



# Offering Memorandum

RESIDENTIAL DEVELOPMENT SITE

LAKE GLENVILLE | 370.62 ACRES



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Darrell Chapman  
Partner, Bull Realty  
DChapman@BullRealty.com  
404-876-1640 x114

Michael Bull, CCIM  
President, National Office Group  
Michael@BullRealty.com  
404-876-1640 x101  
NC License #247673

Bull Realty, Inc.  
50 Glenlake Parkway, Suite 600  
Atlanta, GA 30328  
BullRealty.com



Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

# EXECUTIVE SUMMARY

RESIDENTIAL DEVELOPMENT SITE | LAKE GLENVILLE | 370.62 ACRES



## SALE DESCRIPTION

Bull Realty is pleased to present 370.62 acres in Glenville, NC, adjacent to Lake Glenville, one of the most scenic mountain lakes in the Southeast. The property line is directly below the Lake Glenville dam. This 370.62 acre tract may be subdivided into multiple estate lots or can be used for recreational purposes such as hiking, hunting or camping.

This is a once-in-a-lifetime opportunity to acquire this incredible scenic mountain tract. Hikers come from across the world to hike the High Falls Trail to start at the North Trail-Head that is also included on this site. Once a writer's retreat, the home site sits at the top of a high ridge with mountain views above the falls.

Located less than 7 miles from Cashiers, where residents and visitors will find additional outdoor activities and exquisite shopping and dining.

## HIGHLIGHTS

- 370.62 acres that border Lake Glenville, one of the most scenic mountain lakes in the Southeast
- Located directly below the Lake Glenville dam
- Available as recreational use or may be subdivided into multiple estate lots
- Over 12,000' frontage on the West Fork Tuckasegee River, which includes High Falls Waterfall
- Ridge-line views of Lake Glenville and scenic waterfall hiking trails
- Utilities include electricity and power
- Parcel ID: 7555-86-9594
- Conveniently located less than 7 miles north of Cashiers and 17 miles north of Downtown Highlands, NC
- Broker of Record: Michael Bull, CCIM | NC License #247673

