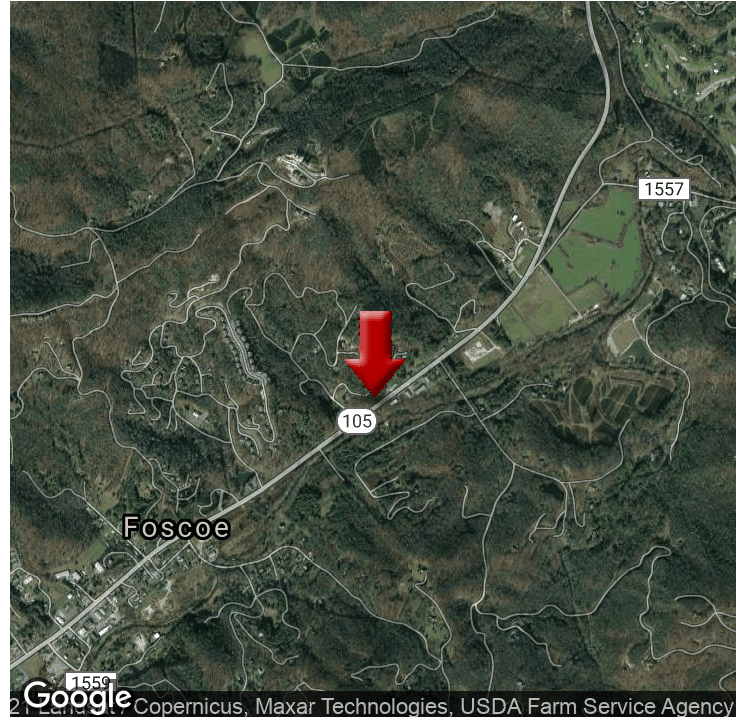


LAND FOR SALE

LOT 6 IN SHOPS AT TWIN RIVERS

7929 Highway 105 S, Boone, NC 28607



OFFERING SUMMARY

SALE PRICE:	\$90,000
AVAILABLE SF:	
LOT SIZE:	0.68 Acres
ZONING:	Deed Restrictions
MARKET:	Boone, Banner Elk
TRAFFIC COUNT:	14,000
PRICE / SF:	\$3.04

PROPERTY OVERVIEW

Great visibility as Part of Shops at Twin Rivers near Twin Rivers Subdivision. Flat property with 94 feet Highway 105 frontage and some river frontage on the Watauga River. Great location near established businesses. 14000 per day traffic count. \$20,000 worth of fill dirt has been added to the property since it was purchased. Well below tax value and a great opportunity for someone wanting to build a business between Boone and Banner Elk. Private Well Water and Private Septic System for the subdivision is in place and available for connection. See attached Septic Documents for more information on usage profiles.

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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Land **Active**
7929 Highway 105 S Hwy Boone NC 28607
 MLS#: **216330** List Price: **\$125,000**
 County: **Watauga** Orig LP: **\$125,000**
 Area: **5-Watauga, Shawneehaw** DOM: **1**
 Subdivision: **Twin Rivers** CDOM:
 Fire Dist: **Foscoe** # Acres: **0.68**
 Elem School: **Valle Crucis** Mobiles: **No**
 Middle School High School **Watauga**
 Surface Water: **Yes** Modular: **Yes**
Recent Change: 07/11/2019 : NEW : ->ACT

Prop SubType: **Commercial Land**
 Primary PIN: **1889-60-6608-000**
 Secondary PIN:
 POA Fees: **\$1,080/Annually**

Club Mbrshp:

Reinstate Amt:
 Rent Amount:
 Assoc Name:
 Utilities:
 Sewer/Septic:
 Water Source:
 Road:
 Zoning/Restrct:
 Legal Description:

Shops At Twin Rivers POA, Inc.
Available
Community/Shared
Private
State Maintained Paved
Deed Restrictions

General/Property Information

Lot #: **6**
 Taxes: **\$671/Tax Assessor**
 Tax Value: **\$148100**
 Cnf Spec Assmnt: **N**

Prp Spec Assmnt: **Y/TBD**

Add'l Fees:

Deed Bk/Pg: **767/316**
 Adt'l. Dd Bk/Pg: **608/125**
 Plat Sect:
 Plat Bk/Pg: **15/198**
Declaration of
Covenants
608/125

