ESTATES AT BOULDER CREEK

0 ESTATE DRIVE
WAYNESVILLE, NC 28786

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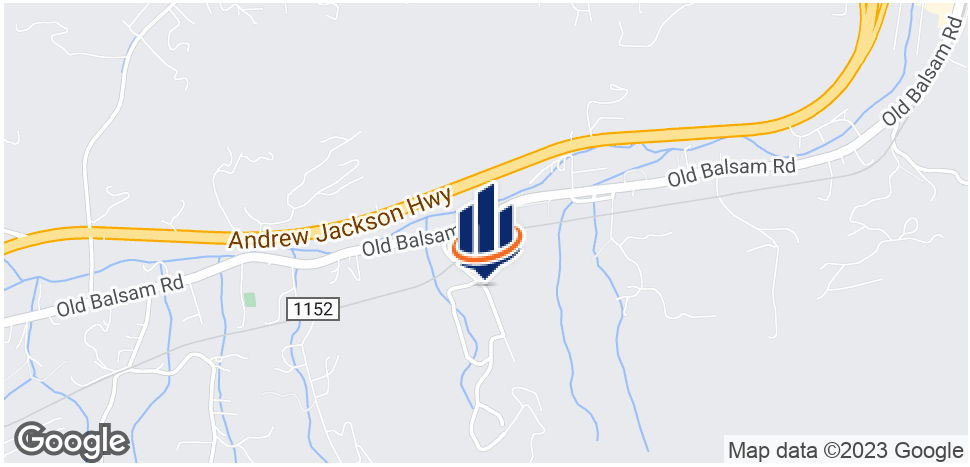
Property Summary



OFFERING SUMMARY

Sale Price:	$2,850,000
Lot Size:	66 Acres
Zoning:	R-1 Residential
Market:	Waynesville

PROPERTY OVERVIEW

SVN / BlackStream, LLC is pleased to present this opportunity to purchase this exclusive development opportunity located in The Estates at Boulder Creek in historic Waynesville, NC.

This very desirable property sits on approximately 66 acres. The property is within a gated community featuring beautiful year-round mountain views, streams, wildlife and walking/hiking trails in the Pisgah National Forest. The home sites range from approximately one-half acre up to just over six-acres. Wide paved roads, underground utilities, street lights, gated entrance with a guardhouse are only a few of the distinctive features of this unique opportunity.

The unencumbered fee simple interest of the property is available for conveyance. Property can maintain its current use and be marketed as a private, luxury residential community or for a family compound.

*The information contained herein was obtained from sources deemed to be reliable. However, SVN / BlackStream, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

PROPERTY HIGHLIGHTS

- Outstanding year-round mountain views
- Five golf courses only minutes away
- 3 minutes to downtown Waynesville
- Owner financing available
- 40 minutes to Asheville
- 15 minutes to skiing

