



3645 Yancey Road, Marion, North Carolina 28752-2829

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List Price: **\$6,290,000**

MLS#: **4210255** Category: **Commercial Sale** County: **McDowell**
Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$3,360,480**
Subdivision: Zoning: Project:
Zoning Spec: **None** Zoning: **1197-735, 1206-494,**
Parcel ID: **1713-00-02-8864,1703-00-92-494** Deed Ref:
Legal Desc: **PB 9 PG 67 TRACT 2 LESS 10.26 AC**
Apprx Acres: **165.88** Apx Lot Dim:
Lot Desc: **Level, Paved, Pond, Riverfront, Sloped, Stream/Creek, Trees, Views, Waterfront, Wooded**
Elevation: **1000-1500 ft.**
Comm Loc: **Freestanding**



General Information

Type: **Special Purpose**
Second Type: **Business**
Sale/Lse Inc: **Building, Business, Equipment, Fixtures, Land**
Documents: **Aerial Photo, Appraisal, Brochure, Floor Plan, Plat, Survey**

Listing Information

Lse Consider: **No**

In City: **No**
Restrictions: **N/A**
Rstrict Cmnts: **none**

Bldg Information

New Const: **No**
Builder:
Year Built: **2017**
Const Status:
Const Type: **Site Built**
of Bldgs: **21**
of Rentals:
of Units:
Baths Total:
of Stories:

Square Footage

Total: **21,101**
Min SF Avail: **14,350**
Max SF Avail: **21,101**
Min Lse#/SF: **\$0.00**
Max Lse\$/SF: **\$0.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service: **Yes** Road Front: Lsd Condr: **No** Flood Pl: **Yes**
Prop Finance: **Cash, Conventional**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road, Privately Maintained Road**

Features

Lot Description: **Level, Paved, Pond, Riverfront, Sloped, Stream/Creek, Trees, Views, Waterfront, Wooded**
Waterbody Nm: **Lake James**
View: **Long Range, Mountain(s), Water, Year Round**
Windows: **Insulated Window(s)**
Fixtures Exclsn: **No**
Foundation: **Crawl Space, Slab**
Fencing: **Chain Link, Fenced**
Accessibility: **2 or More Access Exits, Bath 60 Inch Turning Radius, Bath Grab Bars, Bath Lever Faucets, Bath Raised Toilet, Bath Roll-In Shower, Bath Roll-Under Sink, Door Width 32 Inches or More, Doors-Lever Handle, Doors-Recede, Doors-Swing In, Entry Slope Less Than 1 Foot, Garage Door Height Greater Than 84 inches, Hall Width 36 Inches or More, Handicap Parking, Kitchen Roll-Under Sink, Mobility Friendly Flooring, Zero-Grade Entry**
Exterior Cover: **Aluminum, Wood**
Road Surface: **Concrete, Gravel, Paved**
Roof: **Architectural Shingle, Metal**
Security Feat: **Smoke Detector**
Suitable Use: **Commercial, Development, Multi-Family, Recreational/2nd House, Residential, Subdevelopment, Timber, Other - See Remarks**
Utilities: **Cable Connected, Electricity Connected, Fiber Optics, Underground Power Lines, Wired Internet Available**
Appliances: **Dryer, Exhaust Fan, Gas Water Heater, Microwave, Propane Water Heater, Refrigerator, Tankless Water Heater, Washer, Washer/Dryer Included**
Floors: **Concrete, Laminate Wood, Tile**
Property Feat: **Fixed Furniture, Reception Area**
Road Frontage: **State Highway, State Road**
Patio/Porch: **Covered, Deck, Front Porch, Patio**
Other Structure: **Outbuilding, Other - See Remarks**
Inclusions: **Building, Business, Equipment, Fixtures, Land**
Fire Sprinkler:

Utilities

Sewer: **Septic Installed** Water: **Well Installed**
Heat: **Central, Ductless/Mini-Split System, Heat Pump, Propane** Cool: **Ceiling Fan(s), Central Air, Ductless/Mini-Split System, Heat Pump, Multi Units**
Restrictions: **N/A - none**

