

**+/- 1,000 Ft Frontage on I-26 in East Flat Rock**  
**Potential for Industrial Zoning**

**818 Tracy Grove Road, Flat Rock, NC 28731**



**FOR SALE**

**5.72 Acres**

**\$350,000**

**\$61,188.81/Ac.**

View from Tracy Grove Road

- Flat lot at the corner of Tracy Grove Road and I-26
- Approximately 1,000 feet of frontage along I-26
- Existing septic (2), water, and power hookups
- Former RV Park that could be converted into a tiny home community
- Great light commercial site in compliance with R2R zoning
- Potential for Industrial zoning

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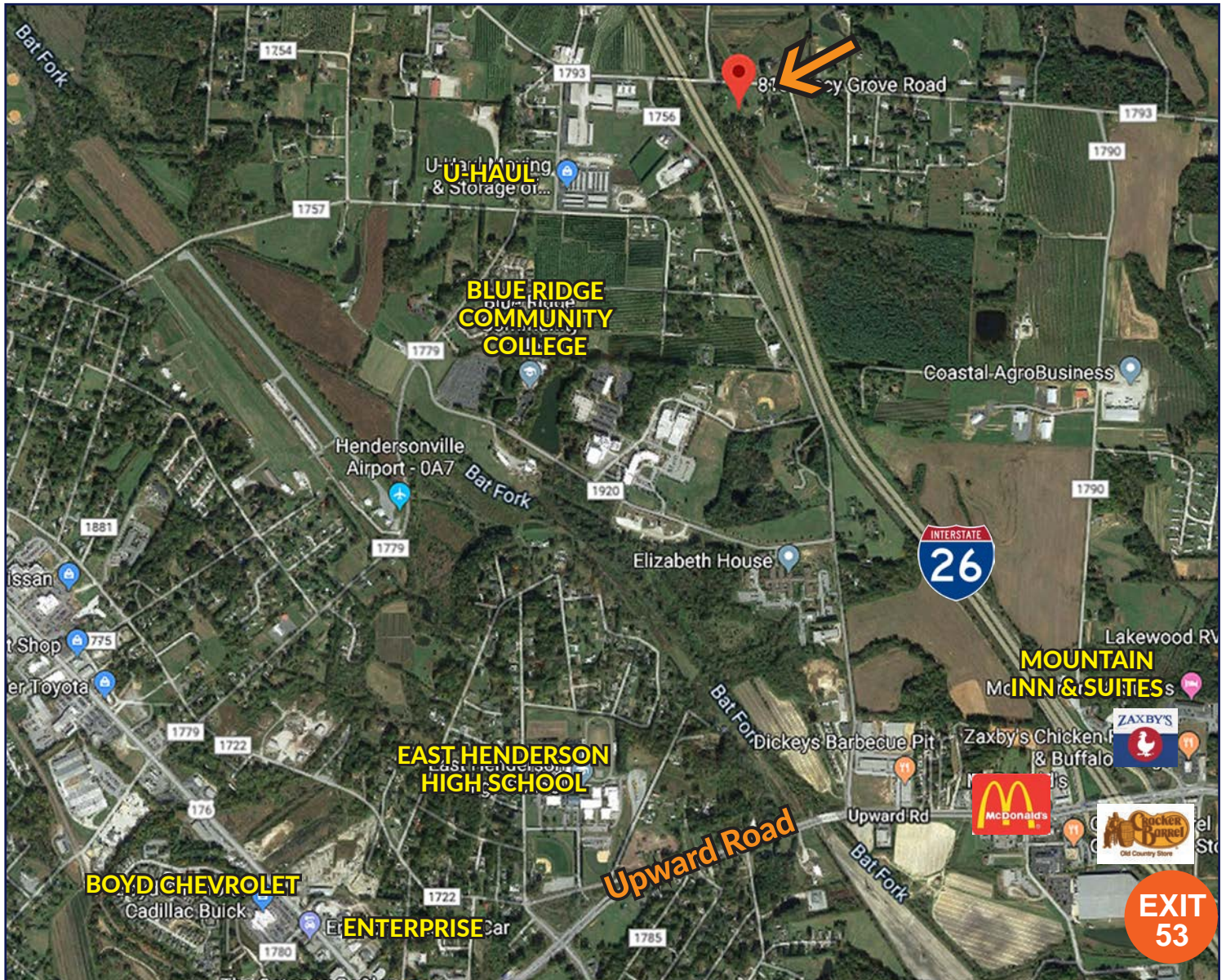
# SUMMARY: 818 Tracy Grove Road, Flat Rock, NC 28731