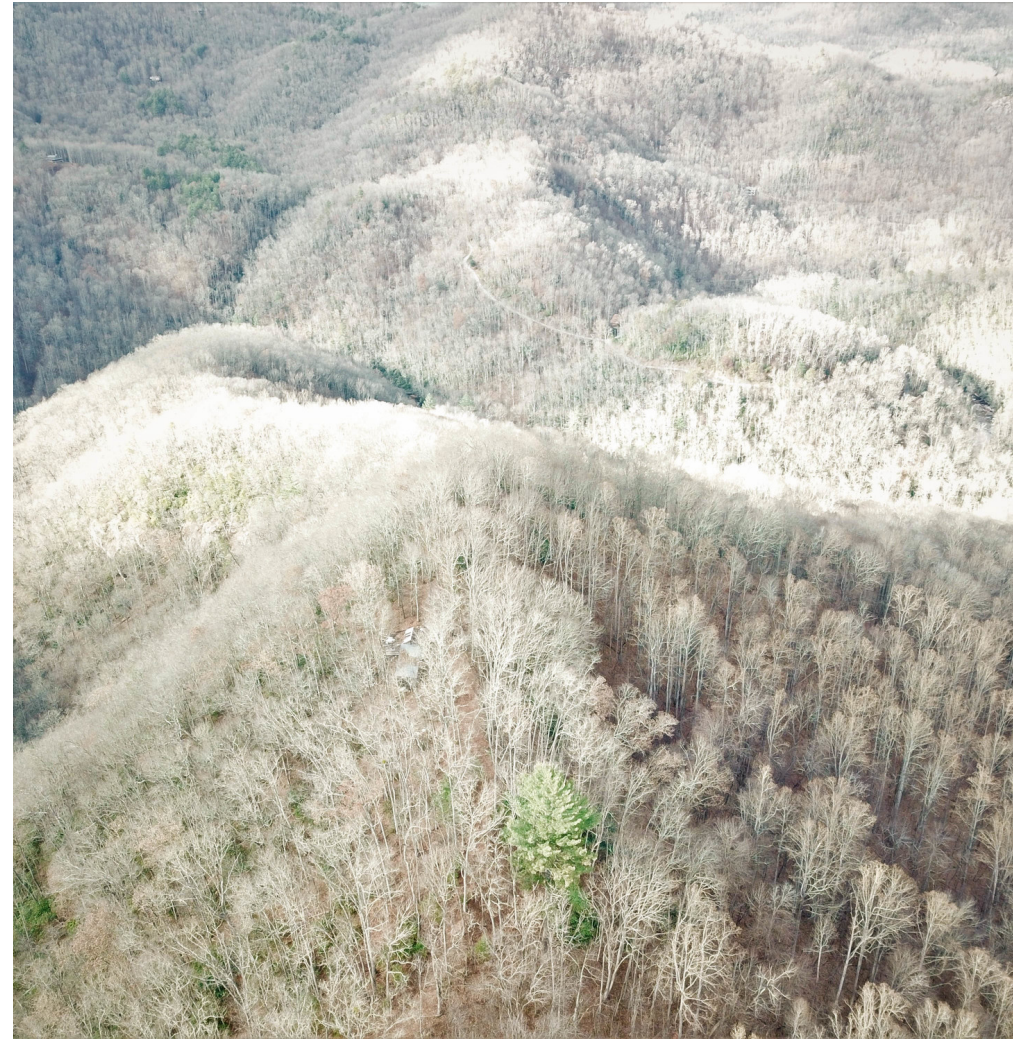
**PRICE | \$3,200,000**



# PROPERTY INFORMATION

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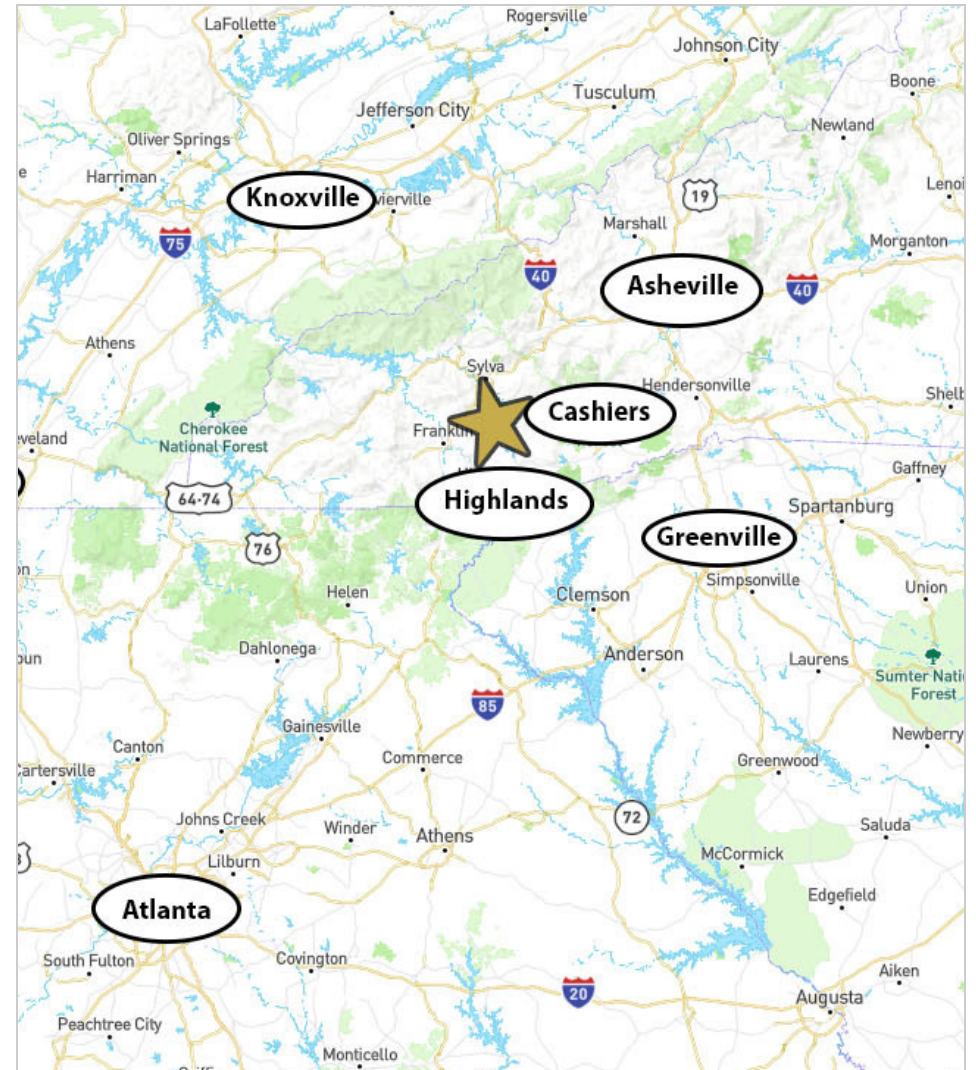
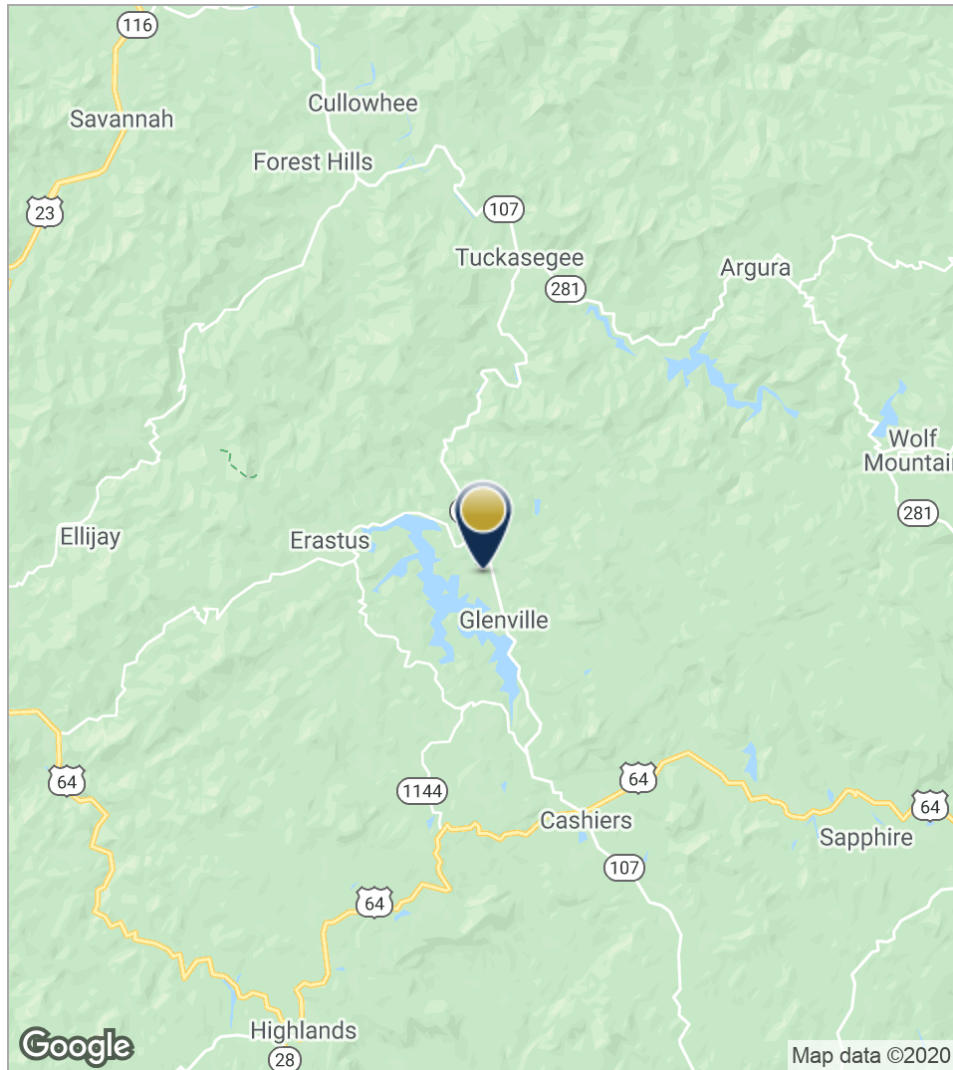
Property Address:	1482 Shoal Creek Mtn Rd, Glenville, NC 28736
County:	Jackson
Site Size:	370.62 Acres
Zoning:	Unincorporated
Parcel ID:	7555-86-9594
Utilities:	Electricity / Power
Topography:	Mountains
Frontage:	600' on N Hwy 107
Cross Streets:	Shoal Creek Mountain Road
Proposed Use:	Residential / Recreational
Sale Price:	\$3,200,000



