

LAND FOR SALE

TBD HWY 321/SKYLAND VIEW DR. BLOWING ROCK LANDAU



OFFERING SUMMARY

SALE PRICE:	\$275,000
AVAILABLE SF:	
LOT SIZE:	1.47 Acres
ZONING:	General Business - BR GB
TRAFFIC COUNT:	10,000
PRICE / SF:	\$4.29

PROPERTY OVERVIEW

1.47 acres of Development Land in Blowing Rock. Nice views and easy access. It does face the highway, but that means that you would not have anything blocking your views of the surrounding mountain. Highest and best use would probably be apartments or a condominium building. Zoning is Blowing Rock General Business. 10,000 Average Daily Traffic Count.

PROPERTY HIGHLIGHTS

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

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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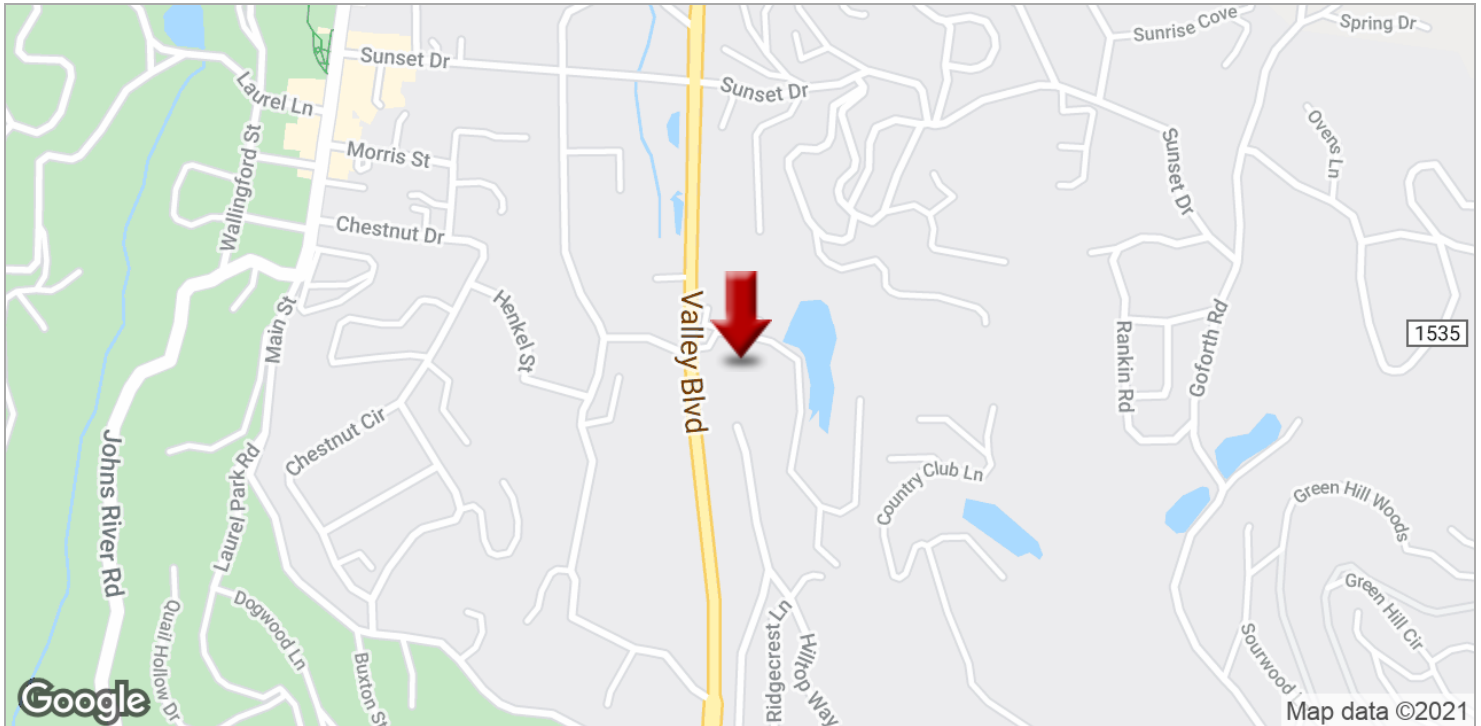
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**Land****Active****TBD Skyland View Dr Blowing Rock NC 28605**

MLS#: **213853** List Price: **\$275,000**
 County: **Watauga** Orig LP: **\$275,000**
 Area: **4-Blue Rdg, Blowing Rck (Yadkn Valley-Patterns-Globe)** DOM: **1**

Subdivision: **None**
 Fire Dist: **Blowing Rock** # Acres: **1.47**
 School: **Blowing Rock** Mobiles: **No**
 Surface Water: **No** Modular: **Yes**
Recent Change: 04/11/2019 : NEW : ->ACT

