

LAND FOR SALE

HIGHWAY 421 AND BUB TEEMS ROAD - FINNEY

Hwy 421 , Boone, NC 28607



SALE PRICE: \$839,900

PRICE PER ACRE: \$444,862

LOT SIZE: 1.89 Acres

APN #: 2920-09-6331-000

ZONING: B3 - General Business

CROSS STREETS: Highway 421 And Bub Teems Road -
Finney

TRAFFIC COUNT: 31,000

PROPERTY OVERVIEW

This assemblage of properties provides almost 2 acres of excellent Highway frontage land in the growth corridor for the rapidly expanding Town of Boone. The Town of Boone is moving all of their public works offices just past this property on the other side of the road. This property is also a on the main entryway to the area for many of the feeder markets such Charlotte, Winston Salem, Greensboro, Raleigh, and Durham and would have excellent visibility for all visitors to the area. It would also be the first hotel spot upon entering Boone from visitors traveling on Highway 421 (Winston Salem, Raleigh, Greensboro, and many Charlottanians travel this route) . It has Good ingress and egress visibility as well as access to a side road allow for a variety of different business opportunities.

PROPERTY FEATURES

- 1.888 Acres
- Over 400 feet Highway frontage
- 2 street frontage
- City Water
- City Sewer
- Land in the Path of Growth (LIPOG)
- Almost flat topography
- Good ingress and Egress visibility

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
199x Highway 421 S Boone NC 28607

MLS#:	204391	List Price:	\$839,900
County:	Watauga	Orig LP:	\$875,000
		LP per Acre:	\$444,862.29
Area:	1-Boone, Brushy Fork, New River	DOM:	1,192
Subdivision:		CDOM:	1,192
Fire Dist:	Boone	# Acres:	1.89
Elem School:	Hardin Park	Mobiles:	Yes
Surface Water:	No	Modular:	Yes

Prop SubType: **Commercial Land**
 Primary PIN: **2920-09-6331-000**
 Secondary PIN: **2920-09-7251-000 2920-09-6177-000**

POA Fees:
 Club Mbrshp:
 Reinstate Amt:
 Rent Amount:
 Assoc Name: **N/A**
 Utilities: **Available**
 Sewer/Septic: **City Available**
 Water Source: **City Available**
 Road: **State Maintained Paved**
 Zoning/Restrct: **Business/Comm**
 Legal Description: **BUD TEEMS LAND**

General/Property Information

Lot #:		Deed Bk/Pg:	1505/016
Taxes:	\$1,922/	Adt'l. Dd Bk/Pg:	
Tax Value:	\$252000	Plat Sect:	
Cnf Spec Assmnt:	N	Plat Bk/Pg:	
Prp Spec Assmnt:	N	Rst/Cov Bk/Pg:	None
Add'l Fees:			

Views:

Amenities:

HSpeed Internet, Partially Pasture, Southern Exposure, Other-See Remarks

Miscellaneous

Marketing Area:
 Financing: **Cash/New, Owner**
 Finance Info:
 Pot Short Sale: **No**
 Disclosures: **Other-See Remarks**
 Documents: **Survey/Plat**

Terrain: **Level, Part Pasture, Other-See Remarks**
 Right of Way: **45 Feet or More**
 Forecls/REO: **No**
 Elevation: **3001-3500 ft**

Remarks

Directions: **From Downtown Boone head East on Highway 421 North. Property is on the right just before Bub Teems Road and the New River Bridge.**

Public Remarks: **Inside the QOZ!! This assemblage of properties provides almost 2 acres of excellent Highway frontage land in the growth corridor for the rapidly expanding Town of Boone. The Town of Boone is moving all of their public works offices just past this property on the other side of the road. This property is also a on the main entryway to the area for many of the feeder markets such Charlotte, Winston Salem, Greensboro, Raleigh, and Durham and would have excellent visibility for all visitors to the area. It would also be the first hotel spot upon entering Boone from visitors traveling on Highway 421. It has Good ingress and egress visibility as well as access to a side road allow for a variety of different business opportunities. The property is not in the floodway or floodzone.**

Agent Remarks: **Most all of this land is usable and relatively flat. 400 feet of Road Frontage on Hwy 421 and 275 feet of Frontage on Bub Teems Road.**

Listing/Office Information

Listing Office: **Keller Williams High Country Realty (3728)**
643 Greenway Road Suite H2
Boone, NC 28607

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

List/Effective Dt: **11/06/2017**

List Type: **Exclusive Right to Sell**
 Show Instr: **LO Has Plat, Sign**
 Owner Name: **Finney**
 Buy Agt Com: **5%**

Phone: **(828) 386-1086**
 Fax: **(828) 355-4183**
 Firm License#: **C22738**

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

Contract Dt:
 Due Dil End Dt:

DOM: **1,192**

Sub-Agt Com: **\$ 0**

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



Excellent Road frontage with easy ingress and egress



Corner lot with access to both Highway 421 and side Road. Close to the New River and the new Town of Boone Utilities and Facilities location.



Gently sloping and usable land next to the Highway



Looking Eastward at the back half of the land.



