

14.51 Acres at I-40, Exit 73

Utilities to Site, No Zoning Restrictions

9999 Catawba River Road, Old Fort, NC 28762



Caption

- Level topography ready for development with public water, sewer, electric to site
- Convenient I-40, Exit 73 location
- Strong visibility and exposure due to I-40 proximity and high traffic volume
- No zoning restrictions
- In town limits of Old Fort, NC
- Business neighbors include McDonald's, Sunoco, Joy Food Stores, Catawba River Mini Storage
- Bordering scenic Catawba River

MLS#: 386204 Catylist: 30272511 Loopnet: 12416190

Keith Frierson, CCIM
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SUMMARY: Catawba River Road, Old Fort

BEST USE: Retail, Shopping Center, RV Park, Multi-Family **PERMITTED USE:** No Zoning Restrictions

OVERALL

MUNICIPALITY: OLD FORT
 COUNTY: MCDOWELL
 ZONING: NONE
 TYPE: LAND
 DEED BOOK, PAGE: 0573, 135
 PIN #: 0659-45-2783
 0659-45-7817

TOTAL ACRES: 14.51 Acres
TAXES: \$856 (2017)
LOT DIMENSIONS: IRREGULAR
ROAD FRONTAGE: TED SMITH RD: ~925'
 BAT CAVE RD: ~275'
RIVER FRONTAGE: APPROX. 1,250'
UTILITIES: TO SITE
WATER: PUBLIC
SEWER: PUBLIC
ELECTRIC: PUBLIC

REMARKS

This level 14.51 acre site is located in Old Fort, NC on I-40, Exit 73. It consists of two adjacent parcels of 6.63 and 7.88 acres, allows access from two sides (Ted Smith Road and Bat Cave Road). The lower border runs along the Catawba River. Utilities to the site include public water, sewer, and electric. Portion of the offering is within flood plain.



Aerial view facing south

market | >>> intel

MCDOWELL COUNTY & SURROUNDS

3 MILE RADIUS:	Housing Units: 5,648
2017 Population: 11,916	Population 35 - 64: 17.2%
Average Household Income: \$51,604	Population 20 - 34: 40%
	Population 65+: 19.4%
5 MILE RADIUS:	15 MILE RADIUS:
2017 Population: 21,757	2017 Population: 65,203
Average Household Income: \$52,102	Average Household Income: \$54,055
Owner Occupied	Owner Occupied
	Housing Units: 18,730
	Population 35 - 64: 17%
	Population 20 - 34: 41.4%
	Population 65+: 20.2%

DIRECTIONS FROM ASHEVILLE:

- Head east on I-40 for approximately 23 miles to Exit 73
- Take Exit 73 to Catawba River Road, turn right onto Bat Cave Road
- The property is immediately on the right, behind the McDonald's restaurant and Sunoco gas station

Alternatively, at the end of the exit ramp, turn 180 degrees right onto Catawba River Road and proceed to the intersection of Catawba River Road and Ted Smith Road, which is at the northwest corner of the property



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FOR SALE: LAND
9999 Catawba River Road
Old Fort, NC 28762
\$895,000

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

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