



# EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$110,000
Lot Size:	14.3 Acres
Price / Acre:	\$7,692
Zoning:	Open Use
Market:	Chimney Rock

**PROPERTY OVERVIEW**

Phoenix Commercial, LLC as exclusive Sales Broker to the Seller, is pleased to present the opportunity to buy this very desirable, large residential property located in Chimney Rock, NC.

This 14.30-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.

- PROPERTY HIGHLIGHTS**
- 20 minutes from the Tryon International Equestrian Center
  - Located in a Qualified Opportunity Zone
  - Ingress and egress on 2 sides
  - Owner financing considered
  - 10 minutes from Lake Lure
  - Less than \$7,700 an acre

**Kevin Jennings**  
Broker-In-Charge  
828.275.2346  
kevin@phoenixcre.us





## ADDITIONAL PHOTOS



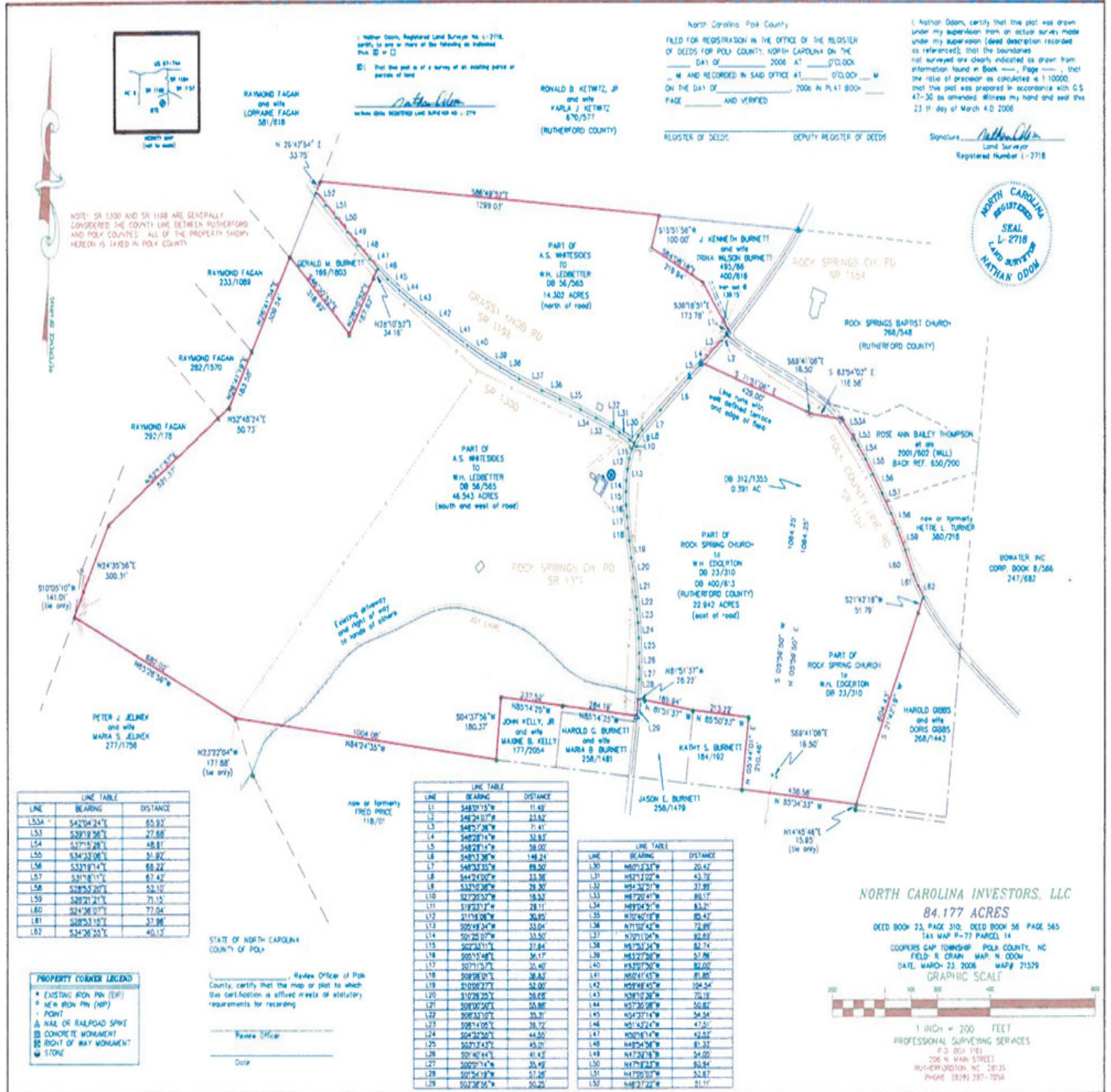
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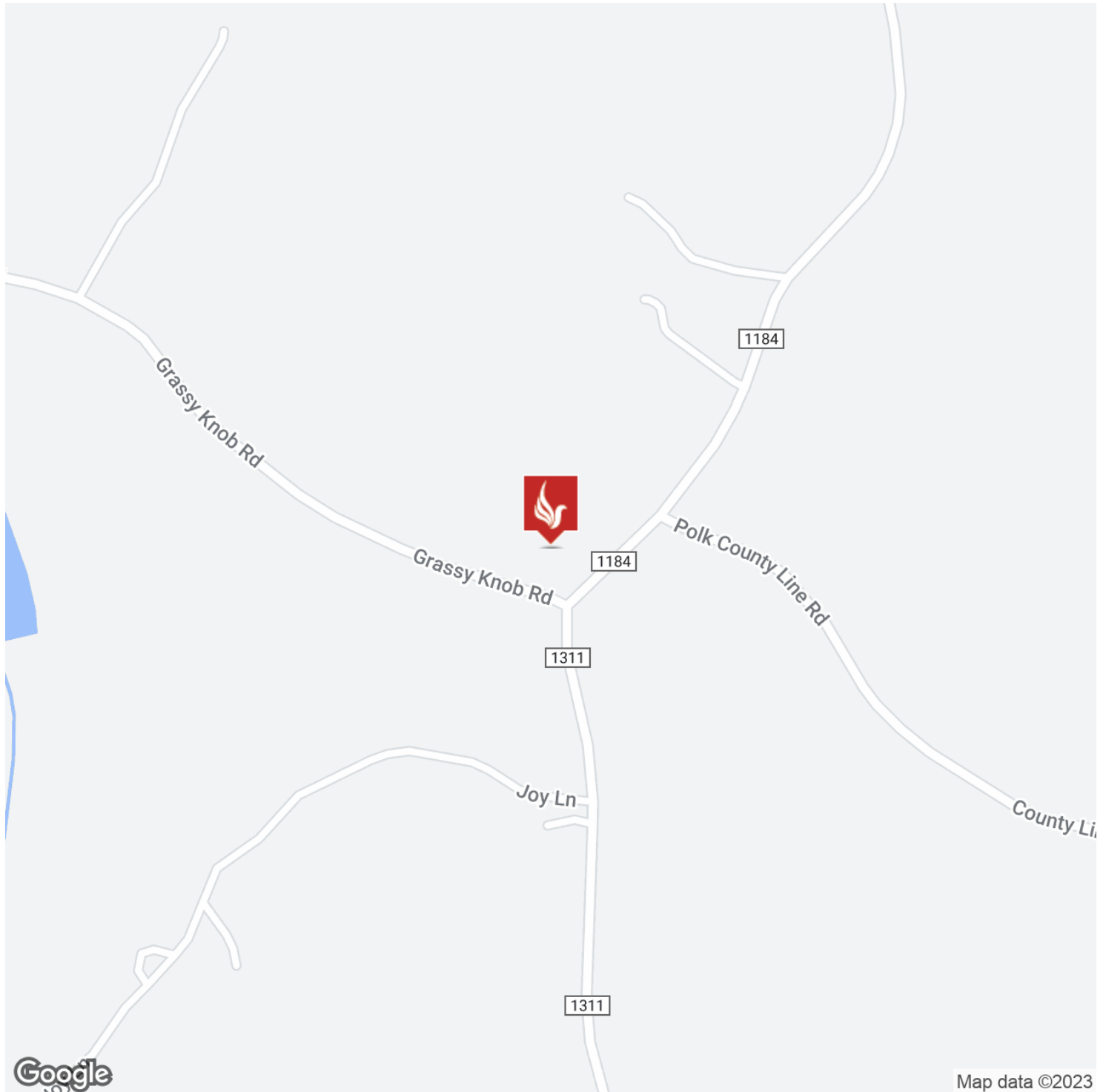
# SURVEY



