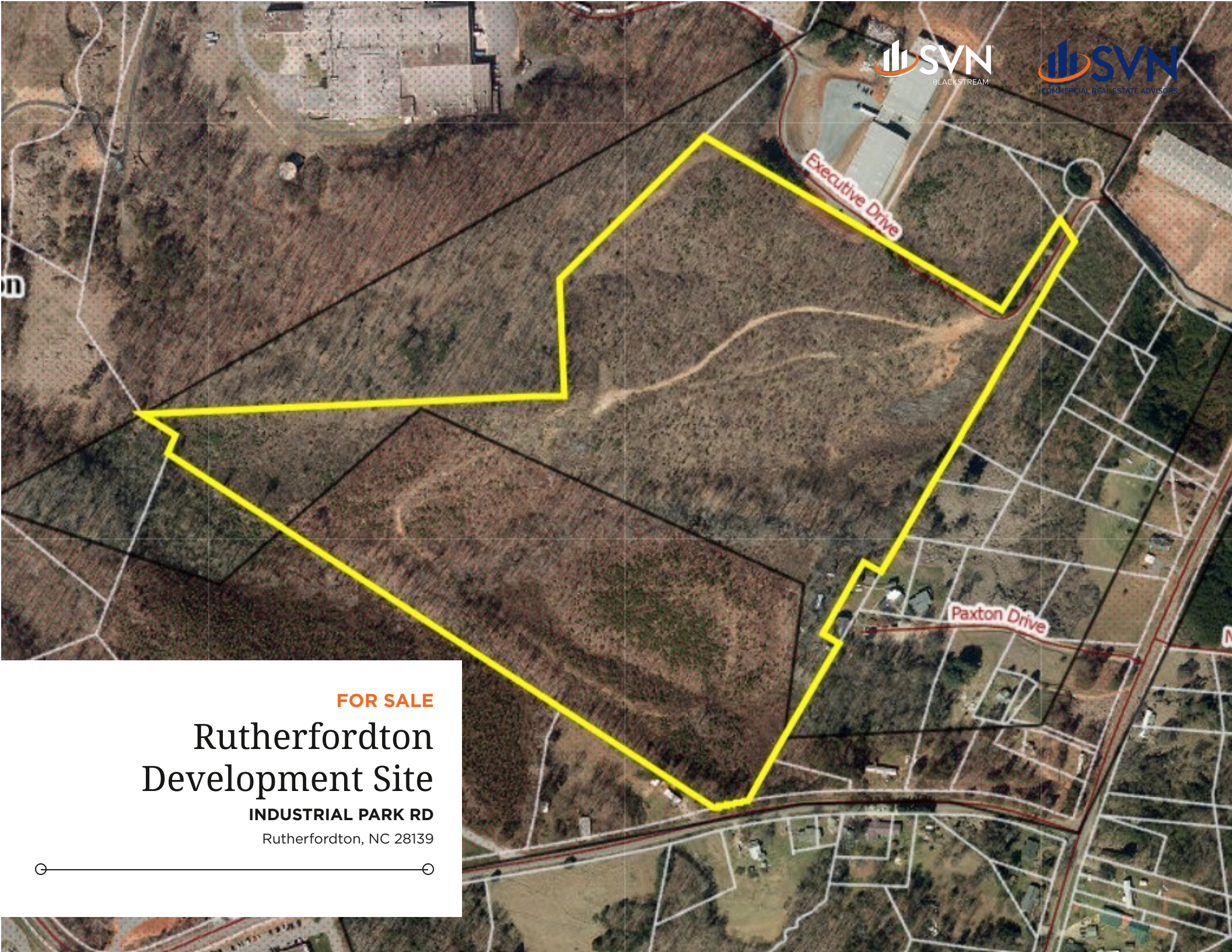
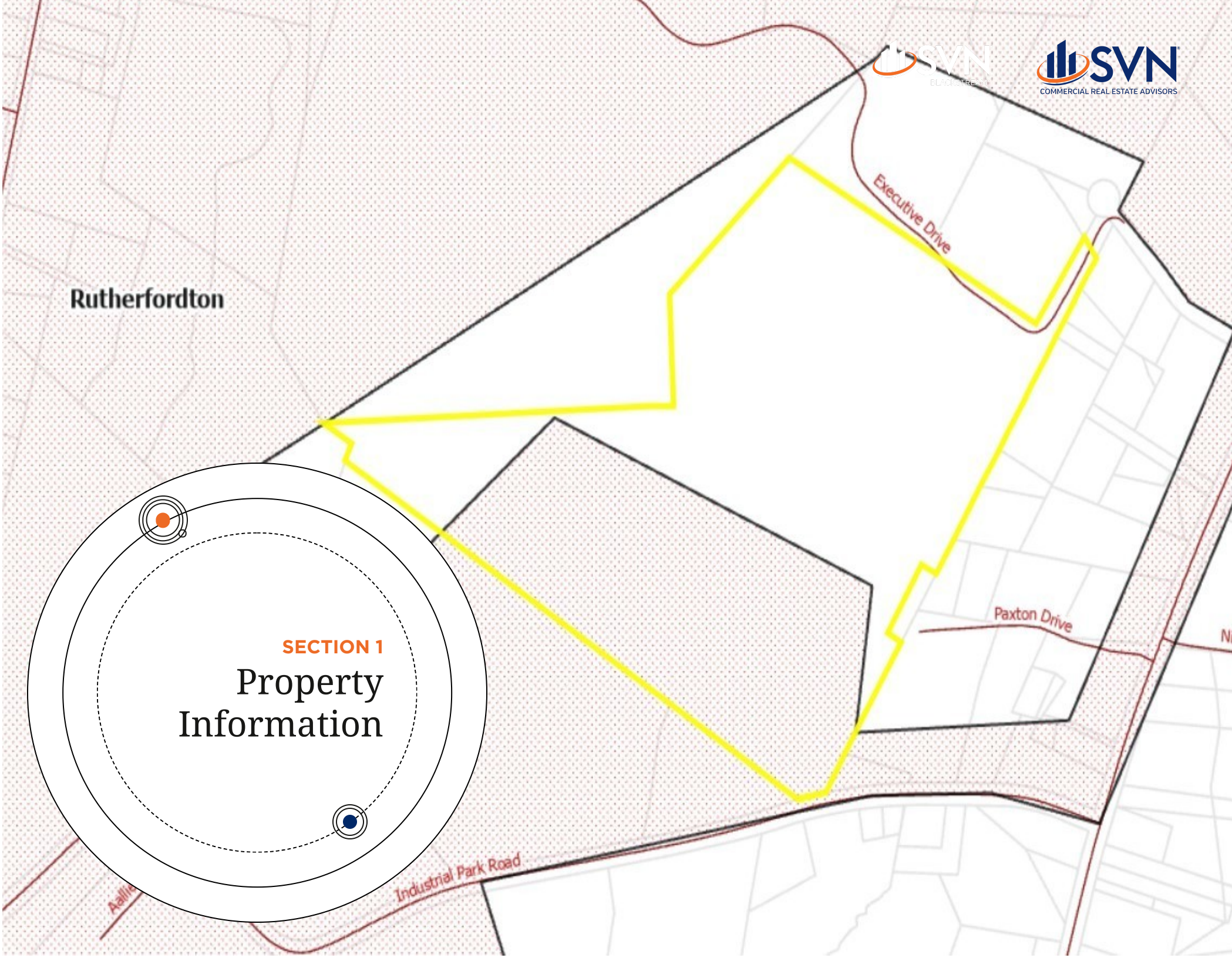