Prop SubType: **Commercial Land**
 Primary PIN: **2817-16-3106-000**
 Secondary PIN:
 POA Fees:
 Club Mbrshp:
 Reinstate Amt:
 Rent Amount:
 Assoc Name:
 Utilities: **Cable, Electric, Sewer, Water**
 Sewer/Septic: **City**
 Water Source: **City**
 Road: **City Maintained Paved**
 Zoning/Restrct: **Business/Comm, Multi-Family**
 Legal Description:

General/Property Information

Lot #: **1712/853**
 Taxes: **\$1,534/Tax Assessor**
 Tax Value: **\$208100**
 Cnf Spec Assmnt: **N**
 Prp Spec Assmnt: **N**
 Addtl Fees:

Deed Bk/Pg: **1712/853**
 Adt'l. Dd Bk/Pg:
 Plat Sect:
 Plat Bk/Pg:
 Rst/Cov Bk/Pg:

Features

Views: **Mountain View**Amenities: **High Speed Internet, Partially Wooded, Southern Exposure**

Miscellaneous

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

Terrain: **Part Wooded, Rolling, Sloping**
 Right of Way: **Road Frontage**
 Forests/REO: **No**
 Elevation: **3501-4000 ft**

Remarks

Directions: **Hwy 321 Business in Boone to East on Skyland View Drive. Follow to end where the No Dumping sign is. Property is visible from Hwy 321 Business and is just south of New River Falls.**
 Public Remarks: **1.47 acres of Development Land in Blowing Rock. Nice views and easy access. It does face the highway, but that means that you would not have anything blocking your views of the surrounding mountain. Highest and best use would probably be apartments or a condominium building. Zoning is Blowing Rock General Business.**
 Agent Remarks: **This property would not lend itself to retail as it does not have direct highway access. With investigation, it could be office however it is accessed through residential neighborhoods. The owner has investigated a condominium project and says that they would allow 6 to 8 units on this property.**

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: **04/10/2019**

Contract Dt:
 Due Dil End Dt:

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

DOM: **1**
 Sub-Agt Com: **0%**

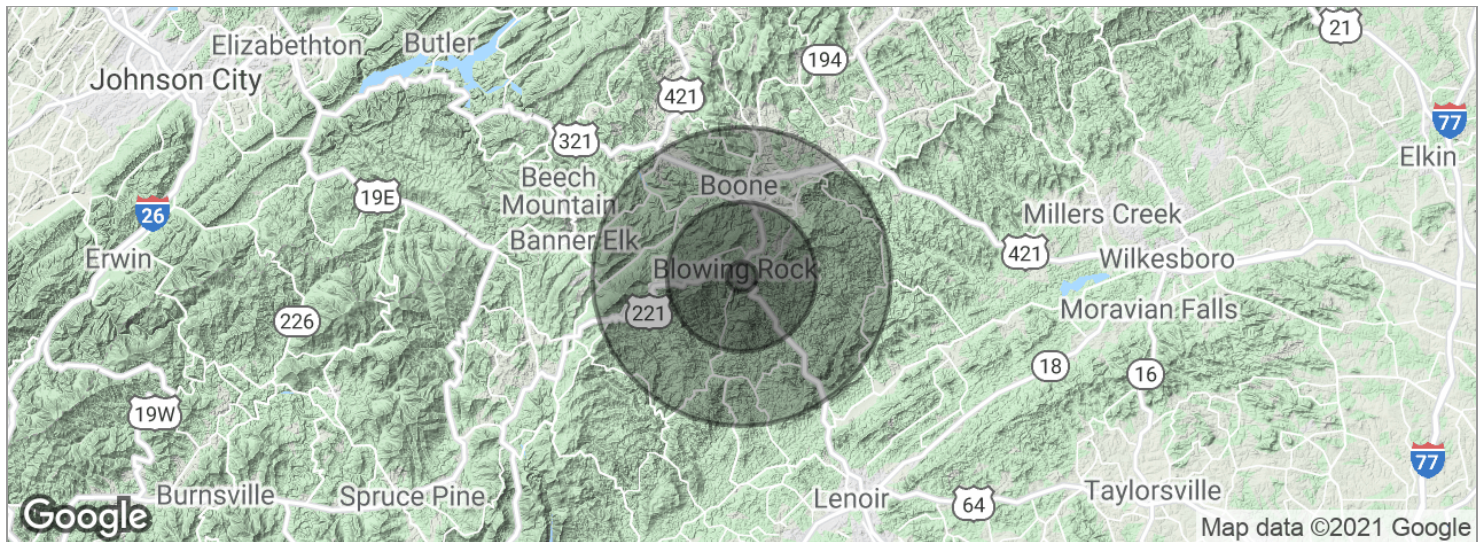
If you have a concern about the information in this listing, click here to comment





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POPULATION	1 MILE	5 MILES	10 MILES
Total population	347	9,930	45,176
Median age	50.8	39.8	33.0
Median age (male)	45.3	36.4	31.1
Median age (Female)	54.1	42.5	34.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	165	5,119	18,747
# of persons per HH	2.1	1.9	2.4
Average HH income	\$75,968	\$54,113	\$48,367
Average house value		\$291,854	\$278,305

* Demographic data derived from 2010 US Census

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