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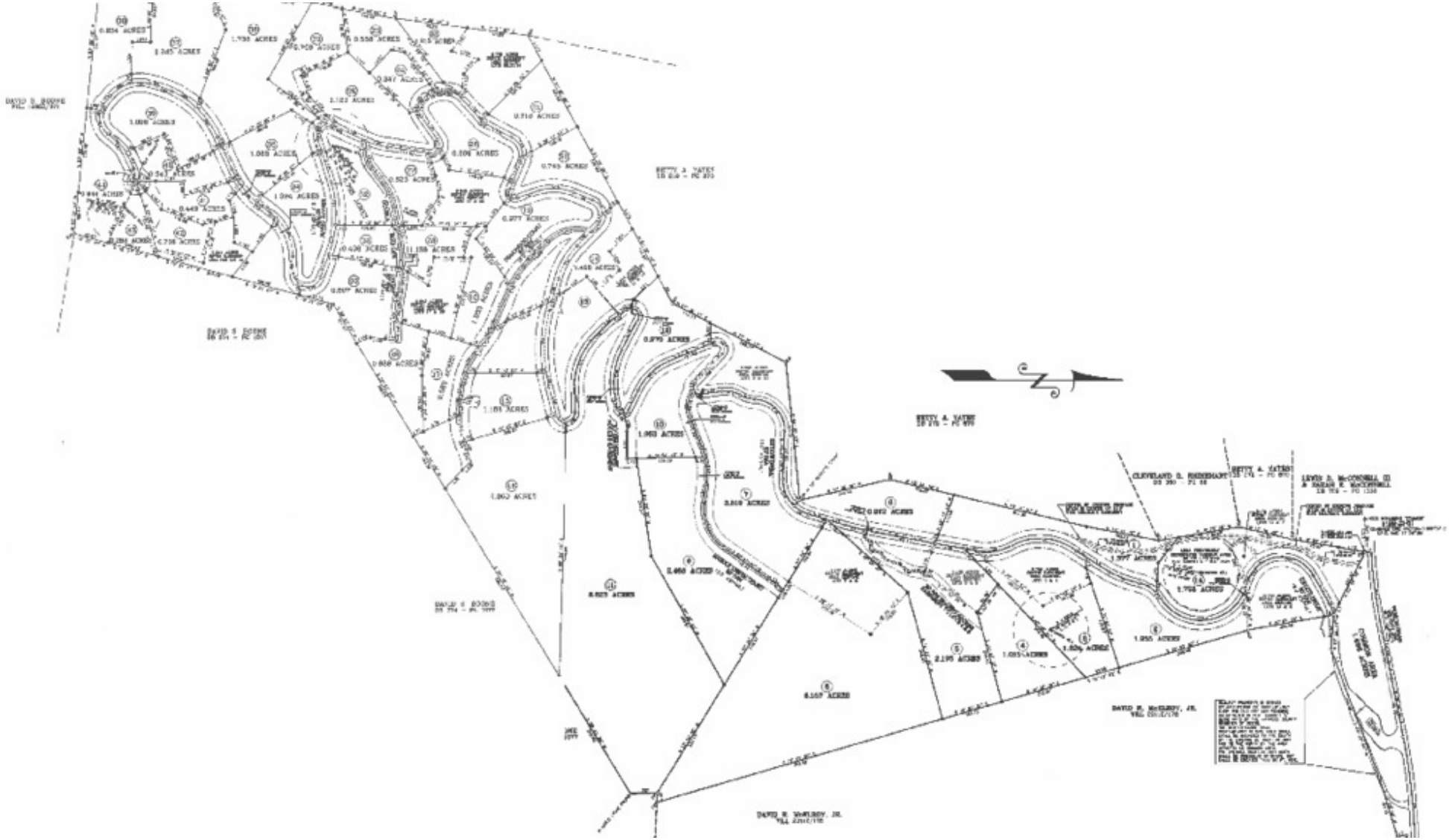
Survey