Features

Views:

Amenities: **220 Volt Power**

Miscellaneous

Marketing Area: **Boone**
 Financing: **Cash/New, Owner**
 Finance Info:
 Pot Short Sale: **No**
 Disclosures: **Flood Plain**
 Documents: **Oil and Mineral Rights Disclosure**

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

Remarks

Directions: **From Boone Highway 105 South Approximately 7 miles. Property on Left at sign.**
 Public Remarks: **Great visibility as Part of Shops at Twin Rivers near Twin Rivers Subdivision. Flat property with 94 feet Highway 105 frontage and 120 feet river frontage on the Watauga River. Great location near established businesses. 14000 per day traffic count. \$20,000 worth of fill dirt has been added to the property since it was purchased. Well below tax value and a great opportunity for someone wanting to build a business between Boone and Banner Elk. Private Well Water and Private Septic System for the subdivision is in place and available for connection. See attached Septic Documents for more information on usage profiles.**
 Agent Remarks: **Partially located in flood plain but the property has been built up to keep it dry. Flat building area that is accessed through the main entrance of the Shops at Twin Rivers, but great visibility for Highway 105 S.**

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

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

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

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

List/Effective Dt: **07/10/2019**

Contract Dt:
 Due Dil End Dt:

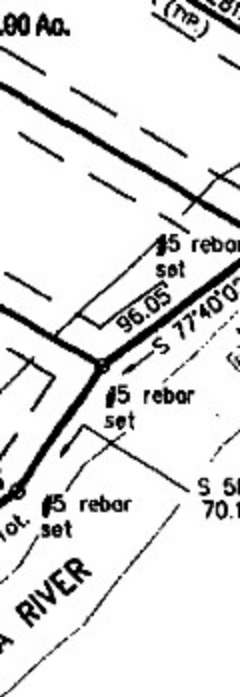
List Type: **Exclusive Right to Sell**
 Show Instr: **LO Has Plat, Sign**
 Owner Name: **Shadow Mountain Investments, Inc.**
 Buy Agt Com: **5%**

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

[If you have a concern about the information in this listing, click here to comment](#)