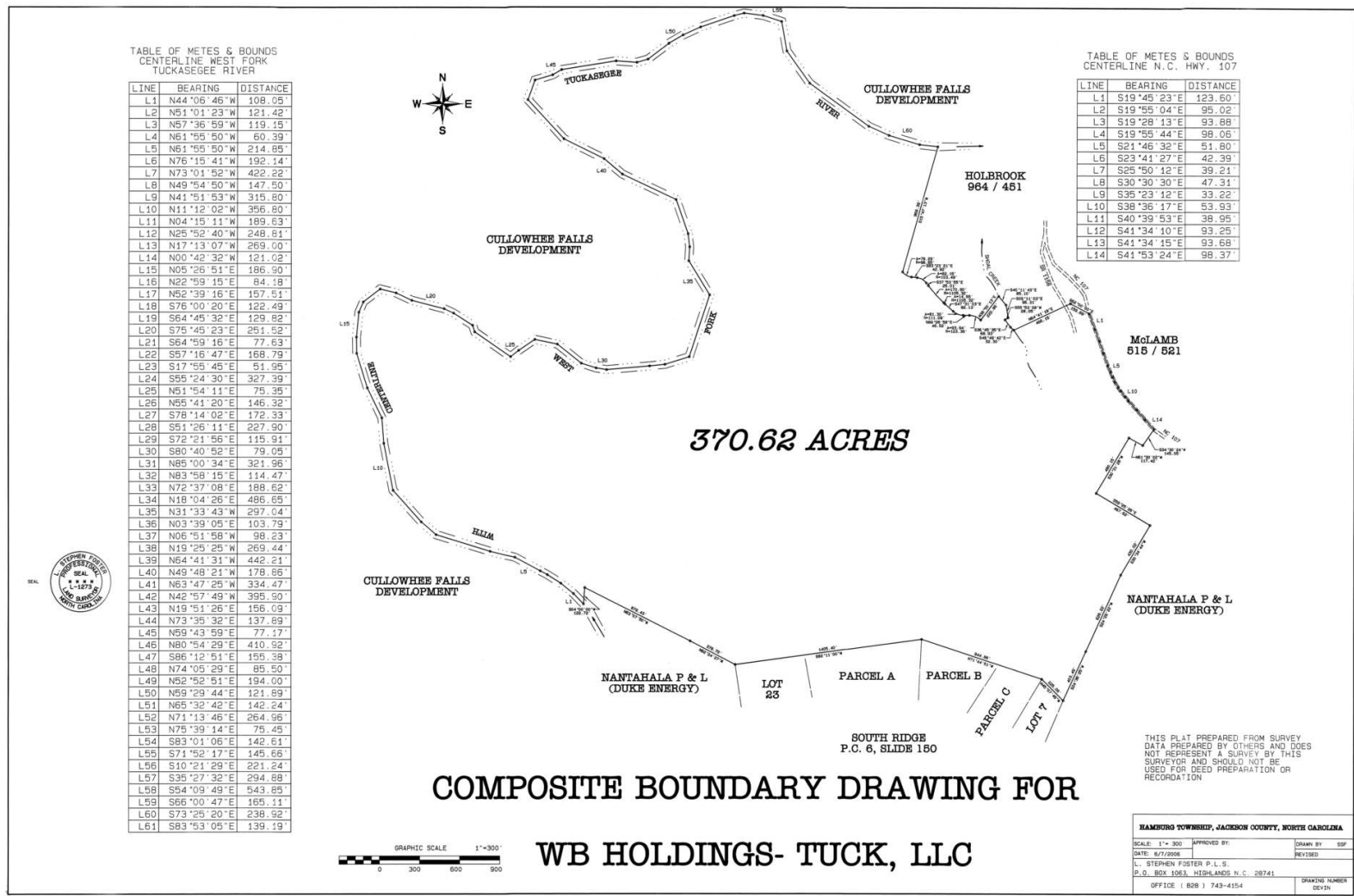


# LOCATION MAPS

RESIDENTIAL DEVELOPMENT SITE | LAKE GLENVILLE | 370.62 ACRES



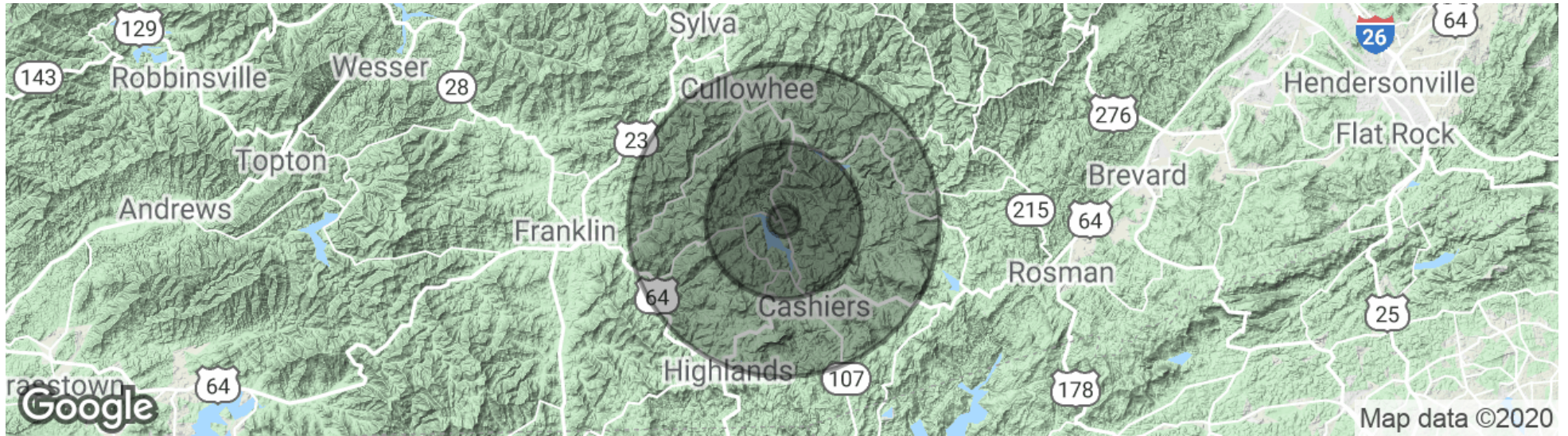