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Additional Photos

Waynesville views from upper lots

Waynesville views from middle lots

1800s watering hole

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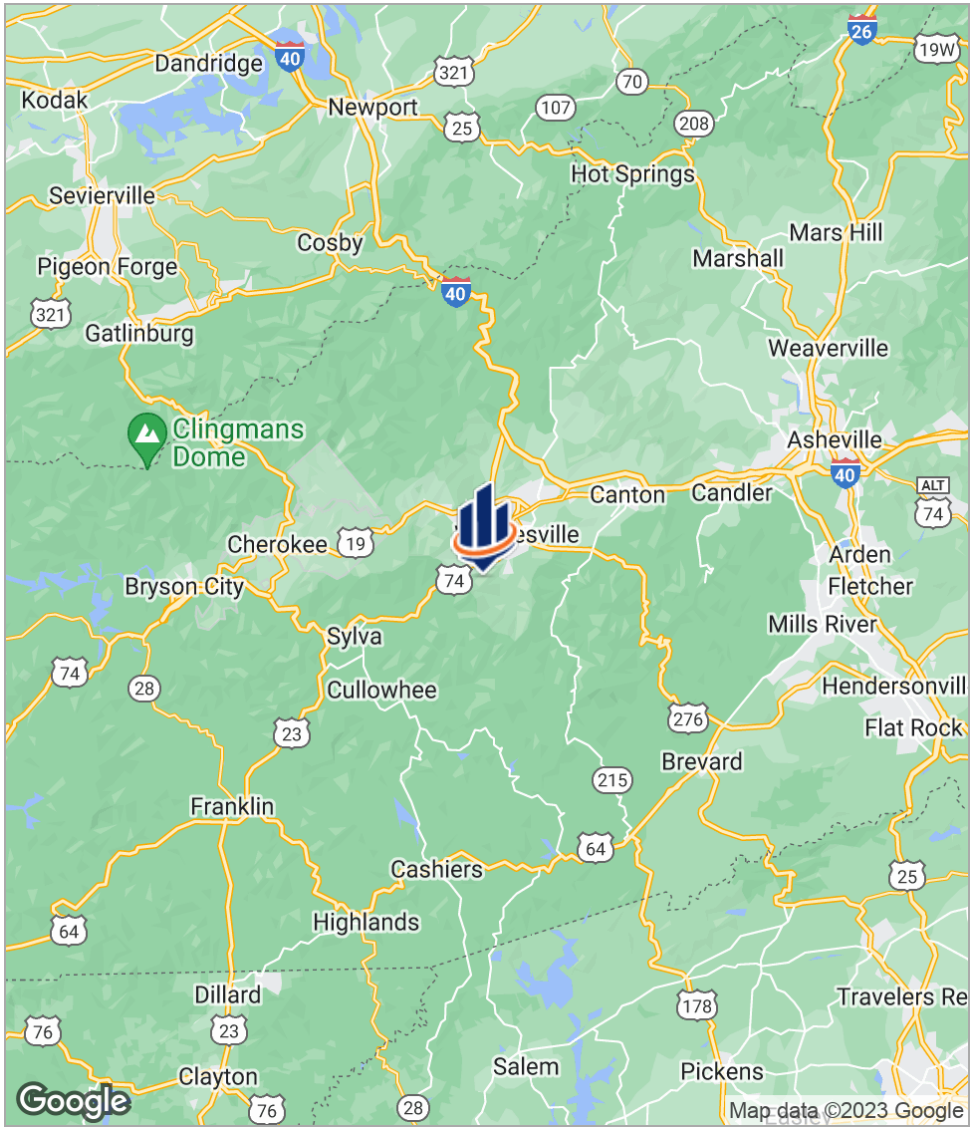
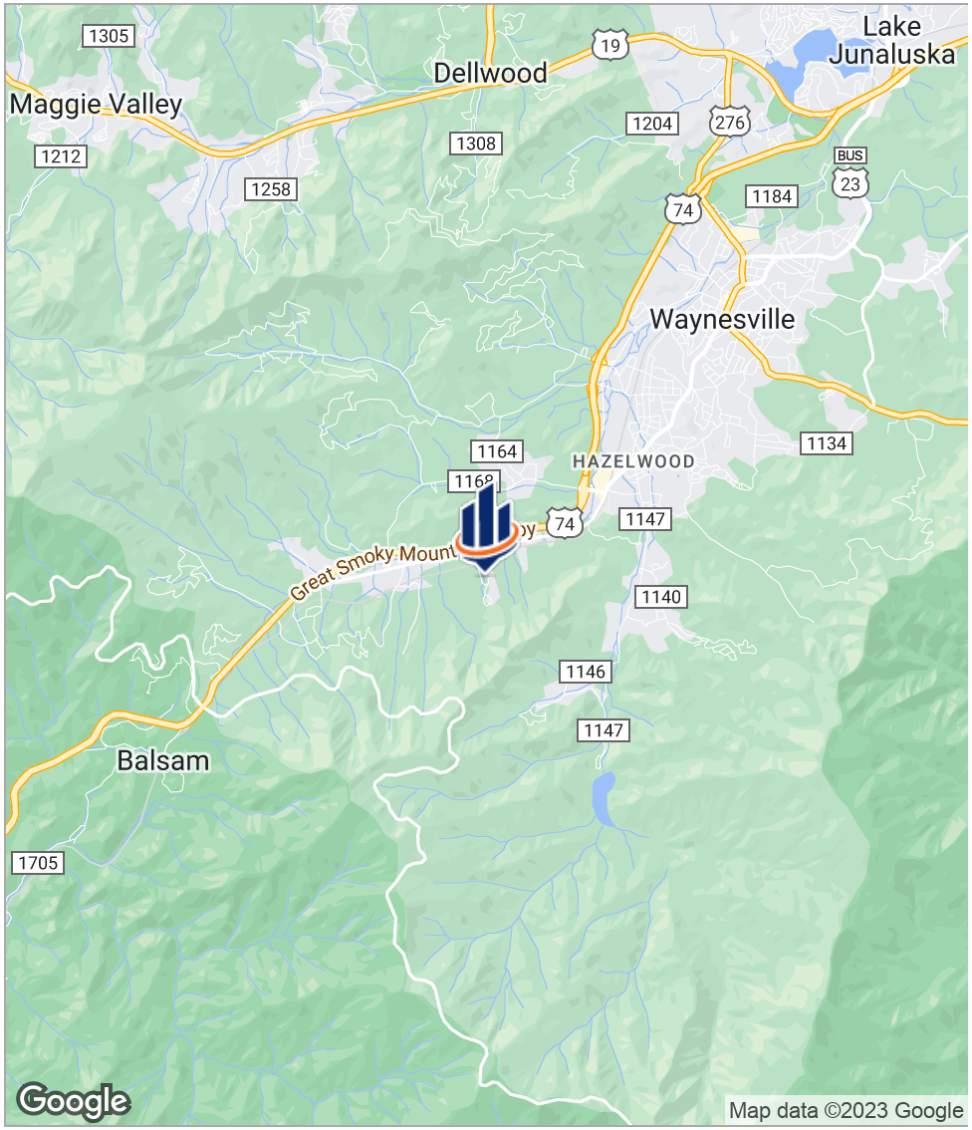
Location Maps