FOR SALE

Rutherfordton Development Site

INDUSTRIAL PARK RD

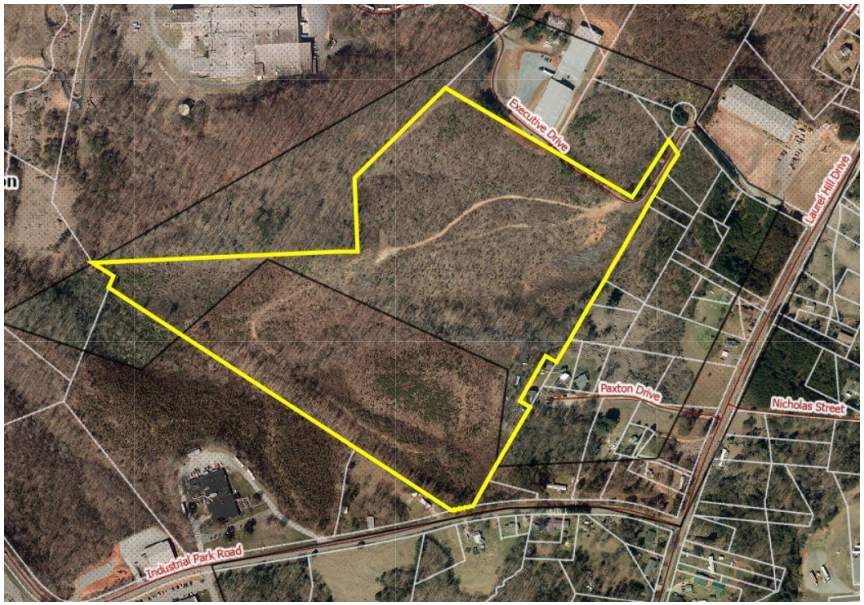
Rutherfordton, NC 28139

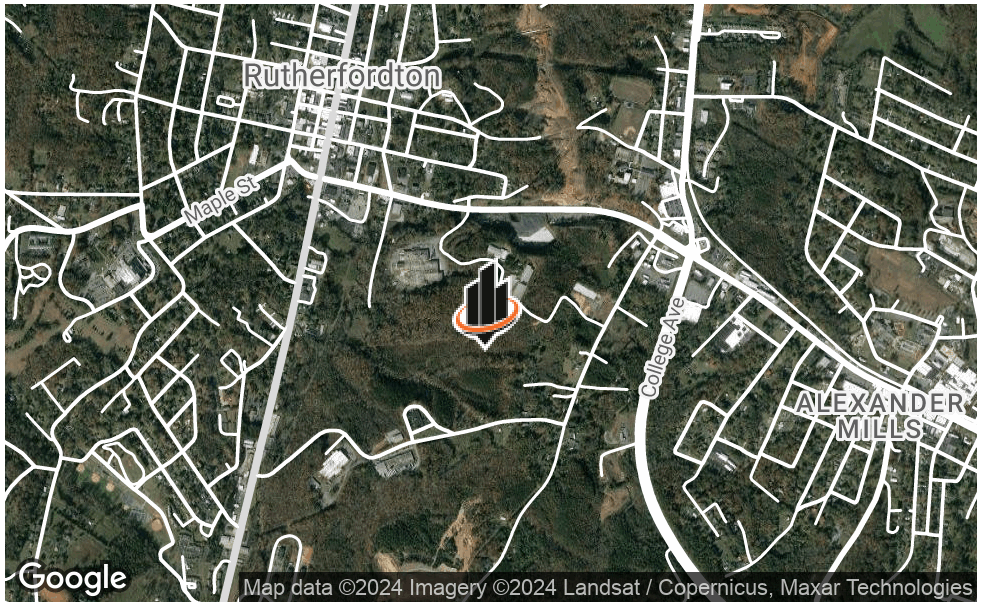


SECTION 1

Property Information

PROPERTY SUMMARY





OFFERING SUMMARY

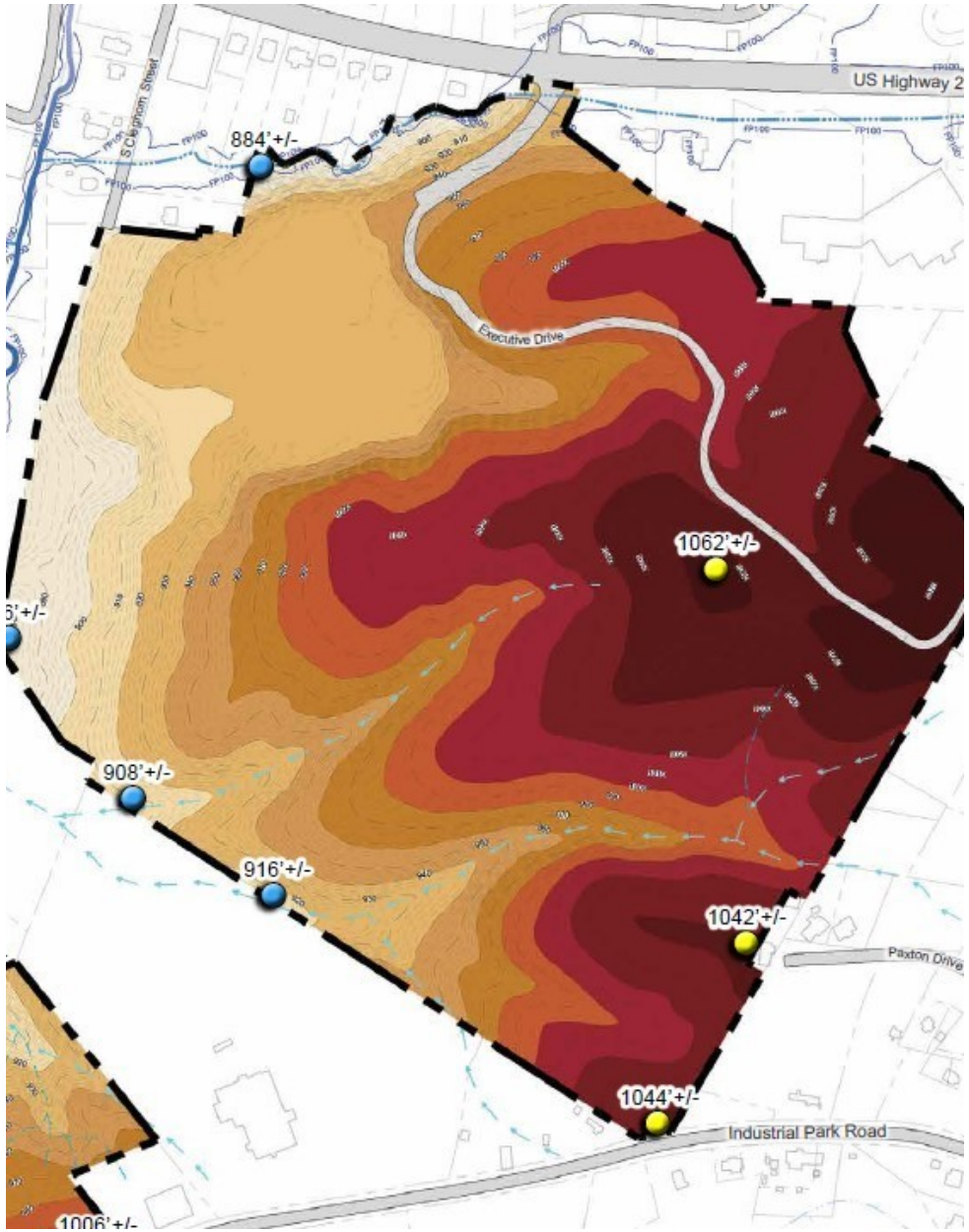
SALE PRICE:	$1,072,985
LOT SIZE:	+/- 40.49 Acres
PRICE / ACRE:	$26,500
ZONING:	Mixed
MARKET:	Western North Carolina
APN:	1654276

PROPERTY OVERVIEW

SVN | Blackstream LLC is pleased to present 40.49 +/- acres for sale within the Rutherfordton MSA. The parcel sits adjacent to the approved NCDOT $24 million federal grant that will improve accessibility to the site and provide further walkability. Located between the Purple-Martin Greenway, a city walking/biking path that connects to the city park, and Hwy 74 bypass creates a perfect infill location for development. Currently, the parcel has mixed zoning to allow for industrial and commercial use, split between Rutherfordton County and Rutherfordton City limits the site has multiple points of access for multiple building locations or a residental development. The parcel has been assessed through the Duke Energy Readiness Program and is primed for the next ownership group to take advantage of the opportunity. With a strategic location equidistant between Asheville NC and Charlotte NC, close proximity to retail and a strong workforce, this site is perfect for development. The city has transformed in recent years with the federal grant being approved; Rutherfordton and Spindale communities are eager to support development.