Many possibilities with this much usable land in a desirable location.



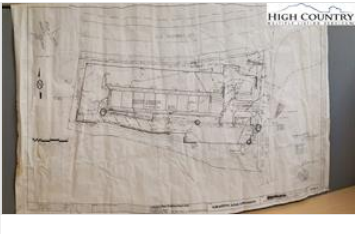
There is a drop off for the back half of the property which would suit for having a parking garage or utility area underneath.



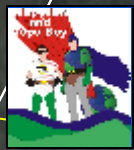
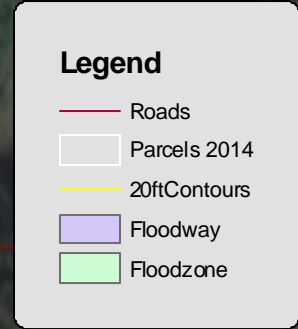
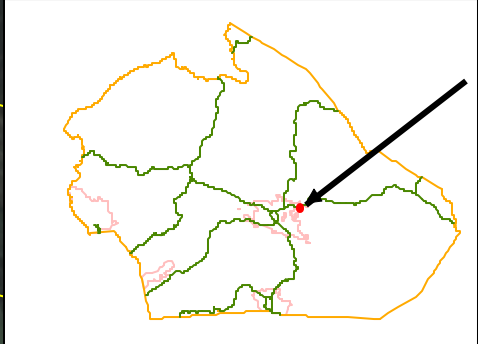
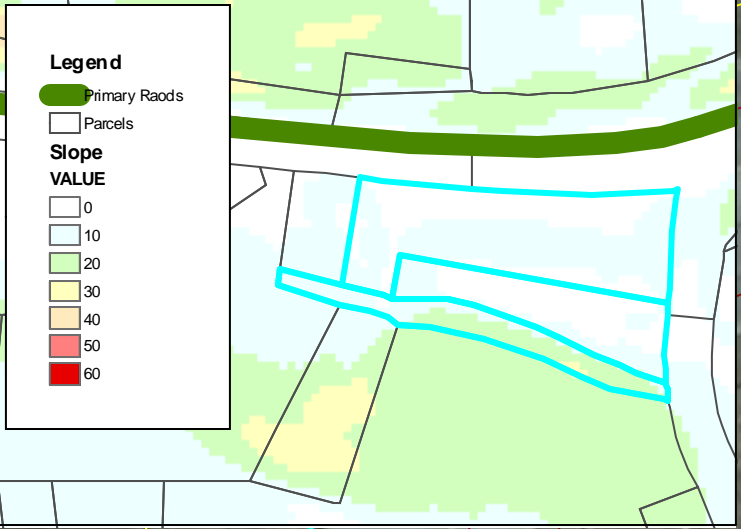
Looking Northeast. Usable land.



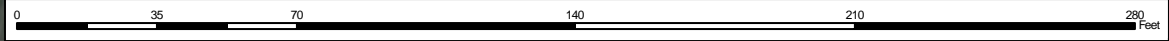
There were approved plans for a small retail center.



There were approved plans for a small retail center.



This is not a survey. This map is for informational purposes only. All distances are approximate and marked property lines are derived from tax parcel maps and may have location and distance errors. This map was created by, and is the property of Erik Lanier & Daniel Lanier.



KW Commercial High Country Real Estate



Erik C. Lanier Commercial Broker
828-963-2798
ErikLanier@hotmail.com
www.BooneNCCommercial.com



