

LAND FOR SALE

TBD HWY 105 S HIGHWAY - LANDAU

TBD Hwy 105 S Highway, Boone, NC 28604



OFFERING SUMMARY

SALE PRICE:	\$225,000
AVAILABLE SF:	
LOT SIZE:	1 Acres
ZONING:	General Business
PRICE / SF:	\$5.17

PROPERTY OVERVIEW

Practically Flat 1 acre commercial property with 155 feet frontage on Hwy 105 S. 233 feet frontage on Devil's Den Road. Perfect location for a retail mart or small strip. Small creek runs along the Western property line. Nice views of Grandfather Mountain and convenient location between Boone and Banner Elk. 11,000 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

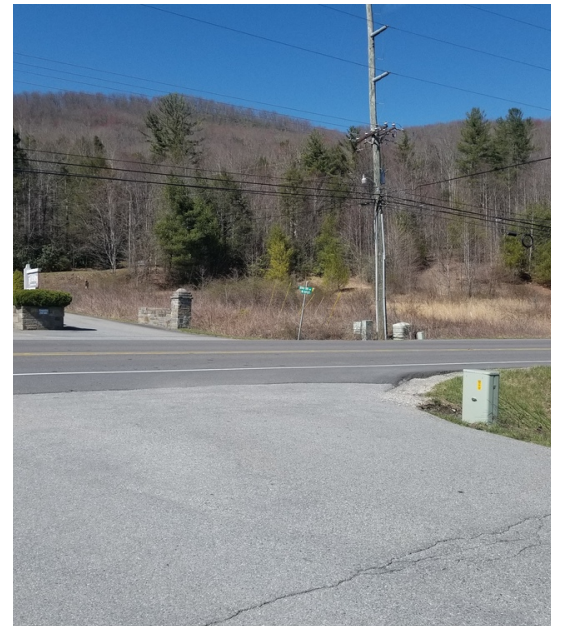
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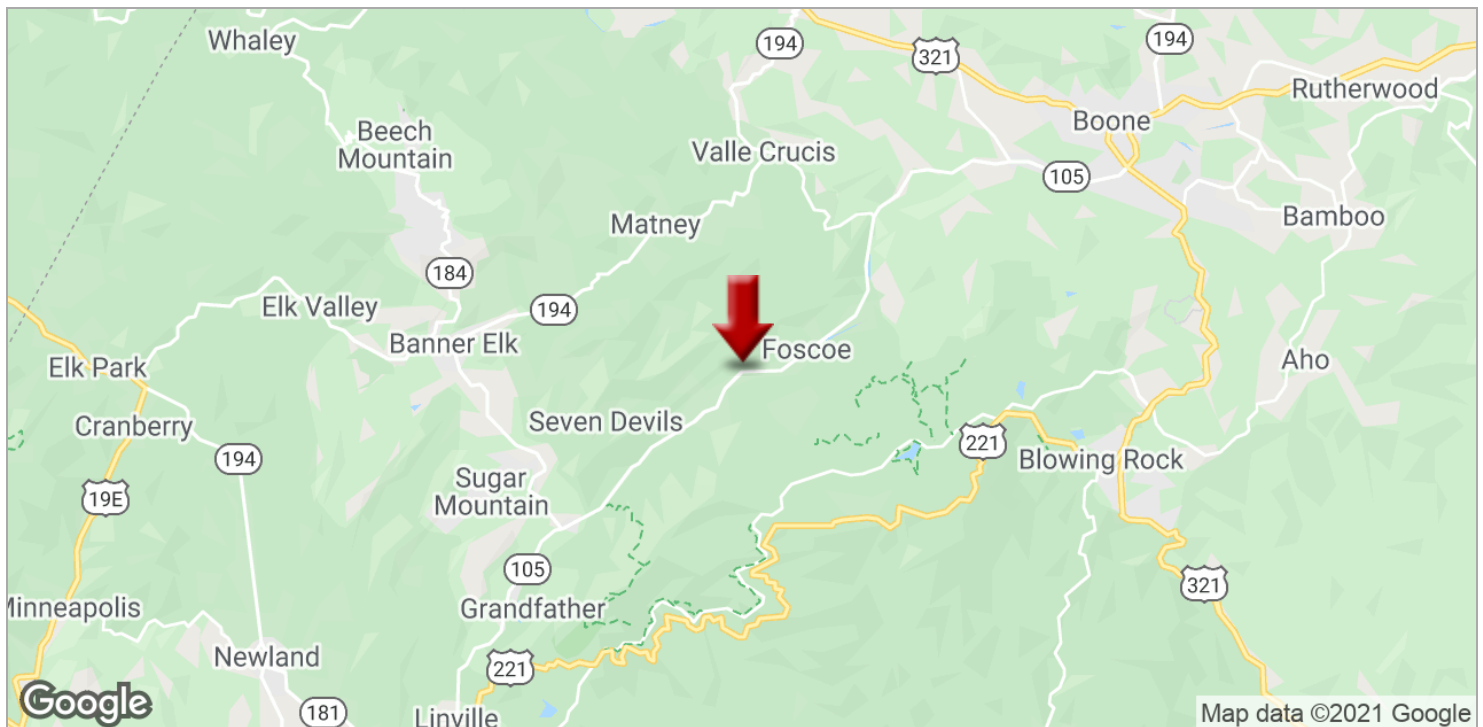
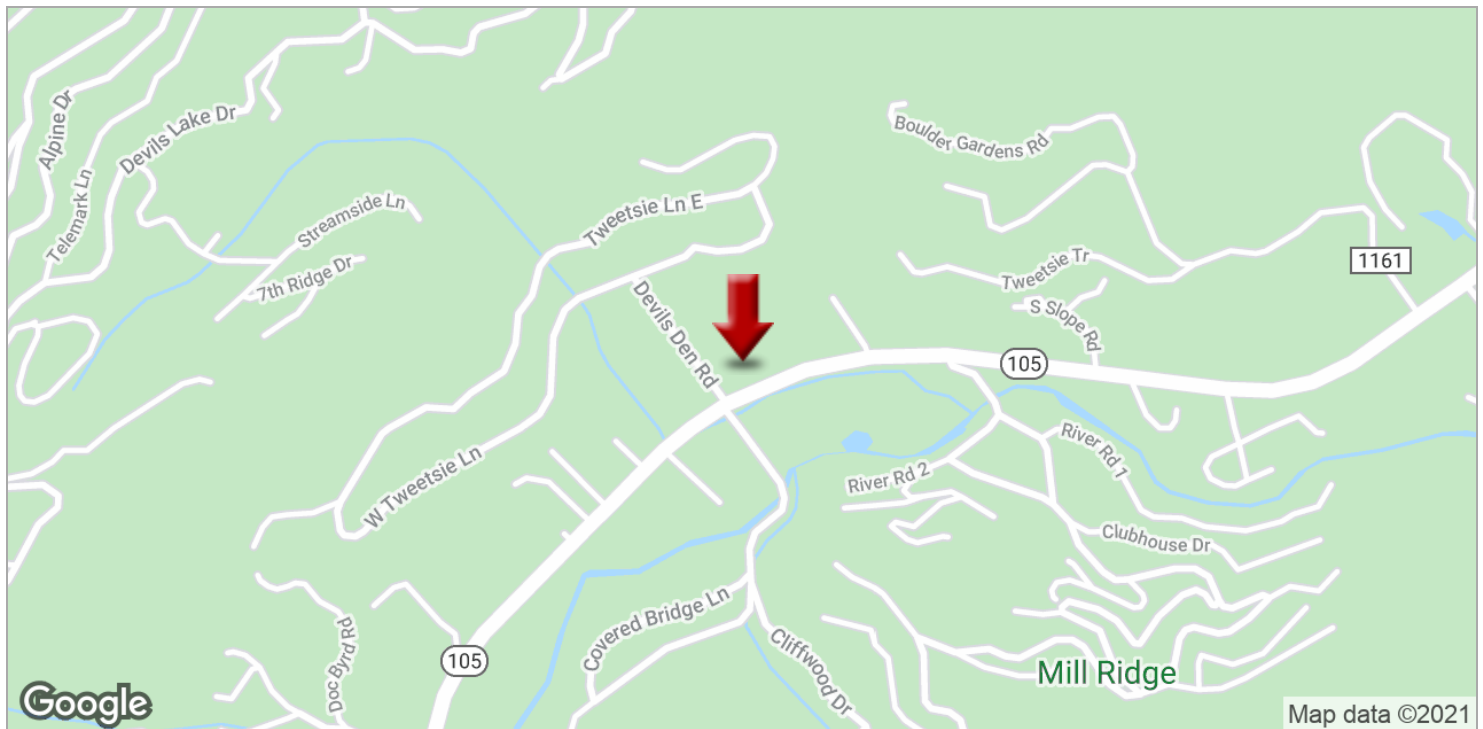
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**Land****Active****TBD Hwy 105 S Hwy Banner Elk NC 28604**