PROPERTY HIGHLIGHTS

- All Public Utilities on Site
- Close Proximity to retail corridor
- Infill Site
- Sewer on site
- 8'' Water main on site; 12'' line is accessible
- High Speed Fiber



PROPERTY DESCRIPTION

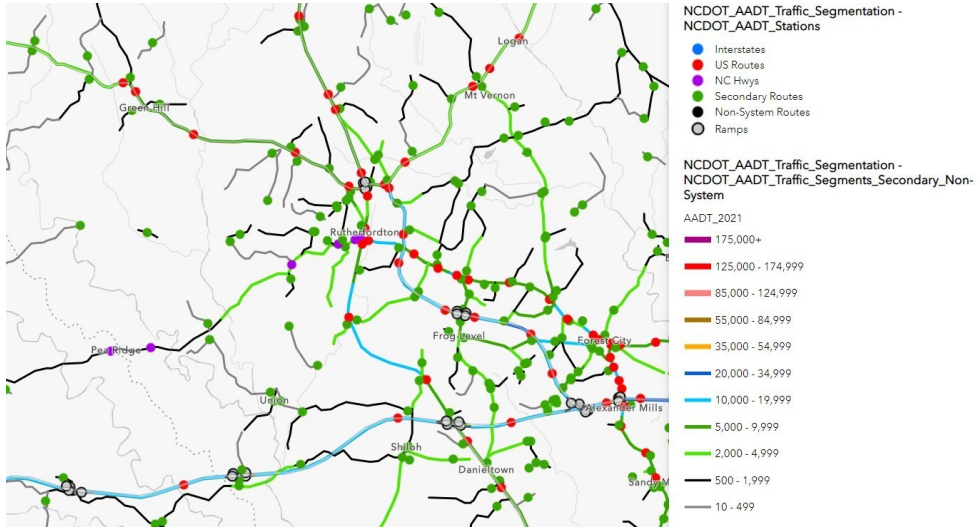
SVN | Blackstream LLC is pleased to present 40.49 +/- acres for sale within the Rutherfordton MSA. The parcel sits adjacent to the approved NCDOT $24 million federal grant that will improve accessibility to the site and provide further walkability. Located between the Purple-Martin Greenway, a city walking/biking path that connects to the city park, and Hwy 74 bypass creates a perfect infill location for development. Currently, the parcel has mixed zoning to allow for industrial and commercial use, split between Rutherfordton County and Rutherfordton City limits the site has multiple points of access for multiple building locations or a residental development. The parcel has been assessed through the Duke Energy Readiness Program and is primed for the next ownership group to take advantage of the opportunity. With a strategic location equidistant between Asheville NC and Charlotte NC, close proximity to retail and a strong workforce, this site is perfect for development. The city has transformed in recent years with the federal grant being approved; Rutherfordton and Spindale communities are eager to support development.