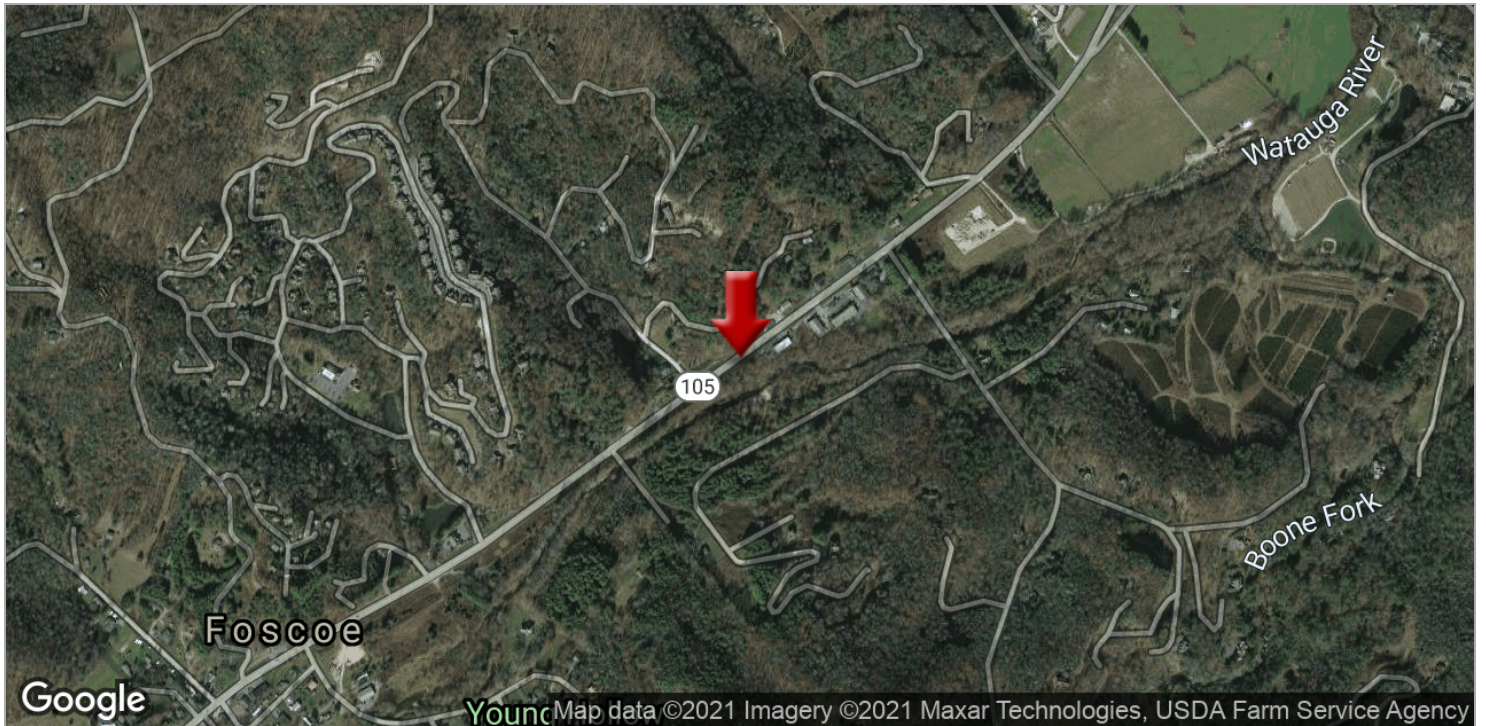


I hereby certify that
with the Subdivision
approved as a mini
Regulations for re

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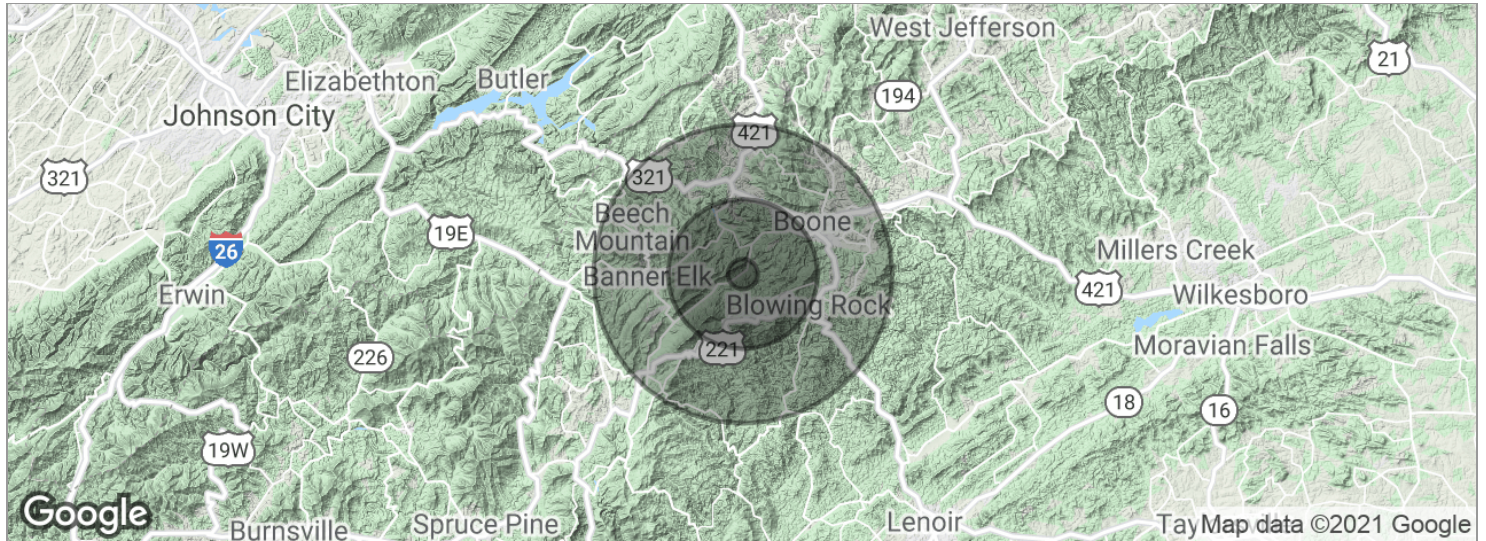
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	288	8,361	50,211
Median age	40.7	41.4	32.7
Median age (male)	39.0	39.0	31.1
Median age (Female)	42.6	45.1	33.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	125	3,700	21,234
# of persons per HH	2.3	2.3	2.4
Average HH income	\$54,540	\$60,402	\$48,618
Average house value		\$352,059	\$266,757