# DEMOGRAPHICS MAP & REPORT

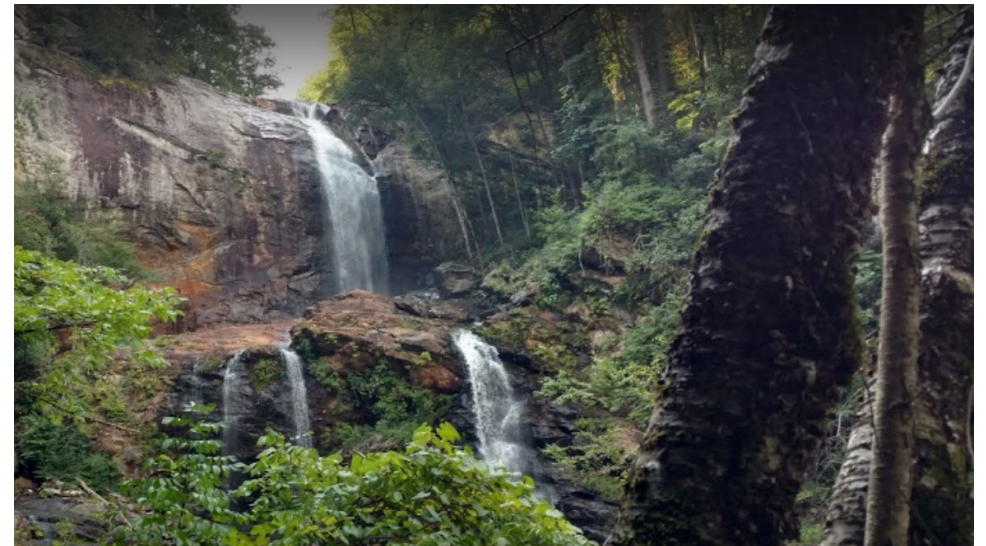
RESIDENTIAL DEVELOPMENT SITE | LAKE GLENVILLE | 370.62 ACRES