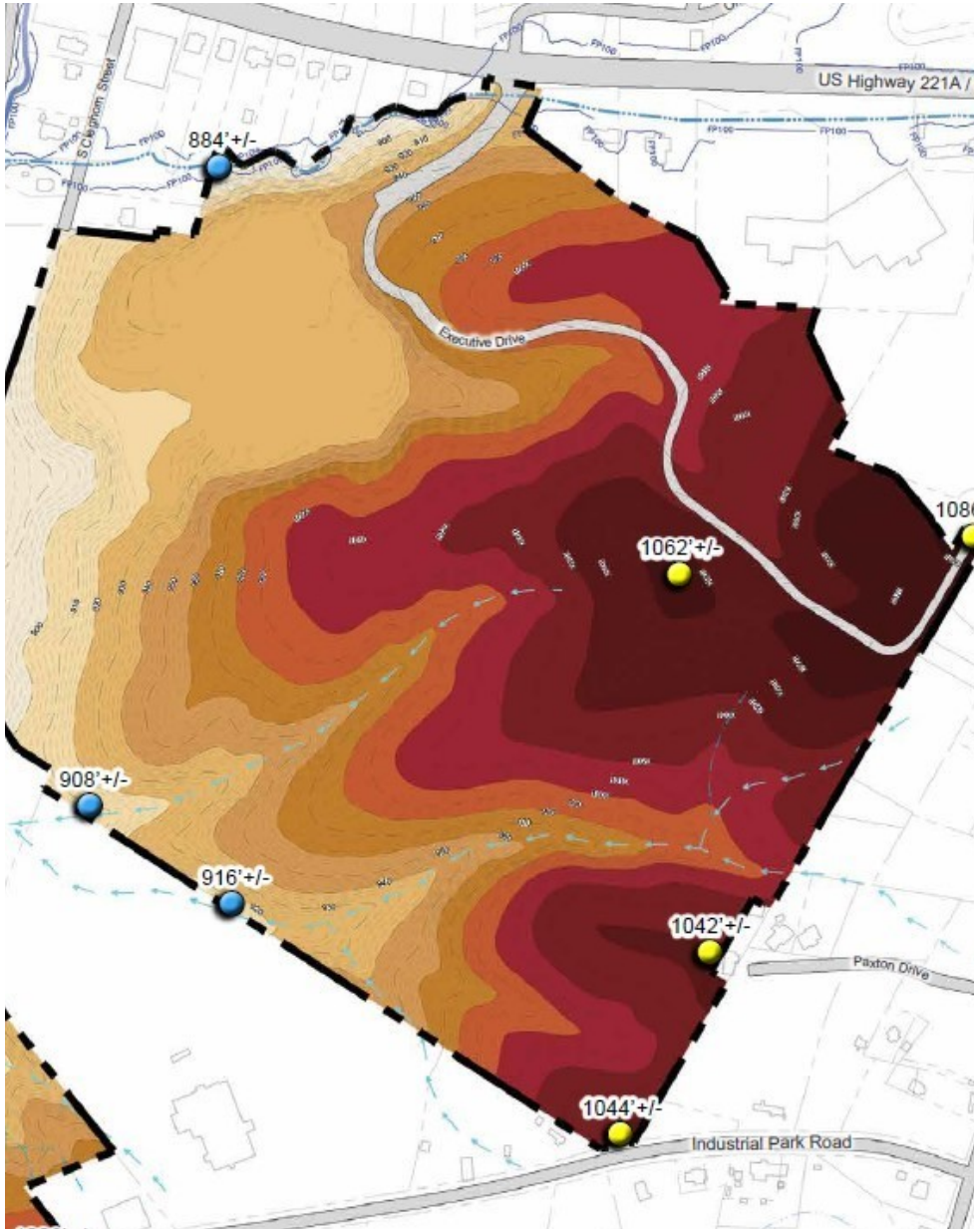
LOCATION DESCRIPTION

Laurel Hill Development Site is located on the city/county line in the Rutherfordton Industrial Park off Hwy 221 bypass and US-74, a primary transportation route between Charlotte and Western North Carolina. The site is well located to the city center of Rutherfordton and close to major interstates (I-26, I-40, I-77, and I-85). Being within an hour's drive of Charlotte International, Asheville Regional, and Greenville-Spartanburg International airports the 42 acre site is well positioned for Industrial or residental development. Proximity to Major Metropolitan Areas:

- Spartanburg, SC - 32 miles
- Asheville, NC - 60 miles
- Greenville, SC - 60 miles
- Charlotte, NC - 65 miles

