

## LAND FOR SALE

# 400 OLD DULA ROAD - LACHOLLA - 1.5 ACRES

400 Old Dula Road, Spruce Pine, NC 28777



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$179,900
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	1.5 Acres
<b>ZONING:</b>	None
<b>PRICE / SF:</b>	\$2.75

### PROPERTY OVERVIEW

325 feet of Hwy frontage near the Blue Ridge Parkway in a growing area and an additional 200 feet of frontage on corner lot. 1.5 acres is offered, but a total of 6.1 acres could be available as the property is not yet subdivided. Restaurant and retail events center is going in across the street to make this a destination area for travelers. Owner Financing Possible.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
643 Greenway Road,  
Suite H2  
Boone, NC 28607

**ERIK LANIER**  
Commercial Broker  
O: 828.963.3798  
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ErikLanier@gmail.com  
NC #200543

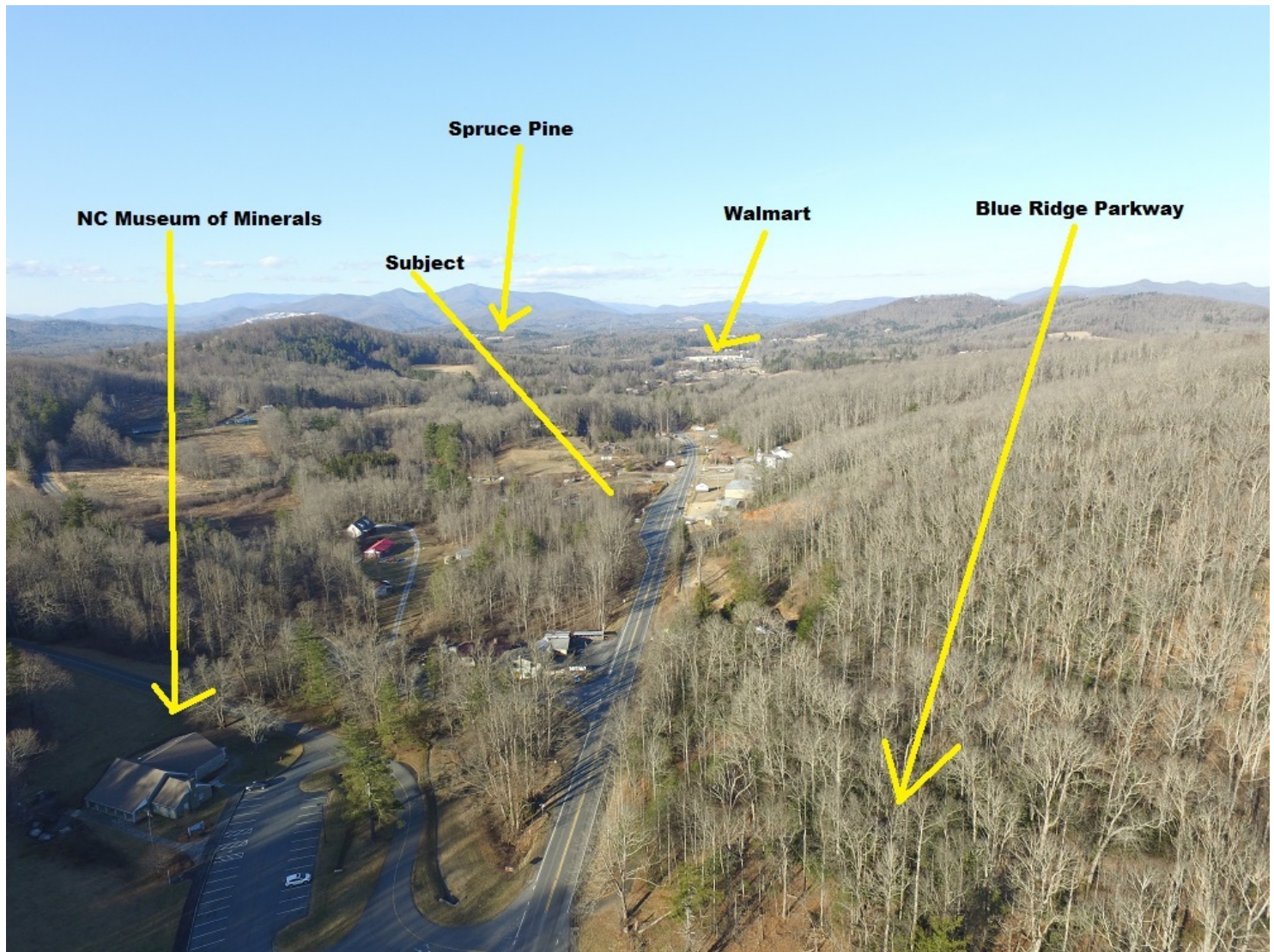
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**Land****400 Old Dula Rd Spruce Pine NC 28777****Active**