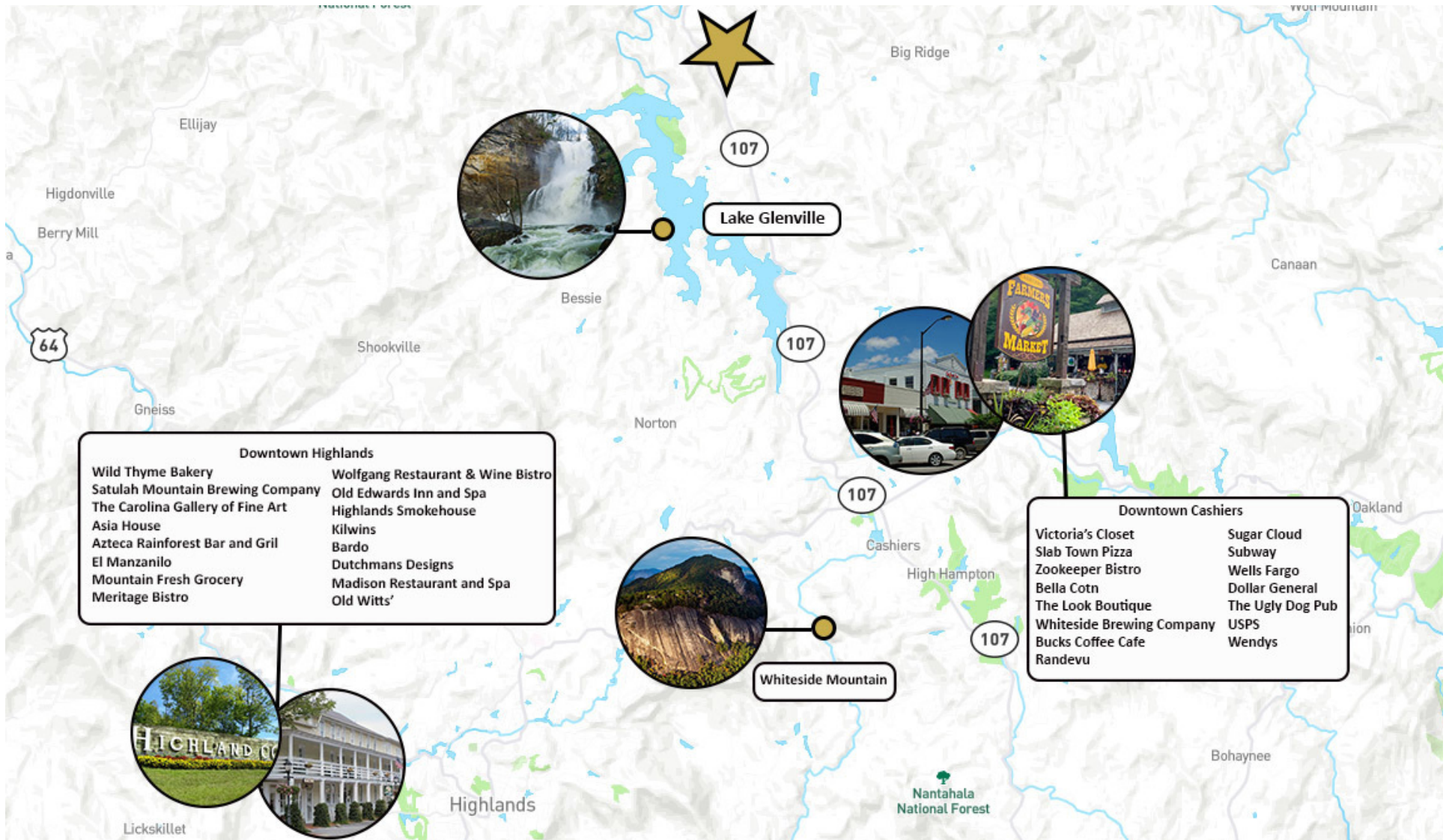
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	128	4,026	19,779
Median age	43.7	35.6	33.3
Median age (Male)	38.0	33.1	32.2
Median age (Female)	45.5	36.5	34.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	65	1,754	7,870
# of persons per HH	2.0	2.3	2.5
Average HH income	\$52,617	\$54,734	\$57,115
Average house value	\$541,554	\$510,639	\$507,442

