

1.74 Acres on I-26, Exit 53, Opportunity Zone

Interstate Visibility, National Chain Neighbors

Upward Crossing Drive, Flat Rock, NC 28731

1.74 Acres
\$835,000



This location is next to a new Holiday Inn Express, and is visible from the I-26 off-ramp at Exit 53; Inset photo: Proximity to businesses

- High visibility and instant access to I-26
- 57,000 vehicles per day on I-26, 20,000 on Upward Road
- Signalized intersection at Upward Rd
- Immediate neighbors include Holiday Inn, Shell, Bojangles
- Located in an Opportunity Zone
- Nearby neighbors include Exxon, BP, Marathon, Starbucks, McDonald's, Cracker Barrel, Waffle House, Zaxby's, Subway, Burger King, Marriott, Quality Inn
- 1.71 miles from Carl Sandburg Home
- 5 miles from downtown Hendersonville

MLS: 3427521

Catylist: 30325918

Loopnet: 13579248

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SUMMARY: Upward Crossing Drive, Flat Rock

BEST USES: Restaurant, Retail, Service Station **APPROVED USES:** Commercial, per PCD Zoning

MUNICIPALITY: FLAT ROCK
 COUNTY: HENDERSON
 ZONING: PCD (Planned Commercial)
 TYPE: LAND
 DEED BOOK, PAGE: 1316, 0424
 PIN #: 9588-21-9113
 TAXES: \$2,141.37 (2018)

ROAD FRONTAGE: APPROXIMATELY 300'
 TOPOGRAPHY: FLAT
 CONDITION: Flat, Pad-Ready
 FLOODPLAIN: No
 UTILITIES: CONTIGUOUS

TOTAL ACRES: 1.74 Ac.
 TOTAL SQUARE FEET: 75,794.4 SF
 PRICE PER ACRE: \$479,885.05/Ac.
 LOT SHAPE: SEE SITE PLAN
 LOT DIMENSIONS: SEE SITE PLAN

Located in an Opportunity Zone, a community tool established by Congress in the Tax Cuts and Jobs Act of 2017



