

MULTI-USE NO ZONING FOR SALE

400 WYATT DRIVE

400 Wyatt Dr., Newland, NC 28657



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
AVAILABLE SF:	
LOT SIZE:	12.18 Acres
ZONING:	None
PRICE / SF:	\$2.26

PROPERTY OVERVIEW

Incredible opportunity for development in the town limits of Newland. 12.18 FLAT acres with easy access with multiple ingress and egress including Pineola Highway access. All town services are on this property. Over 2000 feet of healthy and beautiful creek frontage with very little wet areas on the property (excellent drainage). Partially wooded, but mostly open with very pleasant views. Exceptionally located near downtown Newland, shopping, an adjacent park, an adjacent church, an aquatic facility, the Elementary School and the High School. Did I mention it was FLAT? NO ZONING! Also, it is partially paved, but all vertical remnants of the former building have been removed. This could be a multitude of projects: Multi-family, housing development, retail, mixed-use, government, commercial, factory, hospitality, conference center, etc.... The park like setting makes it a fabulous place to work or live.

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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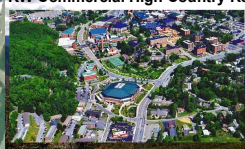
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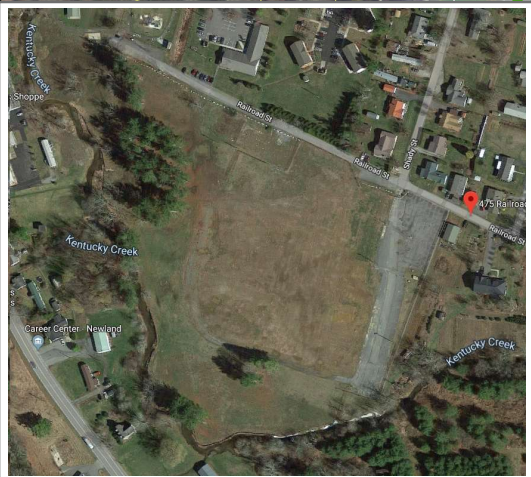
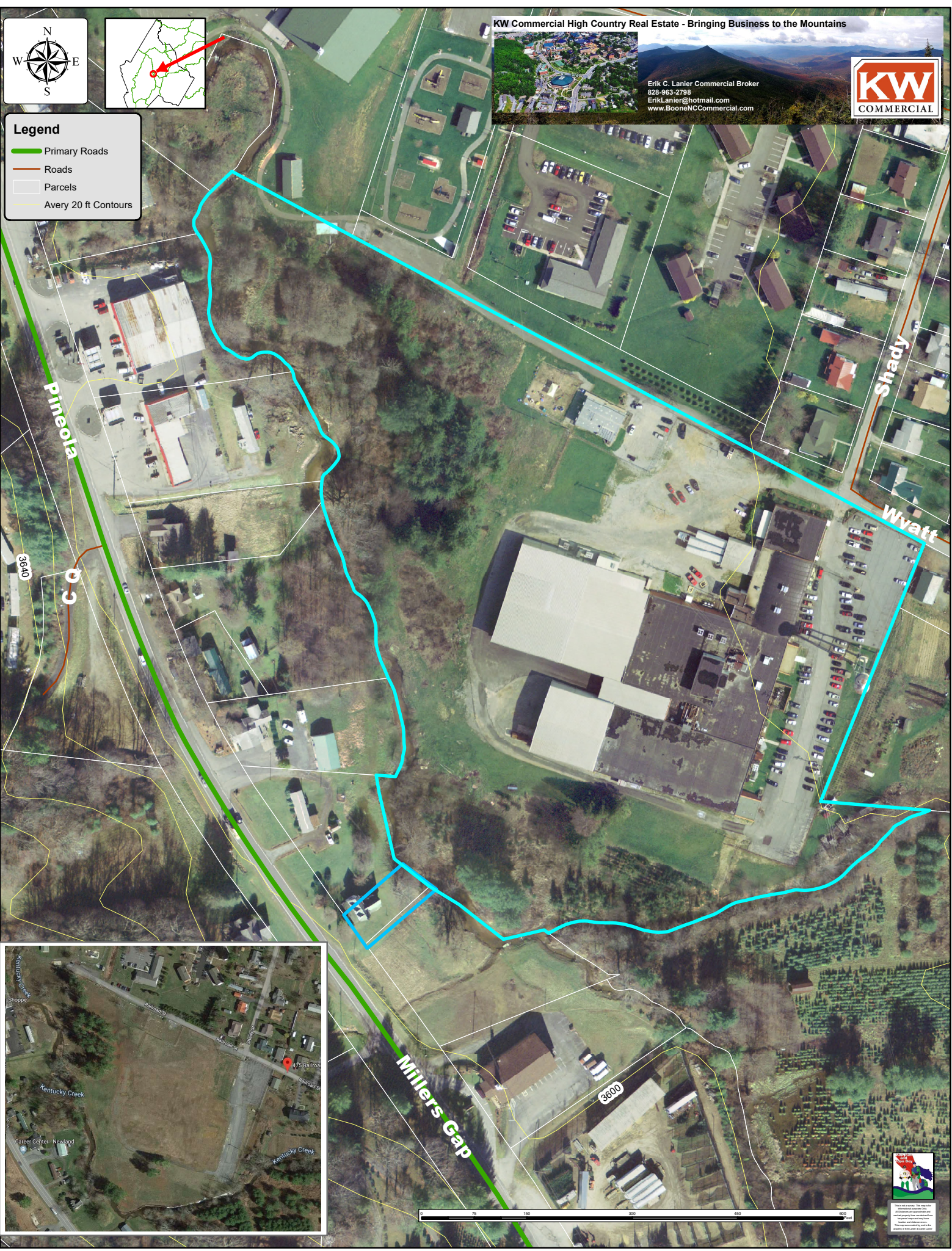
Legend