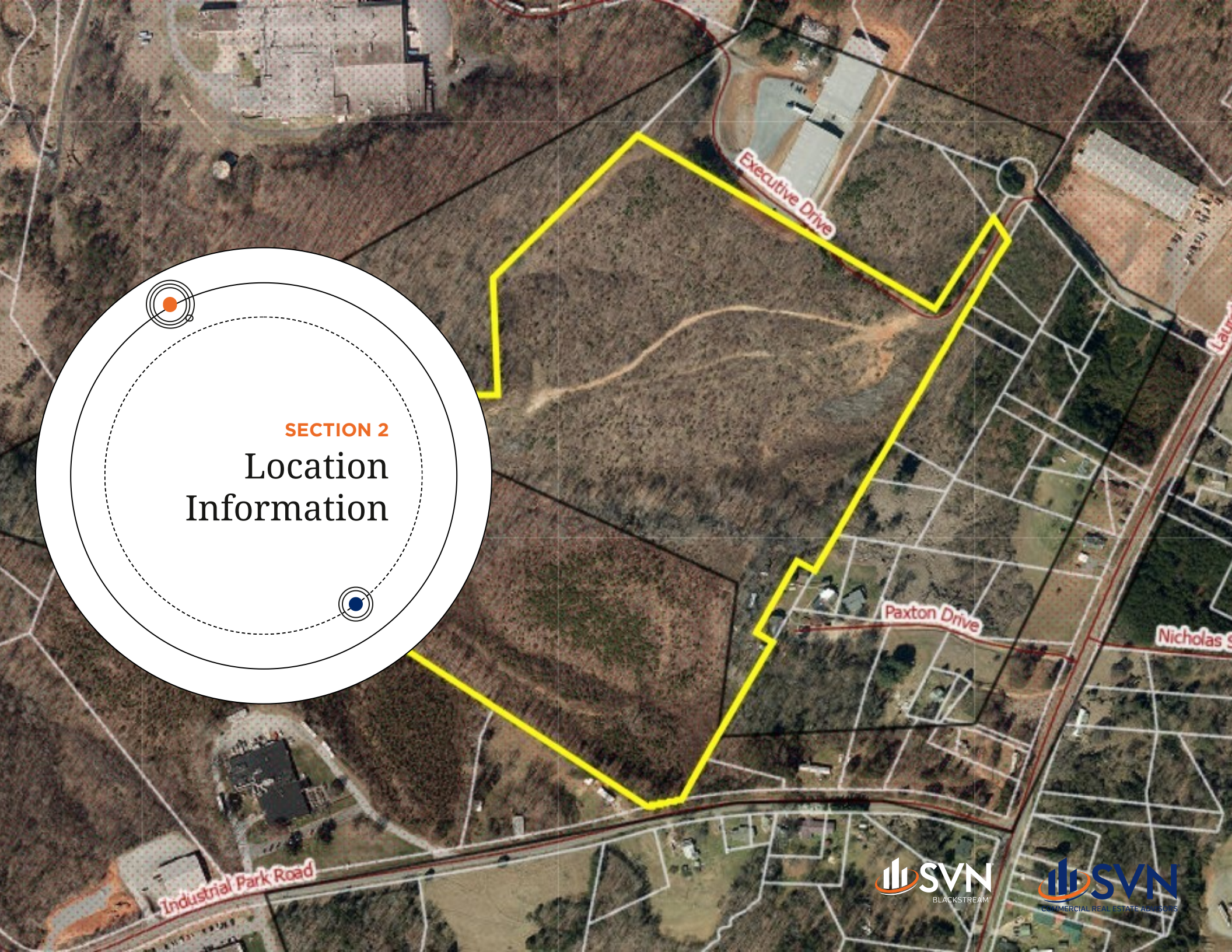
ADDITIONAL PHOTOS



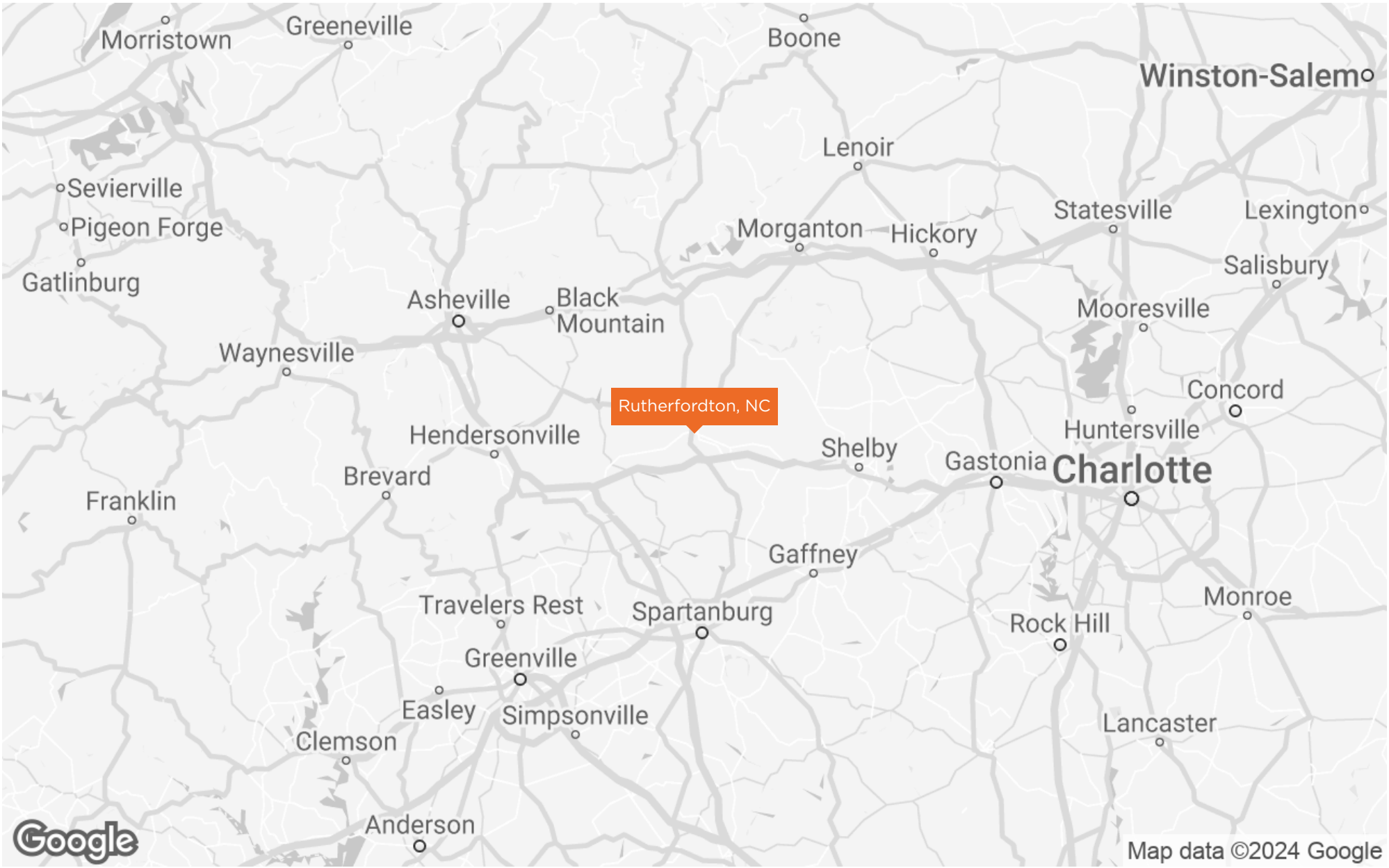


SECTION 2

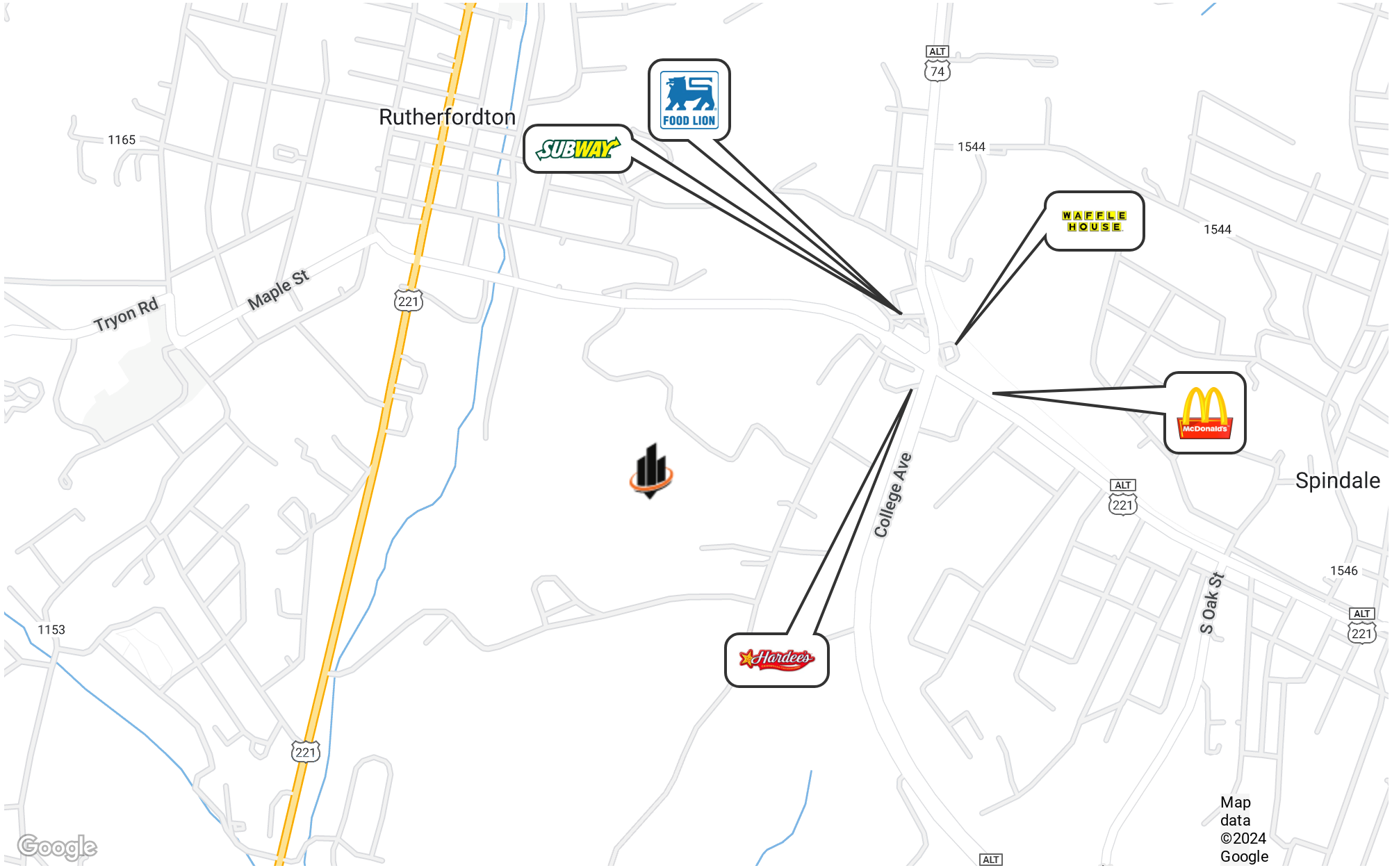
Location Information