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Area Information

THE TOWN OF WAYNESVILLE, NC

Waynesville is a town in and the county seat of Haywood County, North Carolina, United States. It is the largest town in Haywood County and the largest in western North Carolina west of Asheville. Waynesville is located about 30 miles (50 km) southwest of Asheville between the Great Smoky and Blue Ridge mountains.

As of the 2010 census, Waynesville had a population of 9,869. The town is located just outside the Pisgah National Forest and is close to the Great Smoky Mountains National Park and the Blue Ridge Parkway. Waynesville and Haywood County are part of the four-county Asheville Metropolitan Statistical Area, currently the fifth largest metropolitan area in North Carolina. It is the third largest town in the MSA behind the cities of Asheville and Hendersonville.

The town of Waynesville was founded in 1810 by Colonel Robert Love, a Revolutionary War soldier. He donated land for the courthouse, jail, and public square, and named the town after his former commander in the war, General "Mad" Anthony Wayne. Waynesville began to see development after the arrival of the railroad in 1884. The agricultural, lumber and tourism industries in Waynesville and Haywood County began to thrive as access to the west was opened up. Downtown and the nearby Frog Level (current historical district) commercial centers of Waynesville continued to be the central focus for social life, transportation, and wholesale and retail businesses through the 1940s. Businesses in the Frog Level area in the 1930s and 1940s included hardware stores, farm supplies, coal sales, auto dealers and garages, furniture stores, wholesale groceries, and warehouses and lumber companies, all of which were businesses dependent on the railroad.

Waynesville is connected to Interstate 40 and the rest of southwestern North Carolina via the Great Smoky Mountains Expressway, giving it easy access to Knoxville, Tennessee, and Asheville. There is no airport in Haywood County mostly due to its proximity to the Asheville Regional Airport and Knoxville's McGhee Tyson Airport. Asheville is about a 40-minute drive east, Knoxville is an hour and a half to the northwest.