MLS#:	<b>212419</b>	List Price:	<b>\$179,900</b>
County:	<b>Mitchell</b>	Orig LP:	<b>\$179,900</b>
Area:	<b>26-Outside of Area</b>	DOM:	<b>148</b>
Subdivision:	<b>None</b>	CDOM:	<b>148</b>
Fire Dist:	<b>Outside of Area</b>	# Acres:	<b>1.50</b>
School:	<b>Mitchell County Schools</b>	Mobiles:	<b>Yes</b>
Surface Water:	<b>Yes</b>	Modular:	<b>Yes</b>

Prop SubType: **Commercial Land**  
 Primary PIN: **0798-00-60-0688 Portion**  
 Secondary PIN:  
 POA Fees:  
 Club Mbrshp:  
 Reinstate Amt:  
 Rent Amount:  
 Assoc Name:  
 Utilities: **Electric, Phone**  
 Sewer/Septic: **Private**  
 Water Source: **Private Well**  
 Road: **State Maintained Paved**  
 Zoning/Restrct: **Business/Comm, None**  
 Legal Description:

**General/Property Information**

Lot #: **404/492**  
 Taxes: **\$200/TBD**  
 Tax Value: **\$104100**  
 Cnf Spec Assmnt: **N**  
 Prp Spec Assmnt: **N**  
 Addt'l Fees:

Deed Bk/Pg: **404/492**  
 Adt'l. Dd Bk/Pg:  
 Plat Sect:  
 Plat Bk/Pg:  
 Rst/Cov Bk/Pg:

**Views:****Features**

Amenities: **None, Other-See Remarks**

Marketing Area:  
 Financing: **Cash/New, Owner**  
 Finance Info:  
 Pot Short Sale: **No**  
 Disclosures:

**Miscellaneous**

Terrain: **Level, Pasture, Part Wooded**  
 Right of Way: **Road Frontage**  
 Forecls/REO: **No**  
 Elevation: **2501-3000 ft**

**Remarks**

Directions: **Hwy 19 E to Hwy 226 in Spruce Pine. Follow South. go past Walmart 1 mile to property on the right at corner of Hwy 226 and Old Dula Road just before the Blue Ridge Parkway.**  
 Public Remarks: **325 feet of Hwy frontage near the Blue Ridge Parkway in a growing area and an additional 200 feet of frontage on corner lot. 1.5 acres is offered, but a total of 6.1 acres could be available as the property is not yet subdivided. Restaurant and retail events center is going in across the street to make this a destination area for travelers. Small pond and creek on property. Some Owner Financing Possible.**

**Listing/Office Information**

Listing Office: **Keller Williams High Country Realty (3728)**  
**643 Greenway Road Suite H2**  
**Boone, NC 28607**

Phone: **(828) 386-1086**  
 Fax: **(828) 355-4183**  
 Firm License#: **C22738**

Listing Agent: **Erik Lanier (200543)**  
 Email: **eriklanier@gmail.com**

Phone: **(828) 963-3798**  
 License#: **200543**

Co Listing Office: **Keller Williams High Country Realty (3728)**  
**643 Greenway Road Suite H2**  
**Boone, NC 28607**