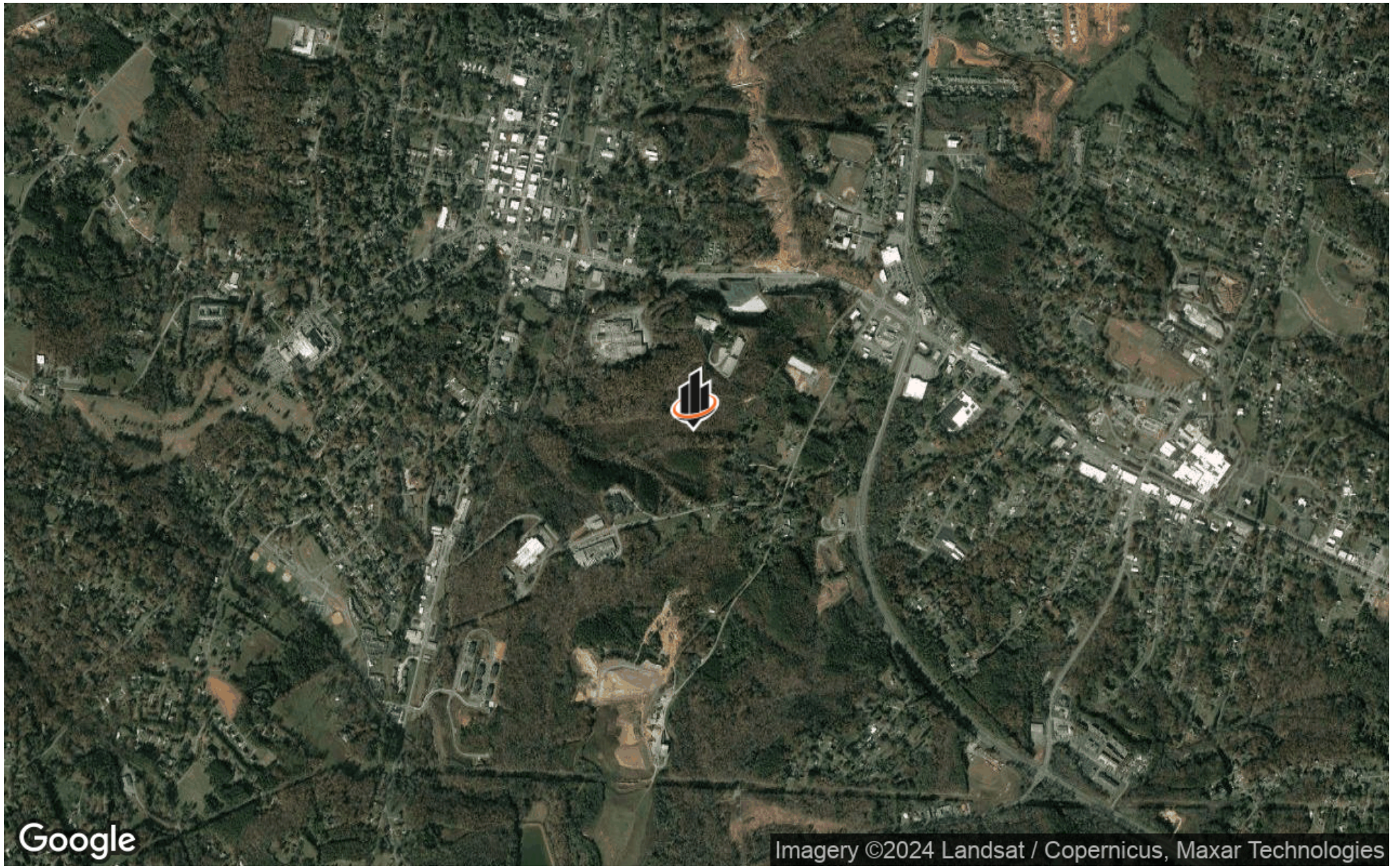
REGIONAL MAP



LOCATION MAP



AERIAL MAP


Google
Imagery ©2024 Landsat / Copernicus, Maxar Technologies

SITE PLANS

