

ASSEMBLAGE 2000 HIGHWAY 421 S

2000 Highway 421 S, Boone, NC 28607



SALE PRICE: \$2,193,800

PRICE PER ACRE: \$330,740

LOT SIZE: 6.63 Acres

APN #: 2920-09-6085-000P

ZONING: B3 & R3

CROSS STREETS: Highway 421 S And Bub Teems Rd.

PROPERTY OVERVIEW

\$600,000 Price Reduction - but it needs to sell before the bank gets one of the properties!!! This is an assemblage of 6.633 acres of commercial land in the town of Boone and the Qualified Opportunity Zone with water and sewer available. This tract is the first available spot as you enter the town and is caddy-corner to the new Boone Public Works offices. It is near the Brookshire Park, Rocky Knob Mountain Biking Park, The New River, The Ted Mackerel Soccer Complex, as well as nearby access to the Middle Fork Trail. High traffic count with 550 feet of road frontage on Hwy 421 and an additional 410 feet of road frontage on Bub Teems Rd. Most of the parcel is flat and usable and would be good for a full service hotel, a mixed use, or small retail center. Our town needs a full service hotel and/or a conference center.

PROPERTY FEATURES

- High Growth Area
- Qualified Opportunity Zone
- 6.63 acre

KW COMMERCIAL
643 Greenway Road,
Suite H2
Boone, NC 28607

ERIK LANIER
Commercial Broker
O: 828.963.3798
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NC #200543