* Demographic data derived from 2010 US Census

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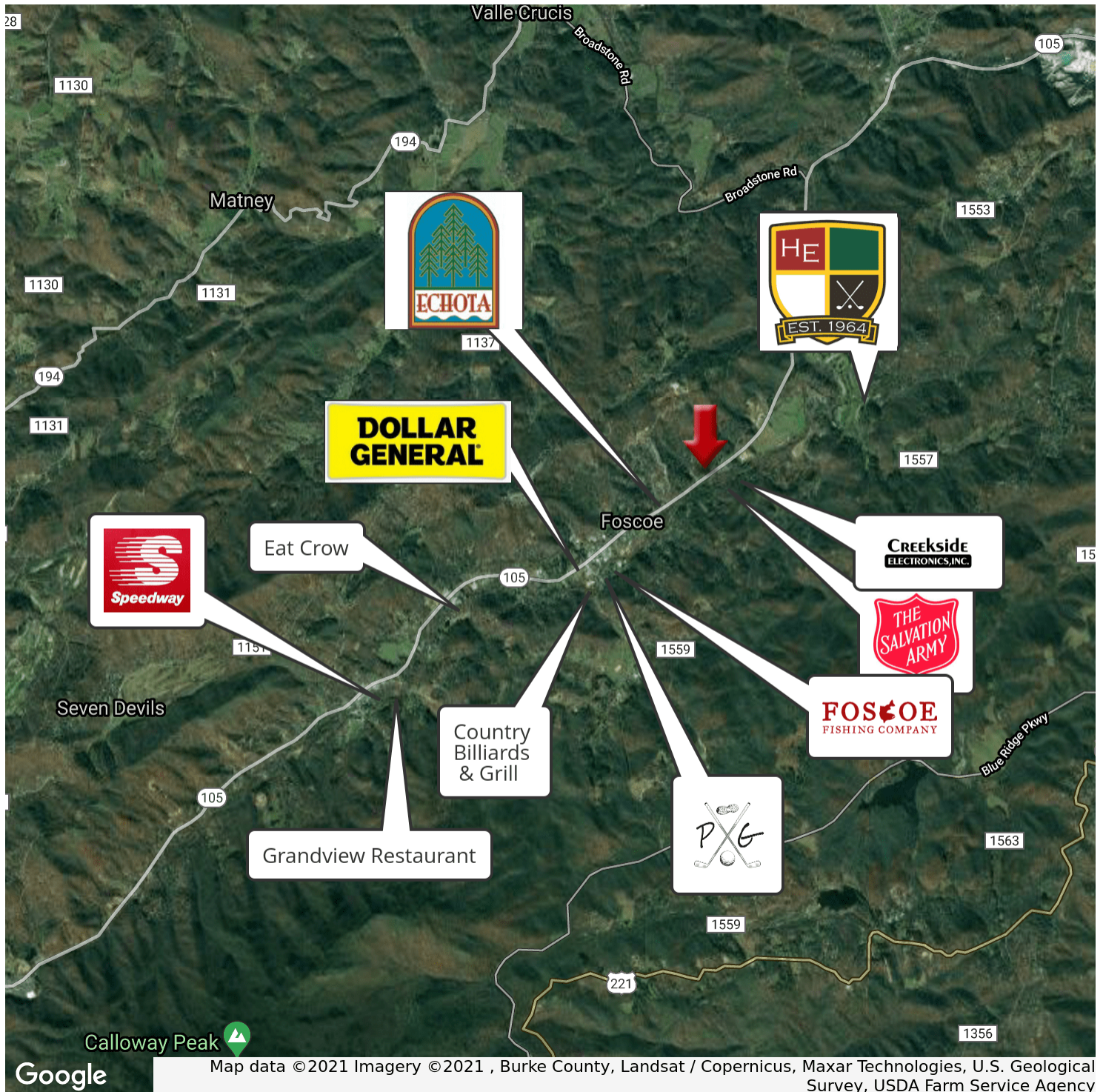
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