Association Information

Subject to HOA: **None** Subj to CCRs: **Yes**

Remarks Information

Public Rmrks: **Big League Camp is a baseball/softball training & lodging facility on Lake James in Marion NC. The property is approximately 165.88+/- acres w-waterfront access on Lake James & a private stocked pond. The facility features 3 outdoor fields(2 turf, 1 dirt) & an indoor training facility consisting of turf infield, batting cages, pitching mounds, virtual pitching machine, weight room, & classroom/video room. We also have 15 cabins & a covered picnic area. Our facility has been available for rental & has hosted tournaments, trainings, team building camps, outdoor challenges, Little League, and hosted over 50 different college teams on our outdoor fields & indoor facility. We also have hosted community functions such as fundraisers, meet & greets, private birthday parties etc. Our facility offers endless possibilities w-additional wooded acreage w-paved/gated road to allow for expansion of the sports facility w-additional ballfields, housing subdivision and/or outdoor activities.**
Directions: **I-40 to 221 N to Hankins Road, at the end of Hankins Road Lake James will be visible, turn right at stop sign, go approximately 1/2 mile, Big League Parkway is on your right and is the paved gated entrance to the**



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additional acreage/development property. Continue an additional 500 yards and the main concrete gated entrance to Big League Camp will be on your right. BLC sign present at entrance.

Listing Information

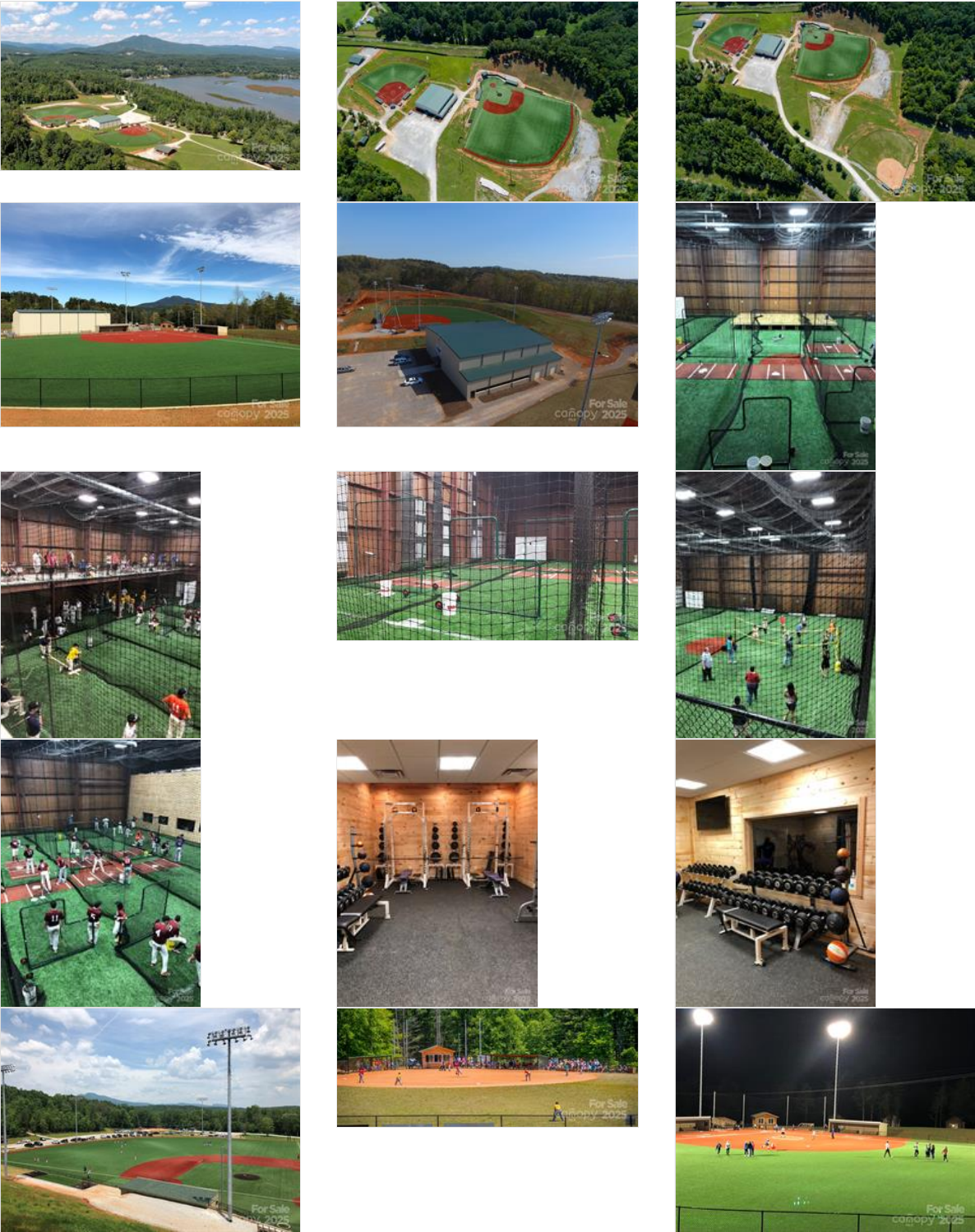
DOM: **17**
 UC Dt:

