



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$160,000
Lot Size:	22.94 Acres
Price / Acre:	\$6,975
Zoning:	Open Use
Market:	Chimney Rock
Submarket:	Cooper Gap

## PROPERTY OVERVIEW

This 22.94-acre property is located minutes from Lake Lure and close to the Tryon International Equestrian Center. With ingress and egress on two sides, and very buildable rolling topography; this property is ideal for large tract residential development.

This property is in a designated Opportunity Zone. OZ's were created by the Tax Cuts and Jobs Act of 2017 and encourage investors to buy and improve properties in certain areas of the market. In exchange, investors receive massive tax benefits that can eliminate capital gains taxes on those reinvested funds.

## PROPERTY HIGHLIGHTS

- Very buildable
- Less than \$7k an acre
- 10 minutes from Lake Lure
- Owner financing considered
- Ingress and egress on 2 sides
- Located in a Qualified Opportunity Zone
- 20 minutes from the Tryon International Equestrian Center

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## ADDITIONAL PHOTOS



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I, Nathan Adams, certify that this plot was drawn under my supervision from an actual survey made under my supervision (detailed description recorded as referenced); that the boundaries  
not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_\_, Page \_\_\_\_\_; that the ratio of precision as calculated is 1:10000;  
that this plot was prepared in accordance with G.S.  
47-36 as amended. Witness my hand and seal this  
23<sup>rd</sup> day of March A.D. 2008.

**PROPERTY CORNER LEGEND**

- EXISTING IRON PIN (EIP)
- NEW IRON PIN (NIP)
- POINT
- ▲ NAIL OR RAILROAD SPIKE
- CONCRETE MONUMENT
- RIGHT OF WAY MONUMENT
- STONE



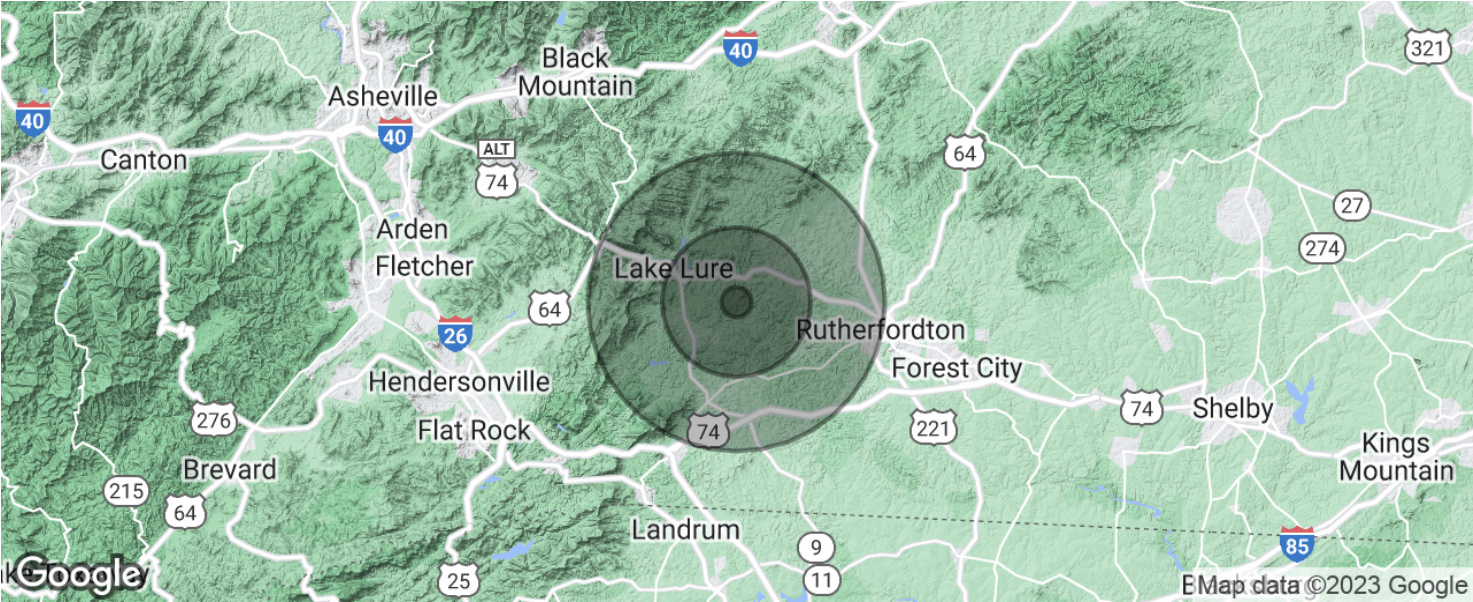
# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	141	3,905	20,031
Median age	49.0	46.4	45.8
Median age (Male)	48.2	46.2	44.5
Median age (Female)	49.3	46.4	46.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	63	1,687	8,411
# of persons per HH	2.2	2.3	2.4
Average HH income	\$61,182	\$56,283	\$55,836
Average house value	\$348,518	\$340,300	\$298,460

\* Demographic data derived from 2020 ACS - US Census

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