MLS#:	213858	List Price:	\$225,000
County:	Watauga	Orig LP:	\$225,000
Area:	5-Watauga, Shawneehaw	DOM:	1
Subdivision:	None		
Fire Dist:	Foscoe	# Acres:	1.00
School:	Valle Crucis	Mobiles:	Yes
Surface Water:	Yes	Modular:	Yes

Recent Change: 04/11/2019 : NEW : ->ACT

Prop SubType: **Commercial Land**
 Primary PIN: **1878-77-9309-000**

Secondary PIN:
 POA Fees:
 Club Mbrshp:
 Reinstate Amt:
 Rent Amount:
 Assoc Name:
 Utilities:
 Sewer/Septic:
 Water Source:
 Road:
 Zoning/Restrct:
 Legal Description:

Available
Needed
Needed
State Maintained Paved
Business/Comm, Central Business, General Business, Multi-Family

General/Property Information

Lot #:		Deed Bk/Pg:	1712/853
Taxes:	\$1,052/Tax Assessor	Adt'l. Dd Bk/Pg:	
Tax Value:	\$261000	Plat Sect:	
Cnf Spec Assmnt:	N	Plat Bk/Pg:	
Prp Spec Assmnt:	N	Rst/Cov Bk/Pg:	
Add'l Fees:			

Features

Views:	Long Range View	Amenities:	Other-See Remarks, Pasture, Southern Exposure
Water Feat:	Stream/Creek		

Miscellaneous

Marketing Area:	Foscoe	Terrain:	Level, Pasture
Financing:	Cash/New	Right of Way:	Road Frontage
Finance Info:		Forecls/REO:	No
Pot Short Sale:	No	Elevation:	3001-3500 ft
Disclosures:			

Remarks

Directions: **From Boone Hwy 105 S. to intersection of Hwy 105 S and Devils Den Subdivision. Look for Sign**
 Public Remarks: **Practically Flat 1 acre commercial property with 155 feet frontage on Hwy 105 S. 233 feet frontage on Devil's Den Road. Perfect location for a retail mart or small strip. Small creek runs along the Western property line. Nice views of Grandfather Mountain and convenient location between Boone and Banner Elk. 11,000 Traffic Count.**