- Primary Roads
- Roads
- Parcels
- Avery 20 ft Contours

KW Commercial High Country Real Estate - Bringing Business to the Mountains



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These are not a warranty. The only way to know the actual condition of a property is to see it in person. The information is provided for informational purposes only. The information is not to be used as a basis for any investment decision. The information is not to be used as a basis for any investment decision.

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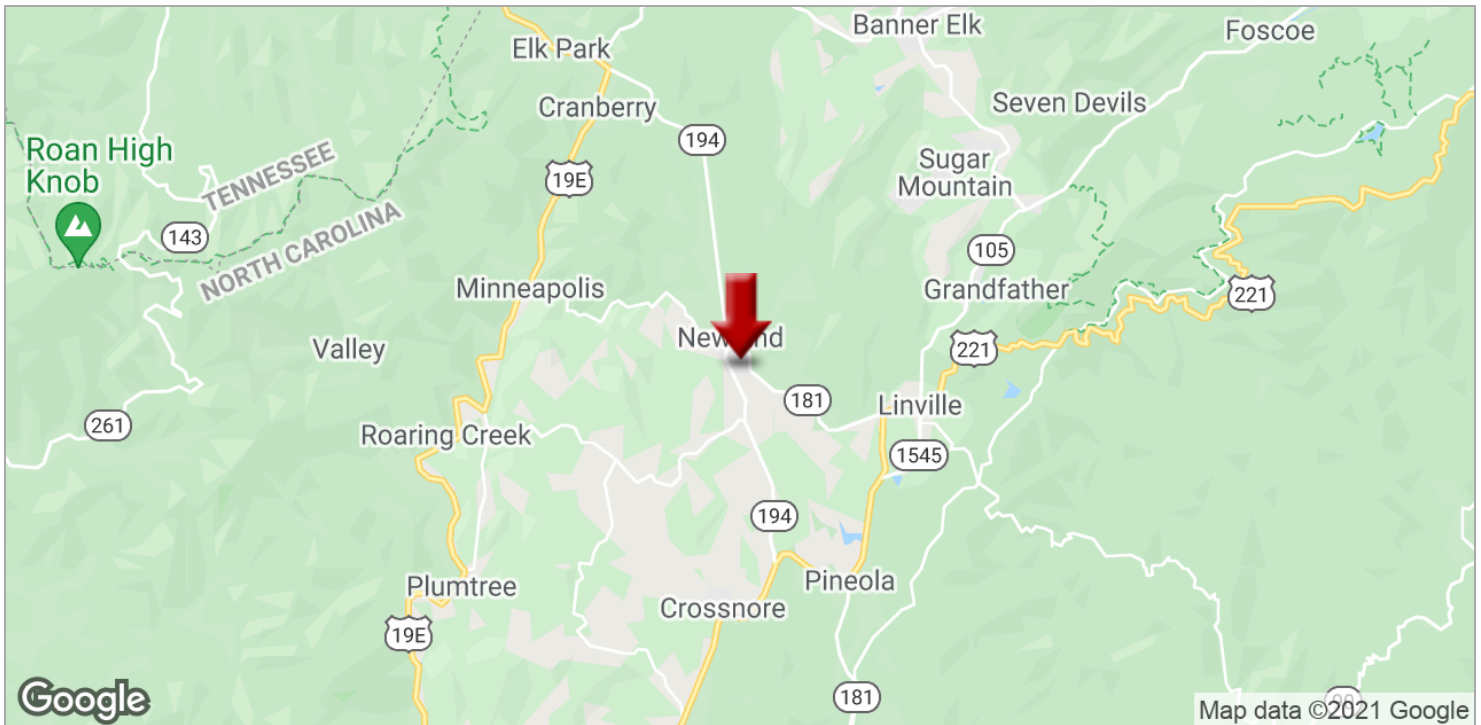
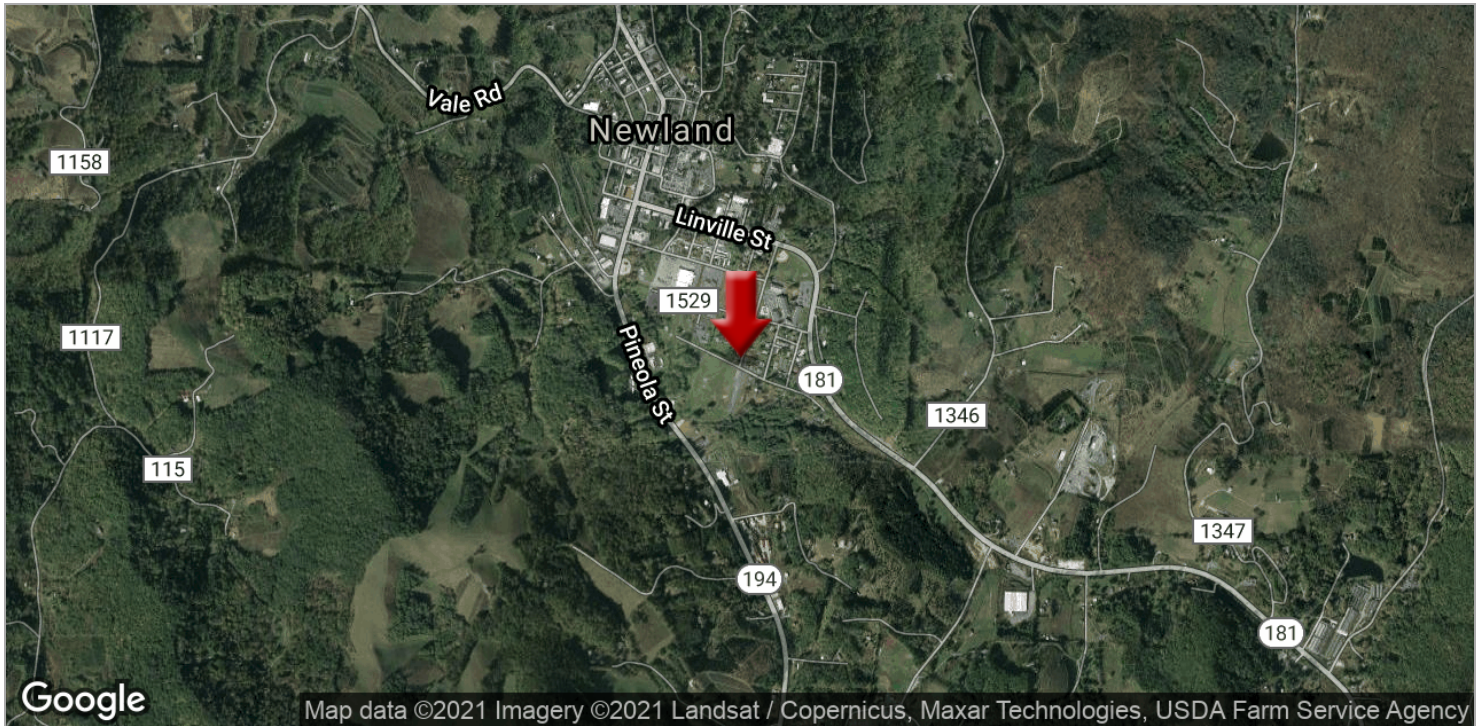
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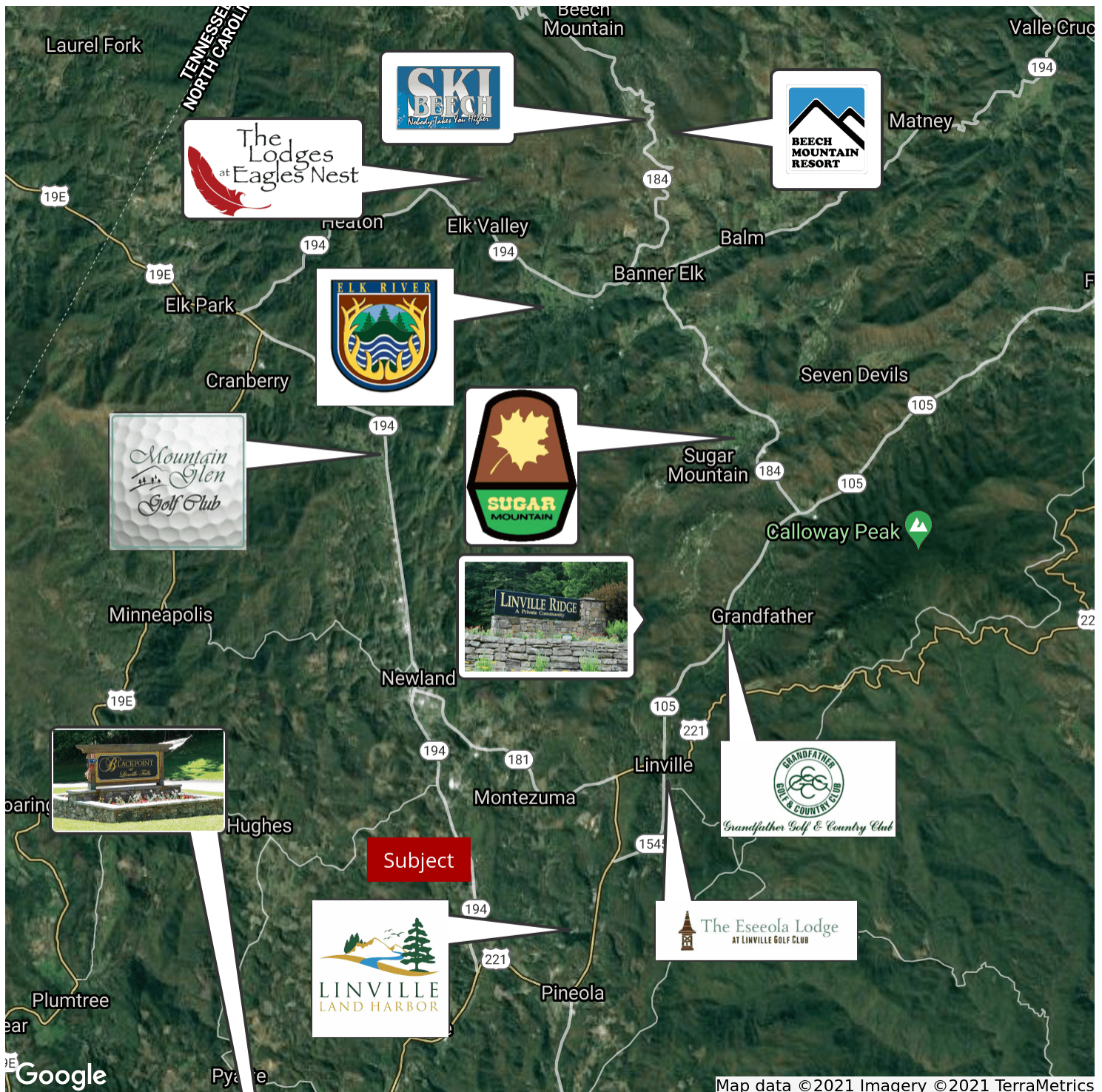
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HIGH COUNTRY DEVELOPMENTS

