

47.04 Acres in Hendersonville, NC
Event Center, Shop, Pond, Developable Land
55 Pearl Lane, Hendersonville, NC 28793



FOR SALE: 47.04 Acres
\$1,785,000 (\$37,946.43/Ac.)

- Parcel A: +/- 10.0 Acres
w/ 10,380 SF Shop
\$595,000
- Parcel B: 7.04 Acres
w/ 4,357 SF Event Center
\$595,000
- Parcel C: +/- 30.00 Acres
\$595,000

Beautiful, mostly cleared and rolling terrain at Crab Creek Road and Pearl Lane / Diamond Mine Lane in south Hendersonville

- Three adjacent parcels totaling 47.04 acres at 55 Pearl Lane (with some land bordering Diamond Mine Lane)
- Parcel A: 10,380 SF Shop has two offices, restroom, 6 drive-in doors, on approximately 10.0 Acres
- Parcel B: 4,357 SF Event Center has 2 restrooms, kitchen, large drive-in door, covered porches, on 7.04 Acres
- Parcel C +/- 30 Acres, with pond, ideal for residential development
- Rolling terrain, mostly cleared
- Helicopter landing permit
- Minutes to downtown Hendersonville

MLS: All: 3508214 Area 1: 3508198 Area 2: 3508191 Area 3: 3508173 Catylist: 30428818 Loopnet: 16070717

55 PEARL LANE, HENDERSONVILLE, NC

BEST USES: RESIDENTIAL, RURAL COMMERCIAL PERMITTED USES: MEDIUM AND LOW DENSITY RESIDENTIAL

OVERALL

MUNICIPALITY: HENDERSONVILLE
 COMMUNITY: SOUTH
 COUNTY: HENDERSON
 ZONING: R2R, R3
 TYPE: COMMERCIAL LAND
 LAND FOR DEVELOPMENT
 TOTAL ACRES: 54.28 ACRES
 LOT SHAPE: IRREGULAR
 ENTRY POINT: CRAB CREEK RD & PEARL LN
 LOT SHAPE: IRREGULAR
 ACCESS: PAVED ROADS
 WATER: WELL
 SEWER: SEPTIC
 ELECTRIC: ON-SITE
 GAS: ON-SITE

ZONING

R2R

Permits medium density residential and rural commercial and light industrial development consistent with the recommendations of the Comprehensive Plan.

R3

Permits low density residential development consistent with the recommendations of the Comprehensive Plan.

Contact Broker for more information.

PARCEL A

TOTAL ACRES: +/- 10.00 Acres
 DEED BOOK, PAGE: 1275, 0265
 PIN #: 9546-81-8662

STRUCTURE ON PREMISES: WORKSHOP
 TOTAL SQUARE FEET: 10,380 SF
 YEAR BUILT: REMODELED 2015
 CONSTRUCTION: STEEL
 EXTERIOR: METAL SIDING
 ROOF: STEEL DECK, JOIST
 FLOORING: CONCRETE, INTERLOCKING TILE
 OFFICES: 2
 RESTROOMS: 1
 DRIVE-IN DOORS: 6
 (2 Each: 10', 12', 14' wide)

HEATING: FORCED AIR GAS, PROPANE
 COOLING: CENTRAL A/C, HEAT PUMP (PARTIAL)
 ADDITIONAL: SECURITY SYSTEM
 3-PHASE
 FIXTURES/FURNITURE
 SHED

YEAR BUILT: 2006
 CONSTRUCTION: STEEL
 EXTERIOR: METAL SIDING
 ROOF: STEEL DECK, JOIST
 CEILING HEIGHTS: 14'
 FLOORING: CONCRETE
 OFFICES: 1
 RESTROOMS: 2
 DRIVE-IN DOORS: 1
 HEATING: FORCED AIR GAS, PROPANE
 COOLING: CENTRAL A/C, HEAT PUMP
 ADDITIONAL: SECURITY SYSTEM
 3-PHASE
 FIXTURES/FURNITURE