Listing/Office Information

Listing Office:	<u>Keller Williams High Country Realty (3728)</u> 643 Greenway Road Suite H2 Boone, NC 28607	Phone:	(828) 386-1086
		Fax:	(828) 355-4183
		Firm License#:	C22738
Listing Agent:	<u>Erik Lanier (200543)</u>	Phone:	(828) 963-3798
Email:	<u>eriklanier@gmail.com</u>	License#:	200543
Co Listing Office:	<u>Keller Williams High Country Realty (3728)</u> 643 Greenway Road Suite H2 Boone, NC 28607	Phone:	(828) 386-1086
		Fax:	(828) 355-4183
Co Listing Agent:	<u>Glen Winebarger (297128)</u>	Phone:	(828) 963-0042
Email:	<u>winebargerts@skybest.com</u>	License#:	297128
List/Effective Dt:	04/10/2019	Contract Dt:	
		Due Dil End Dt:	
List Type:	Exclusive Right to Sell	DOM:	1
Show Instr:	Call LO, LO Has Plat	Sub-Agt Com:	0%
Owner Name:	Landau		
Buy Agt Com:	5%		

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





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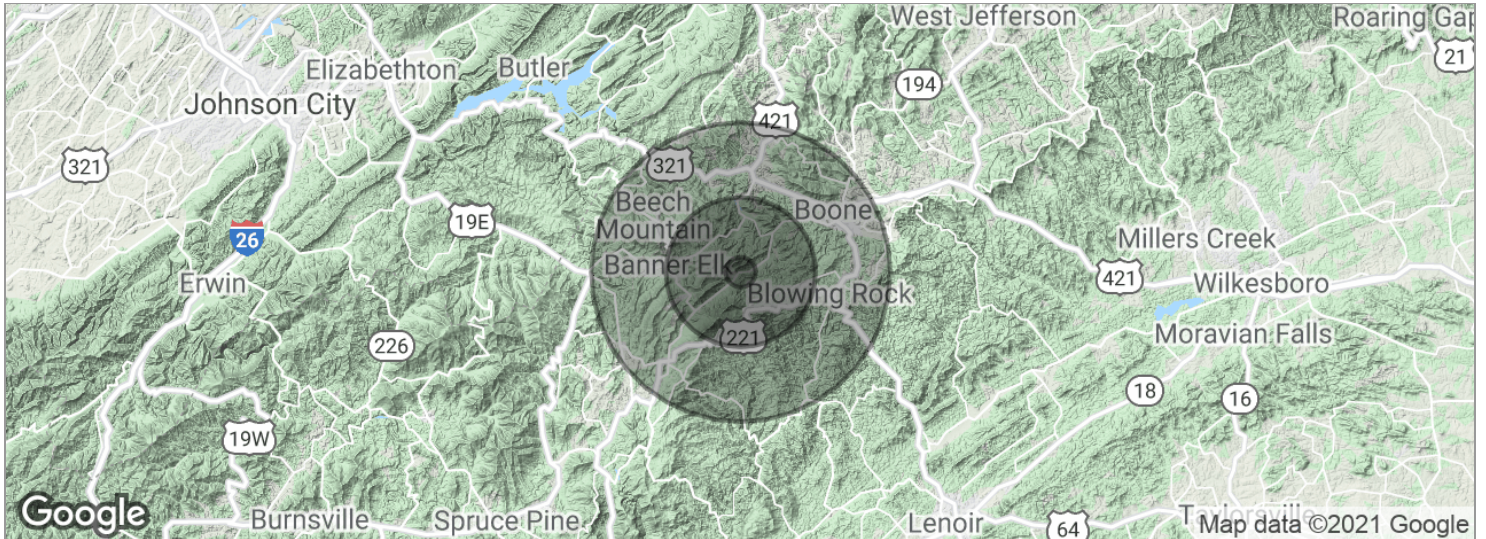
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	289	6,898	46,662
Median age	40.5	41.7	32.4
Median age (male)	38.8	39.5	31.0
Median age (Female)	42.4	44.2	33.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	125	3,010	19,204
# of persons per HH	2.3	2.3	2.4
Average HH income	\$54,402	\$59,085	\$49,667
Average house value		\$320,505	\$263,492

* Demographic data derived from 2010 US Census

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