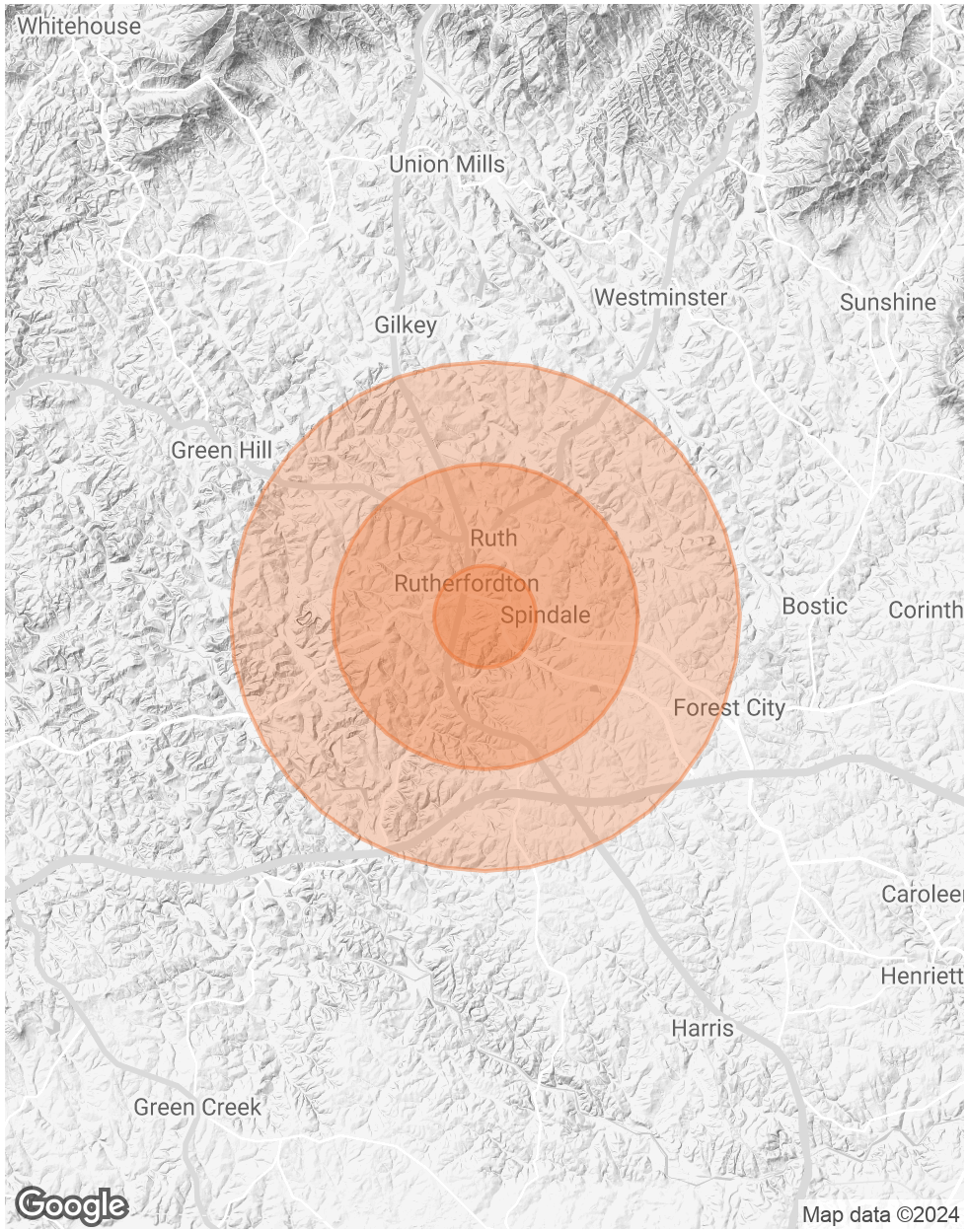
WFMJR Investments LLC
Us Precision Cabinetry, LLC
WFMJR Investments LLC
WFMJR Investments LLC
Hughes, Perry A
Hughes, Nancy H
Laurel Hill Enterprises