View south, toward businesses on Upward Rd



Adjacent to Holiday Inn Express & Suites



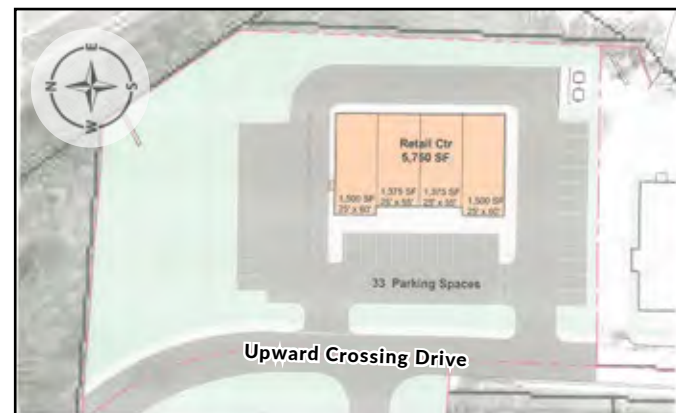
Upward Crossing Drive sidewalk in place



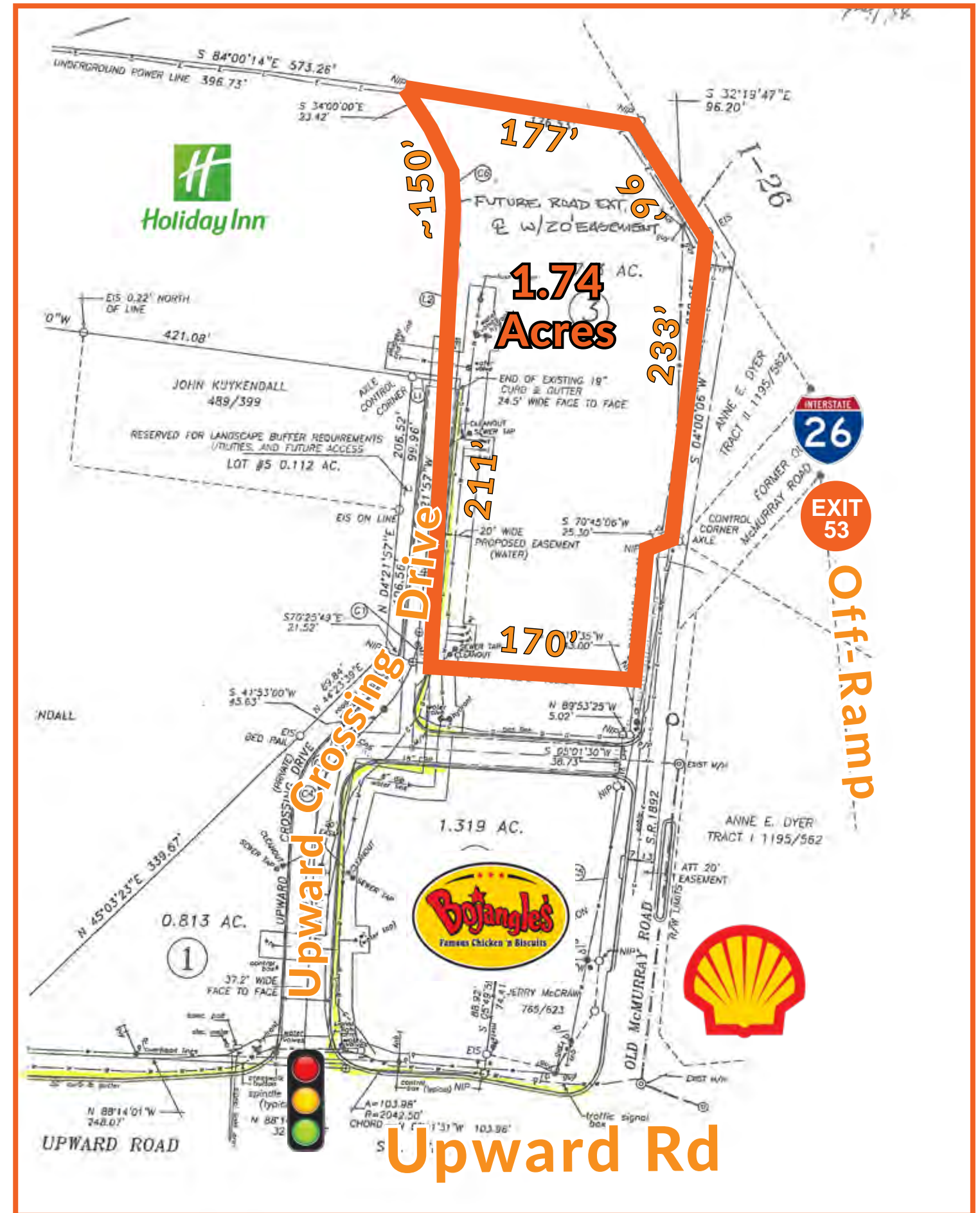
View north, toward Holiday Inn Express



Aerials from different angles



Suggested multiple and single building uses



*Map illustrations, floorplans, and measurements are approximated.

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Flat Rock, NC is 4.1 miles from Hendersonville, and 27.6 miles from Asheville

SOME NEARBY BUSINESSES



DIRECTIONS

FROM HENDERSONVILLE:

- Take I-26 toward Flat Rock
- Take Exit 53, and turn right at bottom of off-ramp
- Proceed to next light, at Bojangles
- Turn right on Upward Crossing Drive
- Property is on right, behind Bojangles

market >>> intel

Demographic Statistics, This Address:

Proximity:	1 mile	3 miles	5 miles
Total Population:	3,322	24,205	50,000
Median Age:	36.5	44.76	46.07
Households:	1,279	10,283	21,820

Demographic Statistics, Hendersonville:

3 MILE RADIUS:	5 MILE RADIUS:	10 MILE RADIUS:
2016 Population: 33,019	2016 Population: 61,425	2016 Population: 117,168
Average Household Income: \$60,580	Average Household Income: \$64,668	Average Household Income: \$64,347
Owner Occupied	Owner Occupied	Owner Occupied
Housing Units: 9,141	Housing Units: 18,180	Housing Units: 34,456



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FOR SALE:
1.74 Acres for Development
Upward Crossing Drive
Flat Rock, NC 28731
\$835,000

*All maps, aerials, illustrations, and measurements are approximated.

5/22/19