ASSEMBLAGE 2000 HIGHWAY 421 S

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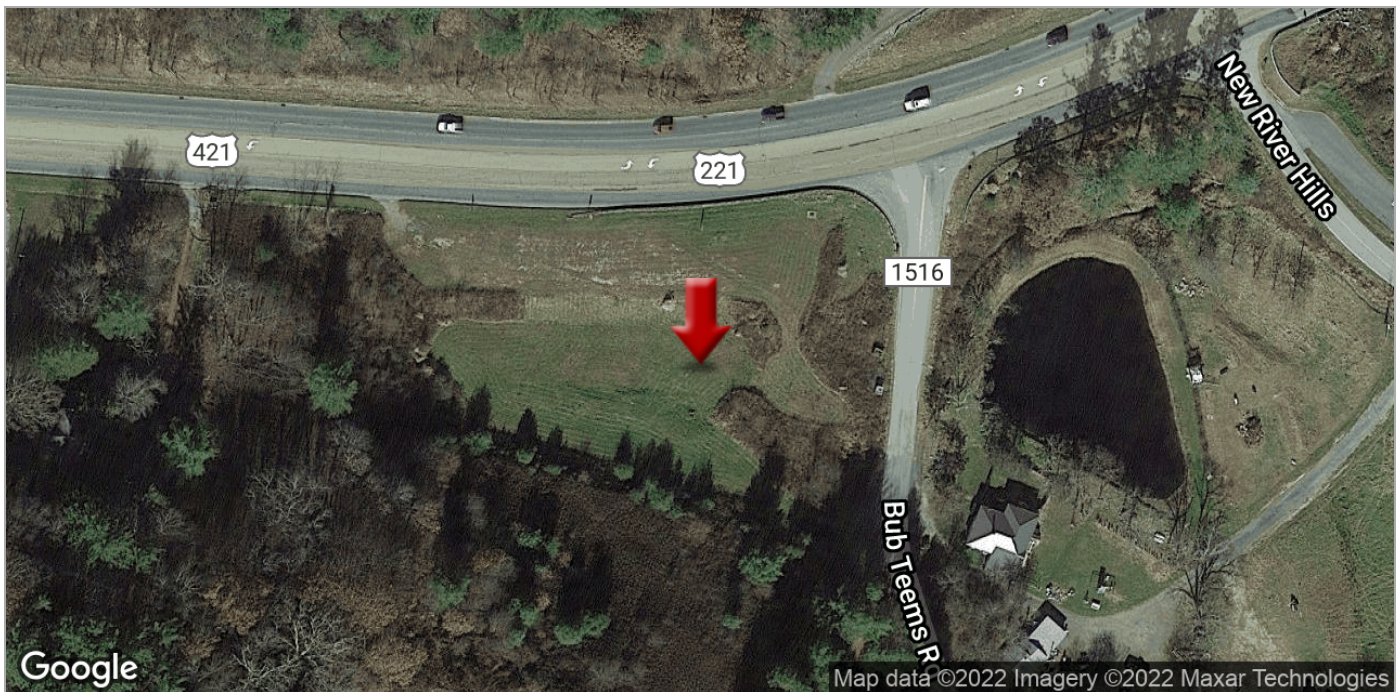
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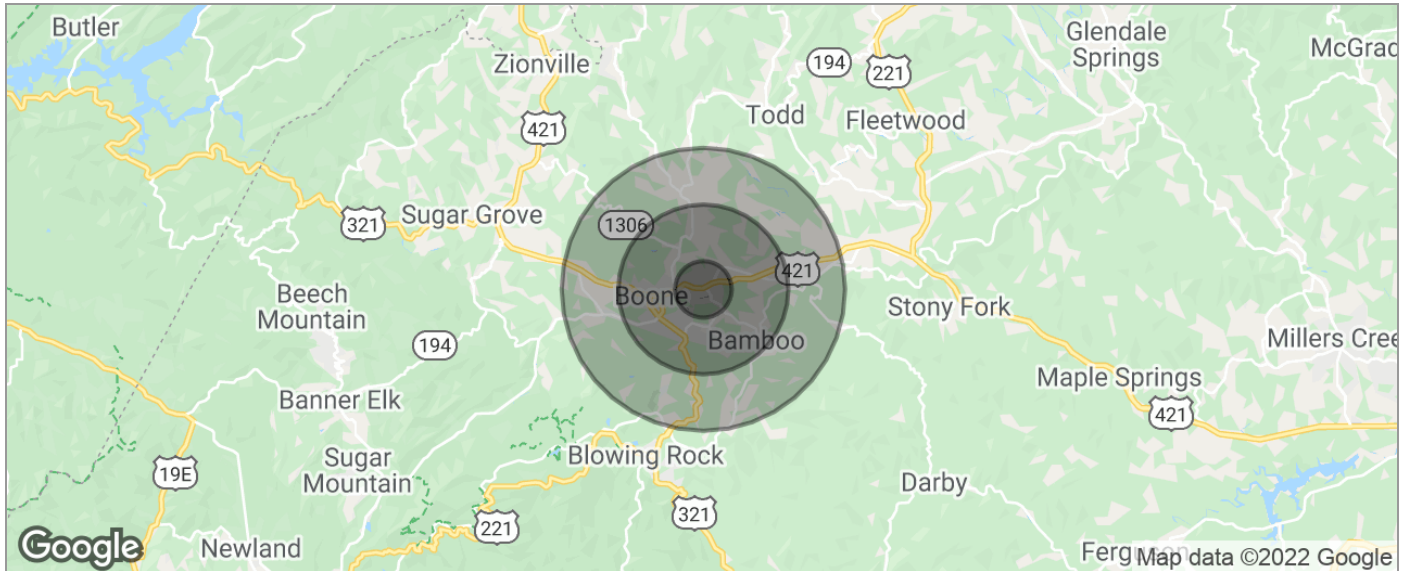
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,634	15,716	30,064
MEDIAN AGE	30.1	28.6	28.8
MEDIAN AGE (MALE)	27.9	26.8	27.3
MEDIAN AGE (FEMALE)	30.4	28.9	29.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	885	6,973	12,186
# OF PERSONS PER HH	1.8	2.3	2.5
AVERAGE HH INCOME	\$41,080	\$40,960	\$43,058
AVERAGE HOUSE VALUE	\$267,470	\$265,976	\$269,244
RACE	1 MILE	3 MILES	5 MILES
% WHITE	95.5%	93.3%	93.0%
% BLACK	0.7%	1.6%	1.8%
% ASIAN	0.9%	1.0%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	1.7%	1.4%	1.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	5.2%	4.5%	3.6%

* Demographic data derived from 2010 US Census

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