Phone: **(828) 386-1086**  
 Fax: **(828) 355-4183**

Co Listing Agent: **Glen Winebarger (297128)**  
 Email: **winebargerts@skybest.com**

Phone: **(828) 963-0042**  
 License#: **297128**

List/Effective Dt: **02/03/2019**

Contract Dt:  
 Due Dil End Dt:

List Type: **Exclusive Right to Sell**  
 Show Instr: **LO Has Plat**  
 Owner Name: **LaCholla**  
 Buy Agt Com: **5%**

DOM: **148**  
 Sub-Agt Com: **0%**

**If you have a concern about the information in this listing, click here to comment**





1.5 acres up to 6.1 acres -  
Redevelopment coming in across  
the highway

Looking East - Redevelopment  
across highway is planned to have  
a restaurant and retail/venue  
destination. Additional 200 feet  
road frontage on Old Dula Road



Small Pond on Property

View from the Parkway bridge over  
Hwy 226. You can also see the  
property from the Parkway just  
above the Minerals Museum.



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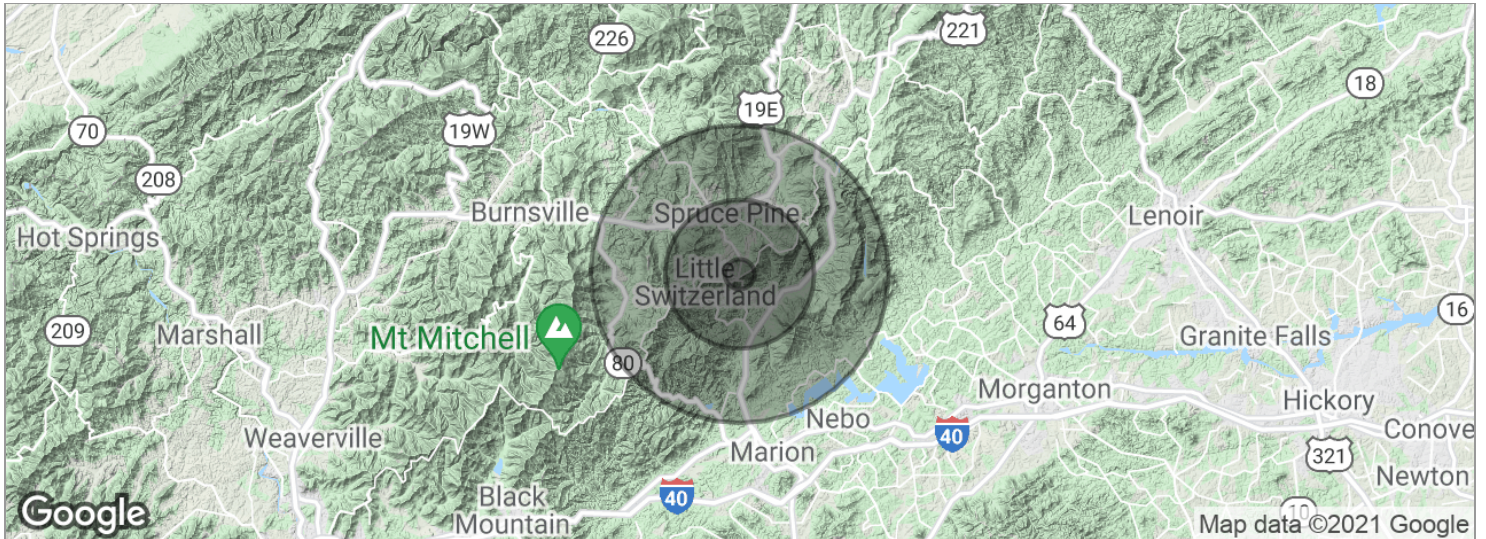
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	279	6,347	23,110
Median age	47.6	43.8	41.5
Median age (male)	44.4	41.1	39.5
Median age (Female)	49.3	45.4	43.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	127	2,816	9,602
# of persons per HH	2.2	2.3	2.4
Average HH income	\$50,392	\$47,032	\$45,528
Average house value	\$175,198	\$170,110	\$163,614

\* Demographic data derived from 2010 US Census

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