\* Demographic data derived from 2010 US Census











## LAKE GLENVILLE

Sitting at 3,500 feet above sea level, Lake Glenville is the highest lake east of the Mississippi. With over 1,400 acres and 26 miles of shoreline, Lake Glenville draws visitors from all over the Southeast for its beautiful waters, glorious scenery and for the outdoor activities. The high elevation gives visitors incredible views of the lake, mountains and waterfalls.



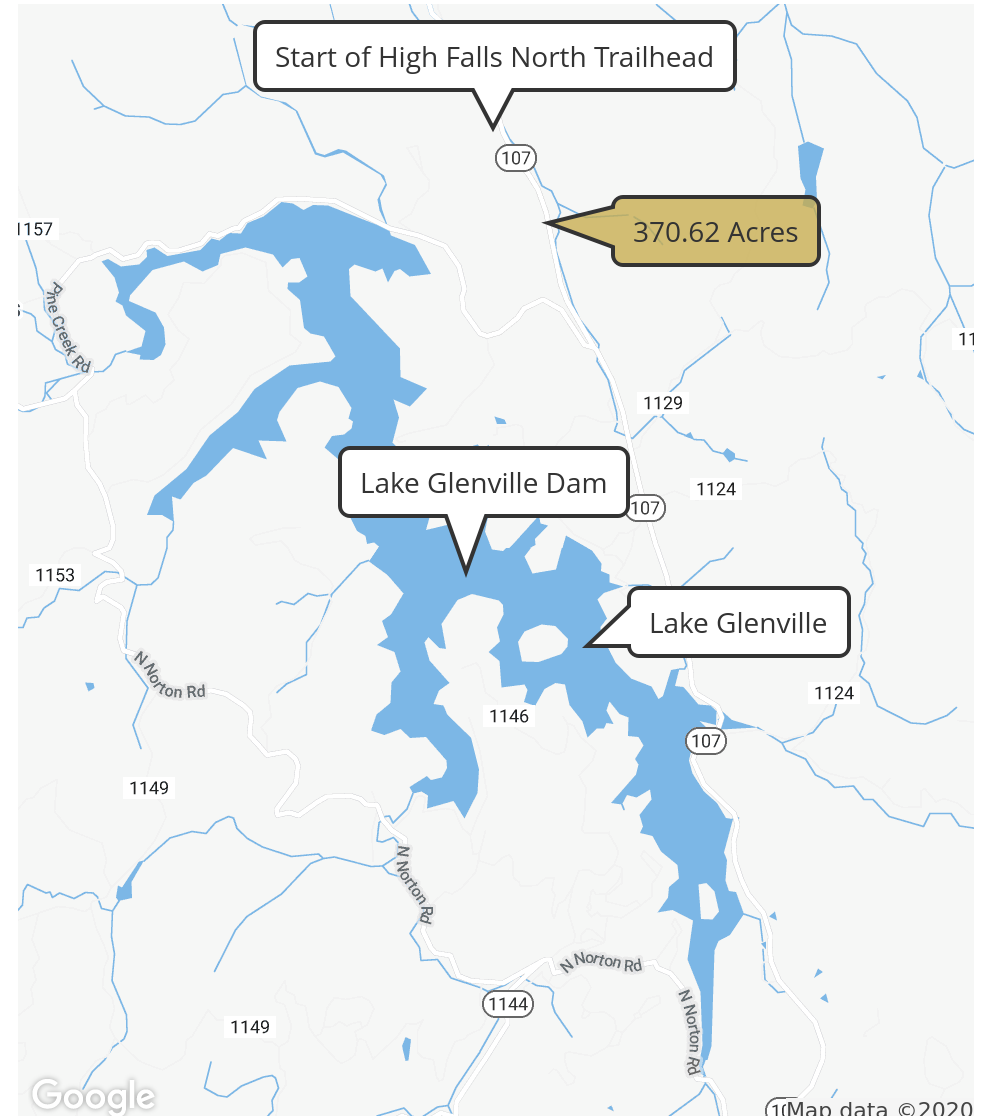
## HIGH FALLS TRAIL & WATERFALL

High Falls Trail is a 3.7 mile heavily trafficked out and back trail located near Lake Glenville. The High Falls waterfall is located at the Base of Falls and is 150-ft tall. The scenic waterfall makes this a great trail for visitors to hike, take picnics, and relax.



## LAKE GLENVILLE DAM

The dam release has been made a staple of Lake Glenville. The dam, also known as the hustle, is a three-quarter-mile trail where the High Falls waterfall transforms into a thundering cataract alter ego. Eight days out of the year, Duke Power opens "the taps" of Thrope Dam where visitors stake out to watch this alter ego unfold into a massive rapid.



# ABOUT THE AREA

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## CASHIERS

Famously known as "The Heart Of The Blue Ridge Mountains", Cashiers is located in the Blue Ridge Mountains in the western part of North Carolina. The unique geography and rain forest sits on a high plateau of 3,500 feet, overlooking the Carolinas. Life in the mountain community is as multifaceted as its landscape. With award-winning dining, numerous boutiques and a new local brewery will make you feel like you are right at home. Visitors come from around the world not only for the amazing views but as well as the outdoor activities that include golf, tennis, fly-fishing, impressive hiking trails and more. The Cashiers area boasts a casually-sophisticated lifestyle with impressive art, award-winning schools, Southern Community College, Western Carolina University and casual music scene.