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Land
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Active

MLS#:	218977	List Price:	\$1,200,000
County:	Avery	Orig LP:	\$120,000
Area:	9-Linville	DOM:	1
Subdivision:	None	CDOM:	
Fire Dist:	Newland	# Acres:	12.18
Elem School:	Newland	Mobiles:	Yes
Middle School:		High School:	Avery County
Surface Water:	Yes	Modular:	Yes
Recent Change: 11/25/2019 : UP : \$120,000->\$1,200,000			

General/Property Information

Prop SubType:	Commercial Land	Lot #:		Deed Bk/Pg:	500/1684
Primary PIN:	<u>1836-19-50-5563</u>	Taxes:	\$2,513/Tax Assessor	Adt'l. Dd Bk/Pg:	
Secondary PIN:		Tax Value:	\$234900	Plat Sect:	
POA Fees:		Cnf Spec Assmnt:	N	Plat Bk/Pg:	
Club Mbrshp:		Prp Spec Assmnt:	N	Rst/Cov Bk/Pg:	None
Reinstate Amt:		Add'l Fees:			
Rent Amount:					
Assoc Name:					
Utilities:	Available, Cable, Electric, Gas, Sewer, Water				
Sewer/Septic:	City				
Water Source:	City				
Road:	City Maintained Paved, State Maintained Paved				
Zoning/Restrct:	None				
Legal Description:					

Features

Views:	Amenities:	220 Volt Power
	Miscellaneous:	

Marketing Area:		Terrain:	Level, Pasture
Financing:	Cash/New, Owner	Right of Way:	45 Feet or More
Finance Info:		Forecls/REO:	No
Pot Short Sale:	No	Elevation:	3501-4000 ft
Disclosures:			

Remarks

Directions: From Newland Highway (Hwy 181) Go East on Shady St. (at the Elementary School) and follow until the end. There is also a right of way of of Pineola Highway, but there is no bridge.

Public Remarks: Incredible opportunity for development in the town limits of Newland. 12.18 FLAT acres with easy access with multiple ingress and egress including Pineola Highway access. All town services are on this property. Over 2000 feet of healthy and beautiful creek frontage with very little wet areas on the property (excellent drainage). Partially wooded, but mostly open with very pleasant views. Exceptionally located near downtown Newland, shopping, an adjacent park, an adjacent church, an aquatic facility, the Elementary School and the High School. Did I mention it was FLAT? NO ZONING! Also, it is partially paved, but all vertical remnants of the former building have been removed. This could be a multitude of projects: Multi-family, housing development, retail, mixed-use, government, commercial, factory, hospitality, conference center, etc.... The park like setting makes it a fabulous place to work or live.

Agent Remarks: This is the former home of the US Textiles building and there is a Level 1 Environmental Survey done and we are seeking to get that from the town of Newland. There is also an available survey.

