# NOTABLE AREA PROJECTS

## TRYON INTERNATIONAL EQUESTRIAN CENTER

The Tryon International Equestrian Center (TIEC) in Mill Spring, North Carolina, is a world-class venue for equestrian sports, hosting top-level competitions in show jumping, dressage, and eventing. Spanning over 1,600 acres, TIEC gained global recognition after hosting the 2018 FEI World Equestrian Games. Beyond events, it offers dining, lodging, shopping, and entertainment, attracting visitors year-round. Nestled in the scenic Blue Ridge Mountains, it provides a stunning backdrop for both competitors and spectators.





# NOTABLE AREA PROJECTS/ continued



## LOVE'S TRUCK STOP AND HWY 74 DEVELOPMENT

Love's chooses locations on highway corridors that are known to be highly trafficked by our customers and underserved by our current locations. This location at 221 South and US 74 will allow customers to get the services they need while traveling this stretch of the country and get back on the road quickly.

Article: <https://wlos.com/news/ask-13/ask-13-when-is-the-loves-travel-stop-coming-to-rutherford-county>



## FACEBOOK DATA CENTER

Forest City, N.C. -- Facebook has announced plans to construct a new \$450 million data center in Rutherford County. According to local reports, the social media giant paid \$3.1 million to the county for 135 acres located just off of U.S. Highway 74 in Forest City, which is located about 65 miles west of Charlotte. The site is near a county-owned corporate park that caters to data centers.

Article: [https://www.rutherfordncdc.com/newsdetail\\_T9\\_R80.php](https://www.rutherfordncdc.com/newsdetail_T9_R80.php)



## 160 EXECUTIVE DRIVE

12 20.86 ACRES | LAWING RD, FOREST CITY, NC





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FOREST CITY, NC

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