PARCEL C

TOTAL ACRES: +/- 30.00 Acres
 DEED BOOK, PAGE: 1275, 0265
 1308, 0264
 PIN #S: 9546-81-8662
 9546-91-2567

TOPOGRAPHY: FLAT TO ROLLING
 MOSTLY CLEARED

ADDITIONAL: POND

PARCEL B

TOTAL ACRES: 7.04 Acres
 DEED BOOK, PAGE: 1308, 0264
 PIN #: 9646-92-1384

STRUCTURE ON PREMISES: EVENT CENTER
 TOTAL SQUARE FEET: 4,357 SF



Aerial looking south



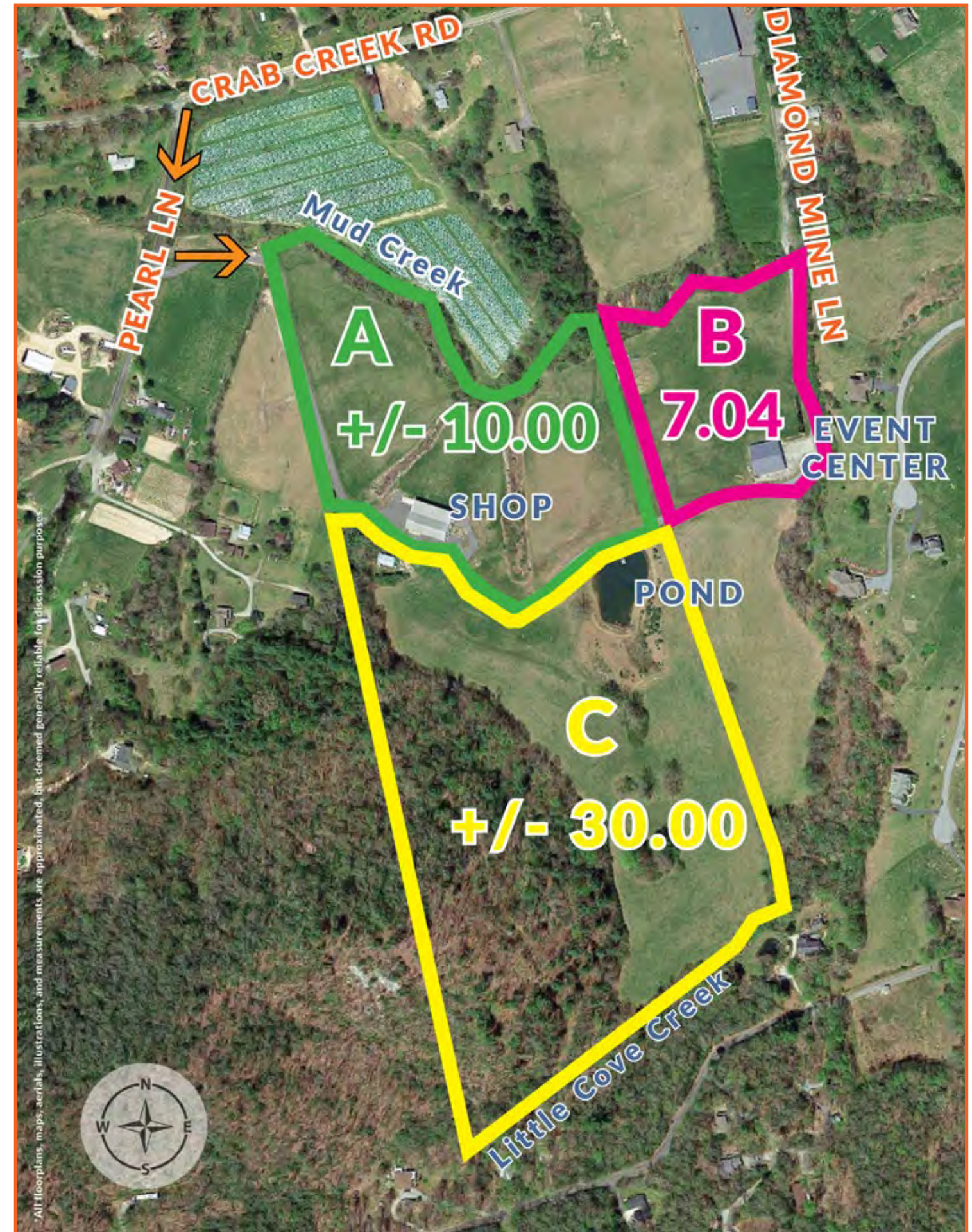
Aerial view over the Shop



Aerial over the Event Center

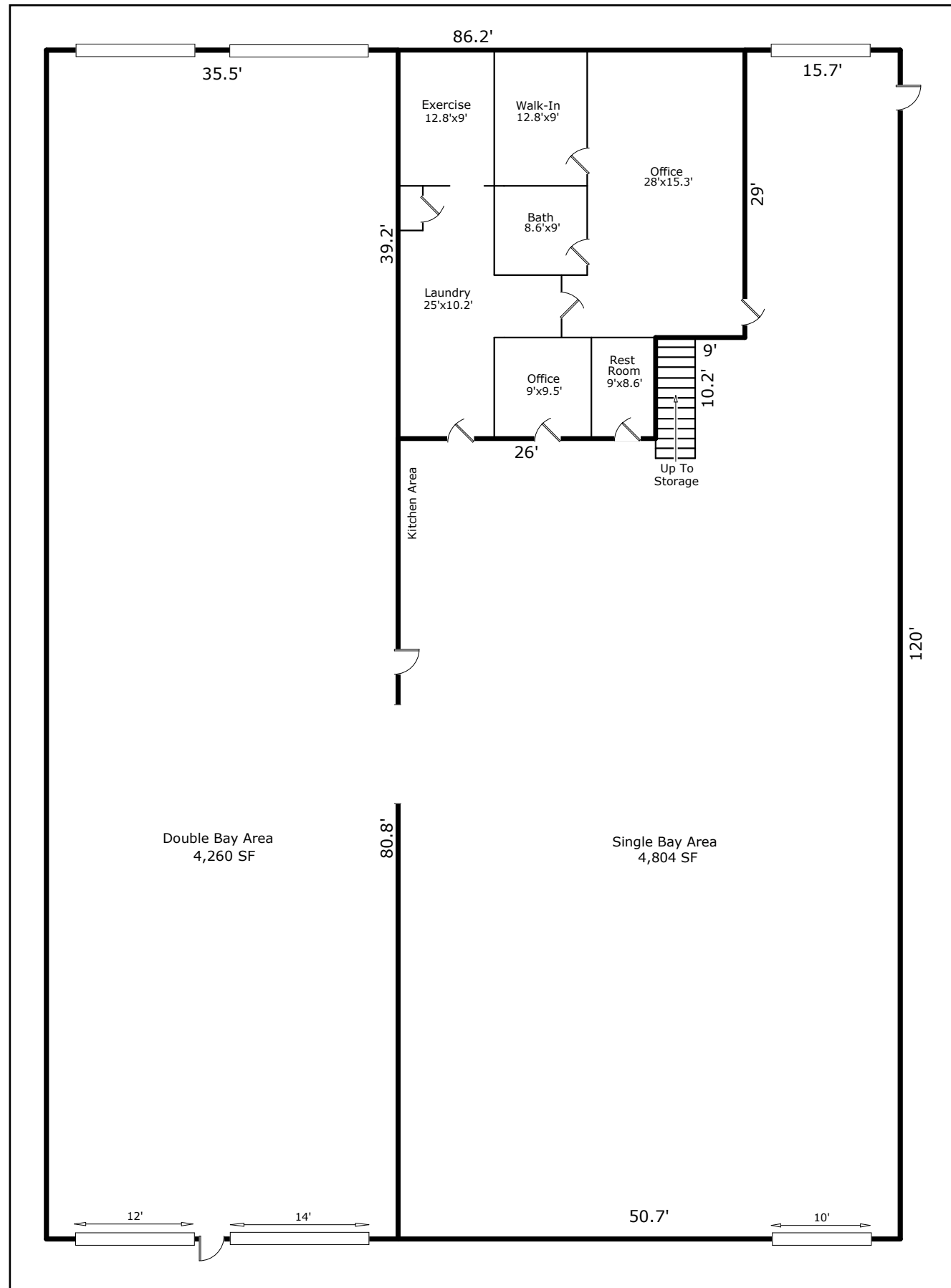


View on Parcel A



*All floorplans, maps, aerials, illustrations, and measurements are approximated, but deemed generally reliable for discussion purposes.