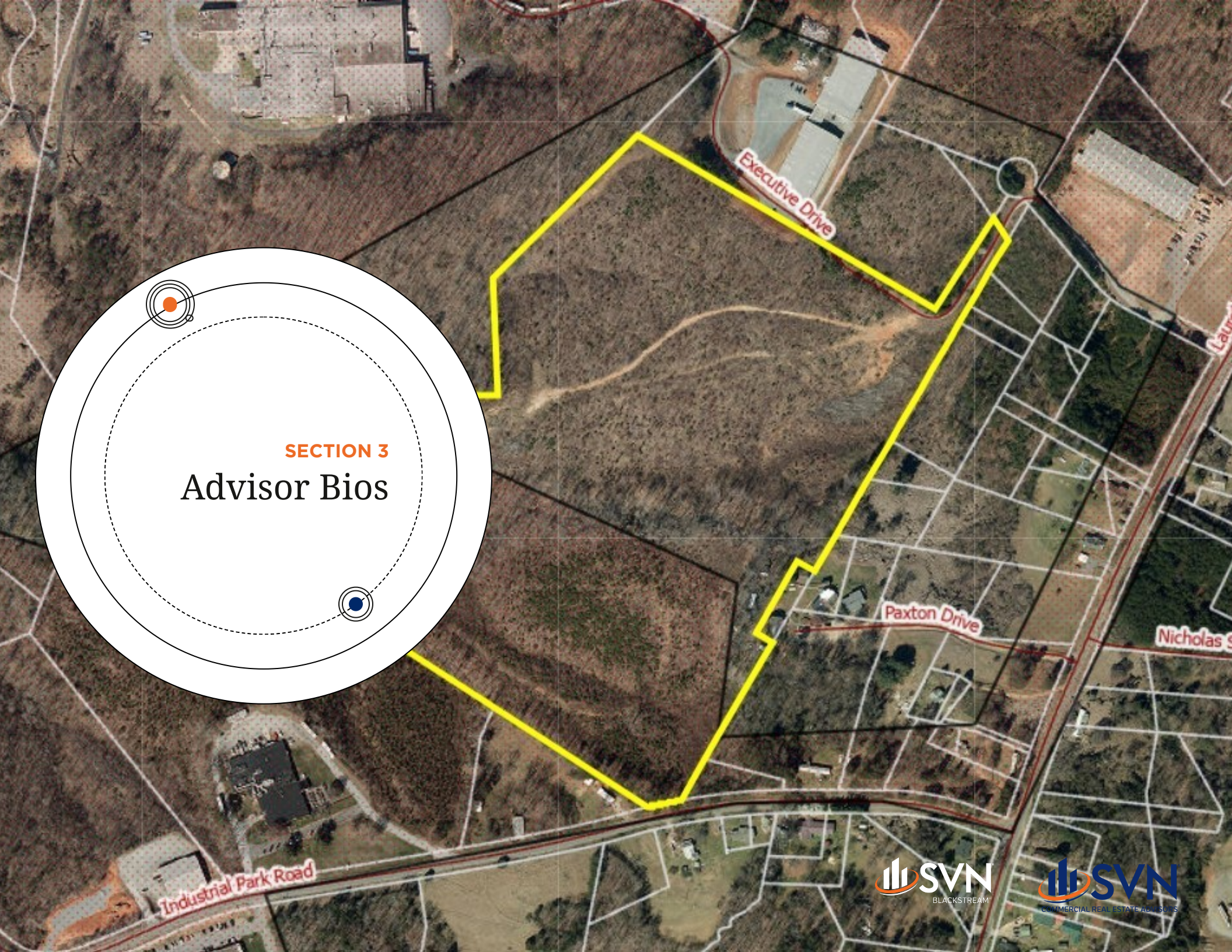
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,820	11,163	22,083
AVERAGE AGE	43.2	47.6	45.6
AVERAGE AGE (MALE)	39.2	45.7	42.6
AVERAGE AGE (FEMALE)	46.4	49.4	48.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,034	5,698	11,136
# OF PERSONS PER HH	1.8	2.0	2.0
AVERAGE HH INCOME	$39,376	$46,744	$46,599
AVERAGE HOUSE VALUE	$121,880	$138,430	$137,690

2020 American Community Survey (ACS)





SECTION 3

Advisor Bios

ADVISOR BIO 1

LOUDON BROOKS

Vice President of Industrial Services

loudon.brooks@svn.com

Direct: **864.992.9379** | Cell: **864.992.9379**

PROFESSIONAL BACKGROUND

Loudon joined SVN | Blackstream from an Automotive manufacturing background, Loudon has had first-hand experience in developing a large start-up. As a South Carolina Native, he is very familiar with the surrounding markets and economic Planning for Upstate South Carolina. Loudon began his CRE career focusing on Investment Sales primarily in Warehouse and Industrial Properties. He is affiliated with all SC economic affiliations including the Greenville Chamber of Commerce, South Carolina Chamber of Commerce, Asheville Chamber of Commerce, and Greenville Area Development Corporation (GADC).

Currently, Loudon is actively involved in site identification for build-to-suit clients, as well as managing several clients focused on industrial and office investments. Loudon has experience in all asset types and has always been seen as a valued team member. His professional attitude has allowed him to thrive in time sensitive environments leveraging his project management and communication skills to ensure customer satisfaction and business growth.

Honor, Duty, Respect.

EDUCATION

The Citadel, The Military College of South Carolina 2008-2011
AACSB Accredited - Tommy & Victoria Baker School of Business
Dean's List
Honor Society

MEMBERSHIPS

Loudon is a life member of Citadel Alumni Association and member of Greater Greenville Citadel Club (GGCC)
Citadel Golf Team-Three year member
Toast Masters
Students in Free Enterprise (SIFE) – Enactus Entrepreneur Development Program
Six Sigma - Green Belt certified

SVN | BlackStream
20 Overbrook Court, 4th Floor
Greenville, SC 29607
864.637.9302

ADVISOR BIO 2

JAMES HERCEY

Associate Advisor

james.hercey@svn.com

Direct: **704.891.2717** | Cell: **704.891.2717**

PROFESSIONAL BACKGROUND

James (Jimmy) Hercey is a commercial real estate advisor at SVN Blackstream®, based in Charlotte, North Carolina. With over 17 years of entrepreneurial experience and a deep understanding of the Charlotte market, he brings a unique perspective and expertise to the real estate industry.

Jimmy began his professional journey in 2007, creating and nurturing a successful small business. This role equipped him with unparalleled insights into the complexities and demands of the local business community, which he now leverages to help clients navigate the real estate market. He has also served in management for UPS, a Fortune 50 company. He holds a Bachelor of Arts degree in Marketing, reinforcing his innate ability to spot trends and opportunities in the commercial property sector.

As a licensed real estate professional in both North Carolina and South Carolina, Jimmy has dedicated his career to supporting clients on both sides of the buying and selling equation. His detail-oriented approach, coupled with his exceptional negotiation skills, ensure that his clients always get the best possible deal, whether they're purchasing a new property or putting their own on the market.

In addition to his expertise in commercial real estate, Jimmy has pursued his passion for the firearms industry and executive protection. He is a certified North Carolina and National Rifle Association (NRA) Concealed Carry Instructor and trained bodyguard. This high-level certification testifies to his ability to perform under high-pressure situations and adapt to rapidly changing circumstances.

Jimmy's diverse professional background and skill set make him an invaluable asset to his clients. Whether you're a buyer or seller in the Carolinas' commercial real estate market, you can trust Jimmy Hercey to deliver a seamless, efficient, and beneficial service, combining his business acumen, real estate knowledge, and security expertise for an unmatched client experience.

SVN | BlackStream (Charlotte)
214 W Tremont Ste 203
Charlotte, NC 28203
704.892.5653

This form is required for use in all sales transactions, including residential and commercial.

Working With Real Estate Agents Disclosure
(For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: *Check all relationship types below that may apply to this buyer.*

_____ **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before making a written offer or oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

_____ **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

_____ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

_____ **Unrepresented Buyer** (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: *For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.*

Buyer's Signature	Print Name	Buyer's Signature	Print Name	Date

Agent's Name	Agent's License No.	Firm Name