## HIGHLANDS

This quaint town is a hidden jewel just two hours north of Atlanta surrounded by the Nantahala National Forest and situated on 4,118 feet. The vibrant mountain village, with breathtaking vistas, waterfalls and wooded forest, draws visitors from around the world. The exquisite dining, diverse shopping and great cultural arts scene makes Highlands the "postcard" town. Not only do the outdoor activities make this town a wonderful spot but as well as the plenty of art galleries, antique shops and upscale boutiques. Travelers stay at the National Register of Historic Places Old Edwards Inn and Spa or the award-winning Madison's Restaurant and Wine Garden, a full-service European-style spa. Embrace the mountain spirit with live music, theater and art galleries in one of America's Top Twelve Small-Town Art Places.

\* Source: [WWW.CashiersNorthCarolinaa.Org](http://WWW.CashiersNorthCarolinaa.Org) and [WWW.OldEdwardsInn.com/Destination](http://WWW.OldEdwardsInn.com/Destination)





# TEAM PROFILE

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Partner, Bull Realty  
DChapman@BullRealty.com

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**Michael Bull, CCIM**  
President, National Office Group  
Michael@BullRealty.com

404-876-1640 x101



**Michael Bull**  
Broker



**Kaley Richard**  
Marketing



**Scott Jackson**  
Analyst

# CONFIDENTIALITY AGREEMENT

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This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker"). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 1482 Shoal Creek Mtn Rd. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of North Carolina.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to \_\_ / \_\_ / \_\_

Receiving Party

Signature .....

Printed Name .....

Title .....

Company Name .....

Address .....

Email .....

Phone .....

Fax .....

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