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10,380 SF Shop on Parcel 1



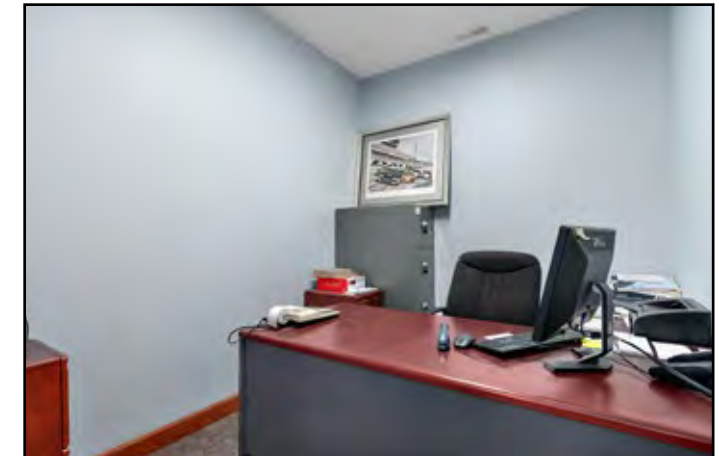
North side of shop with all six roll-up doors open



View from southwest corner showing 3 of 6 roll-up doors, and windows at office area



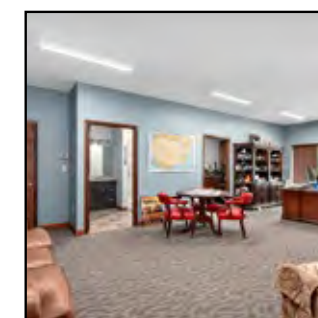
View of main floor from mezzanine



One of two offices



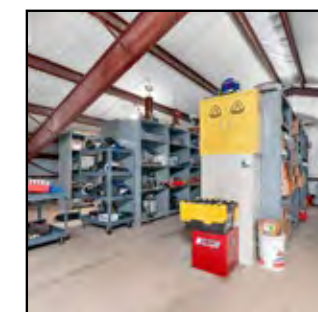
Double drive-in doors on each end of the east section of the building