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
List/Effective Dt:	11/24/2019	Contract Dt:	
		Due Dil End Dt:	
List Type:	Exclusive Right to Sell	DOM:	1
Show Instr:	Call LO, LO Has Plat, Sign		
Owner Name:	Nelson	Sub-Agt Com:	0%
Buy Agt Com:	5%		

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

Photos


1500 feet from the main intersection in Downtown Newland



FLAT, FLAT, FLAT!!!

Aerial Looking North



Aerial Looking South



Aerial Looking West



2000 feet of creek frontage

Beautiful Creek

Beautiful Creek



Park-like setting

Partially Paved

Pineola Highway Access (no bridge)

Looking West



Park-like setting

Newland Grade School Two Blocks away

Aquatic Center Two Blocks Away

Adjacent Church and Town Park



Water and Sewer

Old Factory Entrance

Aerial Looking North 2

Aerial Looking Northwest



Aerial Looking South 2

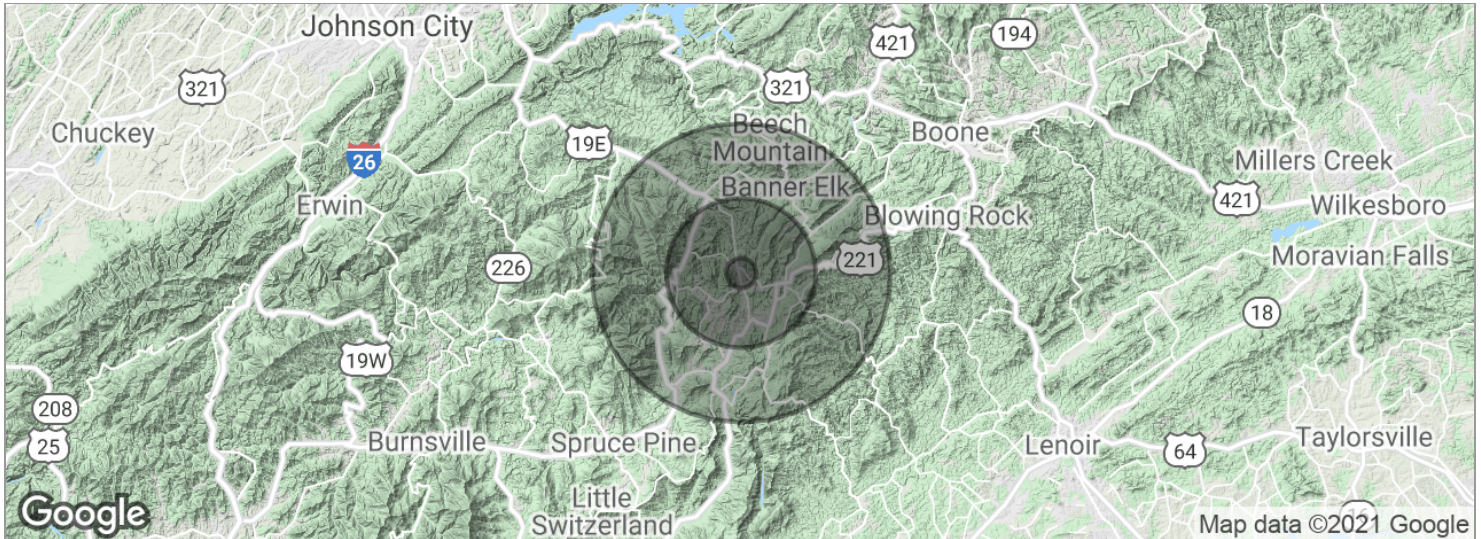
Fire Hydrants

Aquatic Center Two Blocks Away

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	332	6,403	22,194
Median age	41.3	42.9	42.6
Median age (male)	41.2	41.2	40.8
Median age (Female)	41.2	44.1	43.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	133	2,601	9,068
# of persons per HH	2.5	2.5	2.4
Average HH income	\$82,612	\$72,024	\$57,993
Average house value	\$214,168	\$201,761	\$193,635

* Demographic data derived from 2010 US Census

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