CDOM: **17**
 DDP-End Dt:

Slr Contr:
 LTC:

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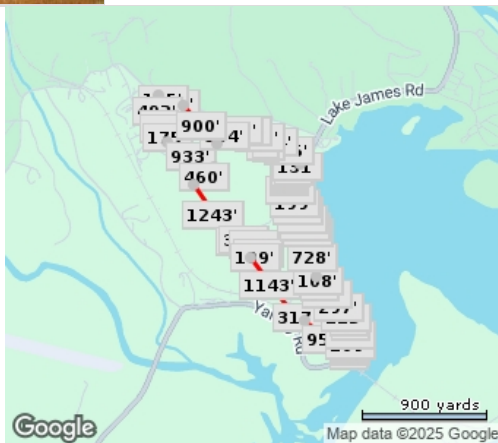
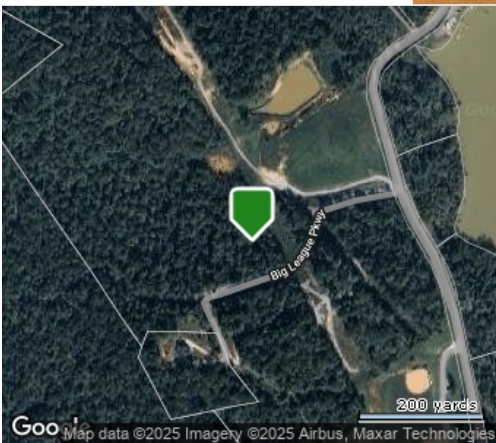
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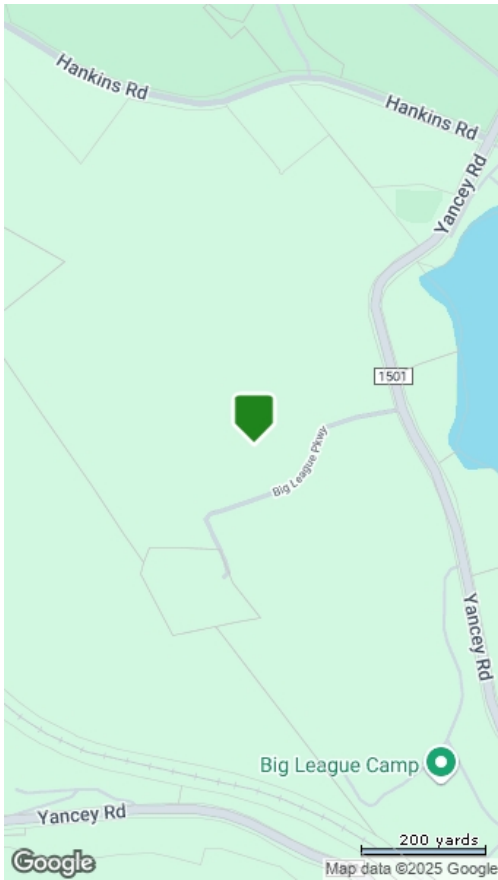
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Flood Zone Code:

X

Flood Zone Date:

10/02/2008

Flood Code Description:

Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.

Flood Zone Panel:

3710171300J

Special Flood Hazard Area (SFHA):

Out



Coastal 100-Year Floodway

Coastal 100-year Floodplain

100-year Floodway

100-year Floodplain

Undetermined



500-year Floodplain incl. levee protected area

Out of Special Flood Hazard Area

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