Office area



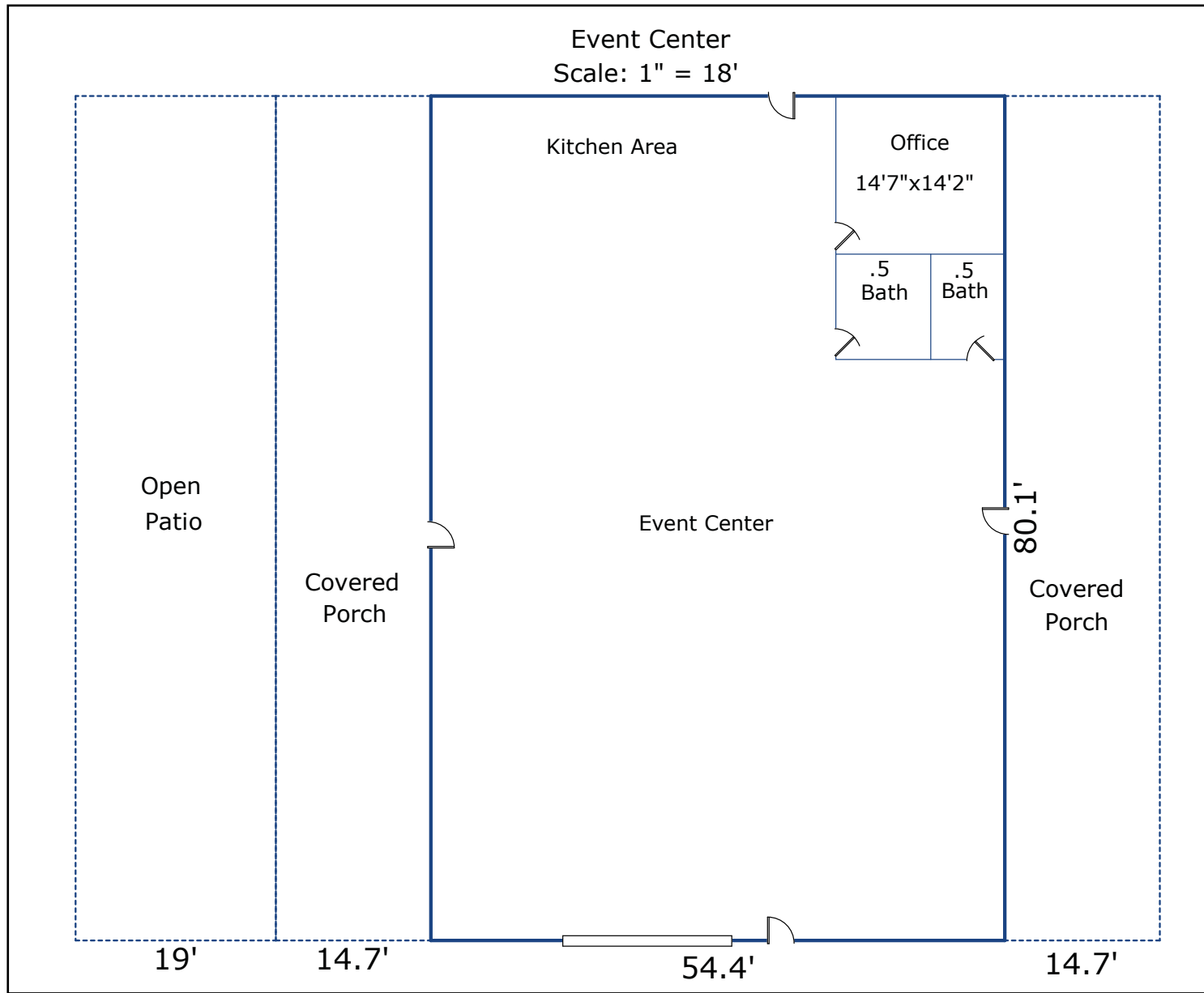
Kitchen



Mezzanine



Multipurpose areas with laundry and workout facility



4,357 SF Event Center on Parcel 2



Event Center and a portion of its 7 acres taken from the northeast corner of the property



Building has two covered porches



Event Center seen from 30.00 acres of vacant land



East end of Event Center shows covered areas on north and south end, plus huge roll-up door



Event Center has a large roll-up door for indoor/outdoor entertaining



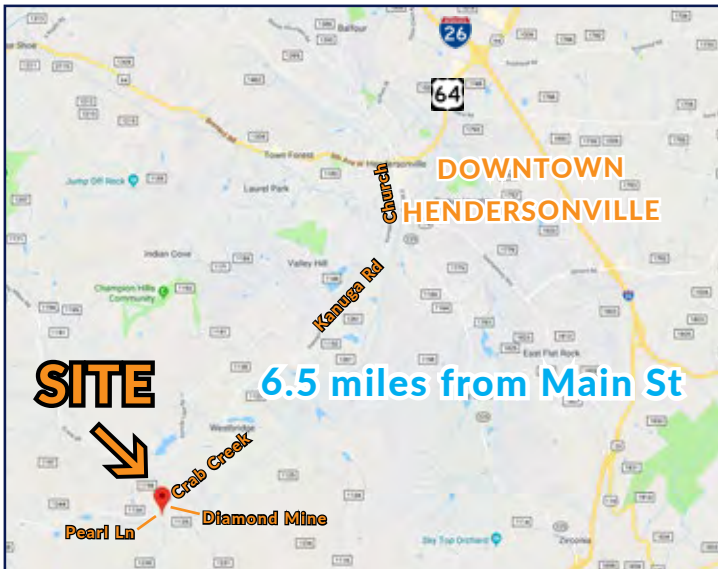
Swimming Pond at the north edge of 30.00 acres (Parcel C)

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Aerials looking south show Event Center at left and Shop at right, and 30.00 acres on Parcel C in background



DISTANCES (miles)

Downtown Brevard	14	I-40	30
Downtown HVL	6.5	Downtown AVL	32
Dupont State Forest	7.5	Greenville Airport	45
I-26	9.0	Cashiers	43
AVL Regional Airport	19		

DIRECTIONS FROM I-26, EXIT 49B:

- Take Four Seasons Blvd/6th St into downtown
- Turn left on Church St
- Turn right on Kanuga Rd - After approximately 4 miles, Kanuga Rd becomes Crab Creek Rd
- Follow Crab Creek Rd for approximately 2.5 miles
- Pass Diamond Mine Lane, Turn left on Pearl Lane
- Proceed to first driveway on left



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6/25/19

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Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends Purchaser's or Tenant's personal investigation.