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OFFICE/MIXED USE/HOSPITALITY/TRAVEL CENTER FOR SALE

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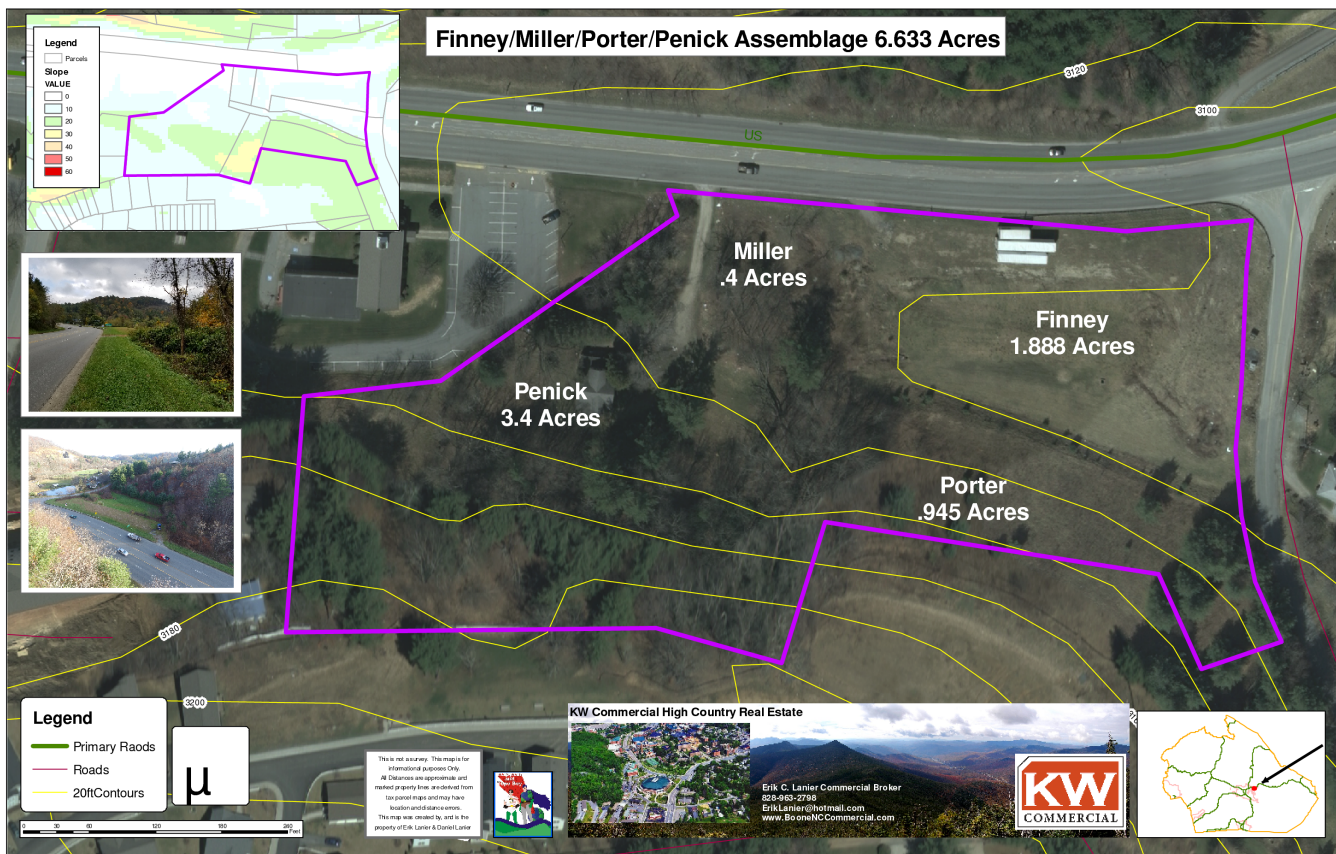
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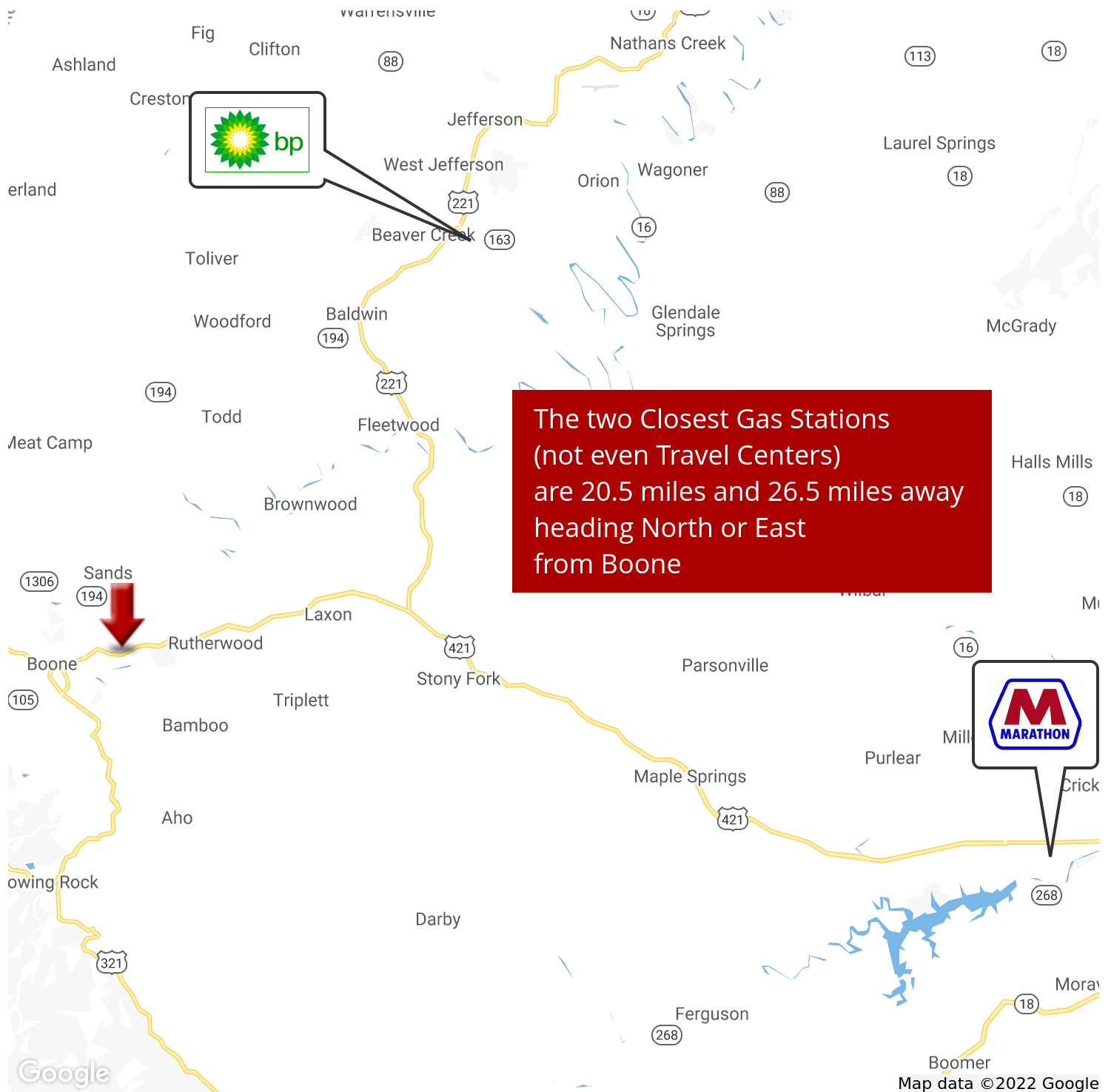
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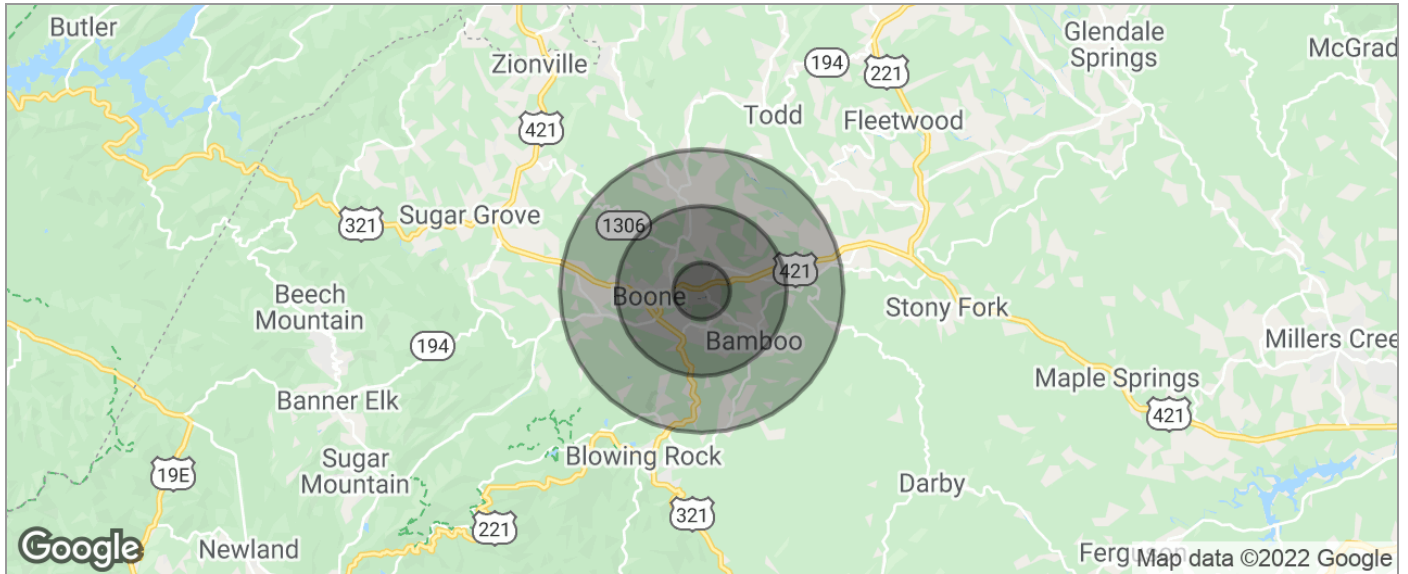
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,621	15,670	30,021
MEDIAN AGE	30.5	28.7	28.8
MEDIAN AGE (MALE)	28.1	26.9	27.3
MEDIAN AGE (FEMALE)	30.8	29.0	29.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	879	6,999	12,173
# OF PERSONS PER HH	1.8	2.2	2.5
AVERAGE HH INCOME	\$41,315	\$40,997	\$43,048
AVERAGE HOUSE VALUE	\$266,418	\$266,040	\$269,267
RACE	1 MILE	3 MILES	5 MILES
% WHITE	95.4%	93.4%	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	5.3%	4.5%	3.6%

* Demographic data derived from 2010 US Census

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