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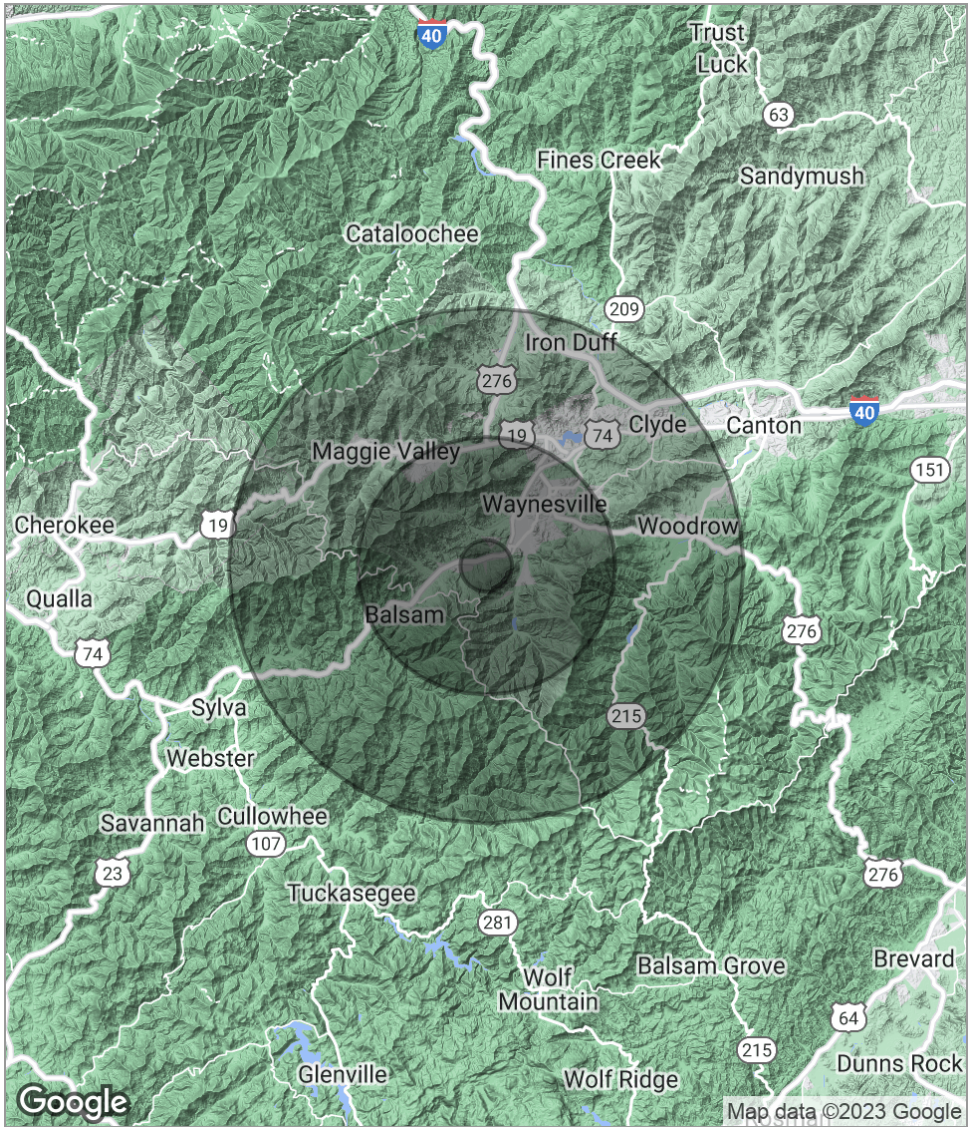
Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	581	17,100	40,512
Median age	42.2	46.7	47.0
Median age (Male)	40.0	45.8	45.8
Median age (Female)	43.8	47.4	47.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	270	8,011	18,890
# of persons per HH	2.2	2.1	2.1
Average HH income	$50,724	$54,245	$53,518
Average house value		$210,294	$215,781

** Demographic data derived from 2020 ACS - US Census*

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