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## LOCATION MAPS

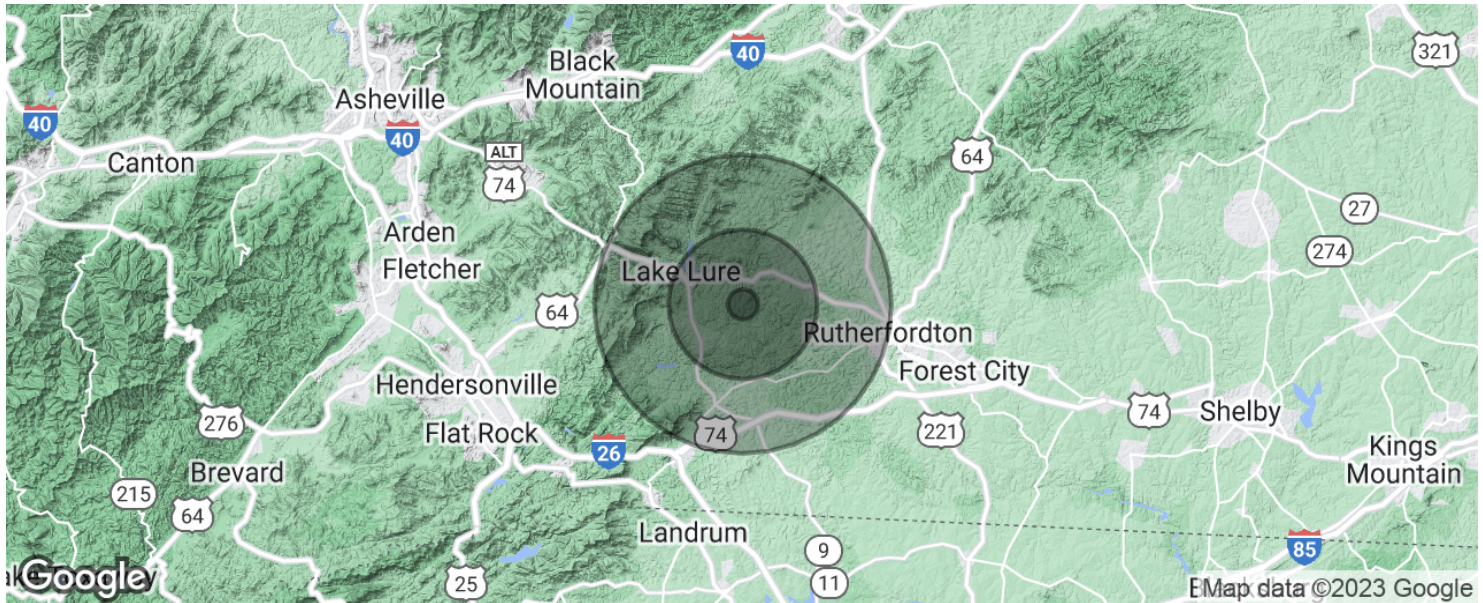


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# DEMOGRAPHICS MAP & REPORT



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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