**BEST USE:** Mobile Home Park/RV Park, Light Commercial, Industrial (upon re-zoning)

MUNICIPALITY: FLAT ROCK  
COUNTY: HENDERSON  
ZONING: R2R  
TYPE: LAND  
DEED BOOK, PAGE: 783, 29  
PIN #: 9588-07-2064  
TAXES: \$990.51 (2018)

TOTAL ACRES: 5.72  
LOT DIMENSIONS: ~496' x 885' x 924'  
LOT SHAPE: IRREGULAR TRIANGLE  
ROAD FRONTAGE: +/- 1,000' (Along I-26)  
TRAFFIC COUNTS: 65,000 VPD (I-26)  
TOPOGRAPHY: FLAT

UTILITIES: WATER: WELL, ON-SITE (RV hookups)  
SEWER: SEPTIC  
ELECTRIC: ON-SITE (RV hookups)



This property is between Exits 49 (Four Seasons Blvd) and 53 (Upward Road)

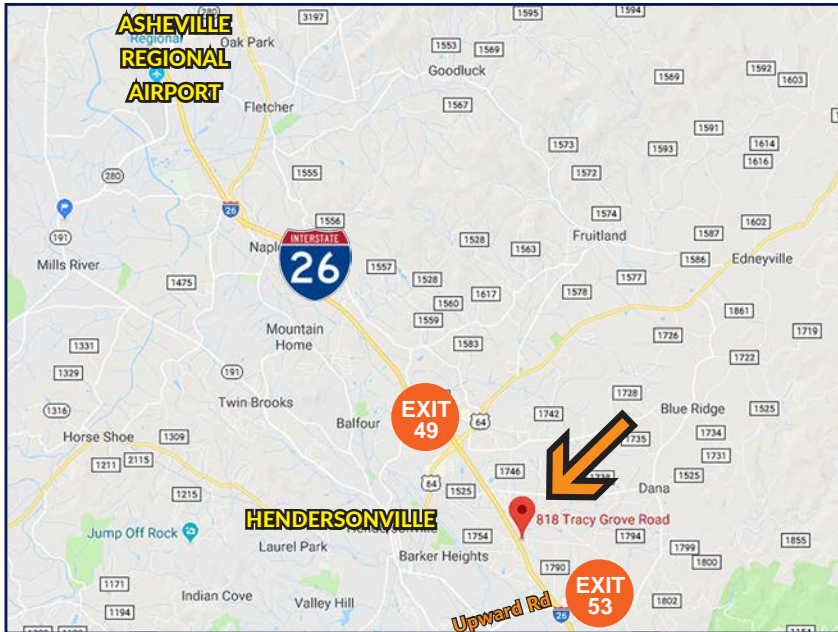






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## 818 Tracy Grove Road, Flat Rock, NC 28731



### DIRECTIONS

**FROM Asheville Regional Airport/I-26:**

- Take I-26 East (southerly direction) to Hendersonville
- Exit at Upward Road, Exit 53
- At bottom of ramp, turn left onto McMurray Road
- Turn left on Tracy Grove Road
- Property will be on left just before I-26 overpass

### DISTANCES (miles)

Asheville Airport	20
I-26	20
Downtown HVL	22
Downtown AVL	34
Greenville Airport	56

### market | >>> intel

#### HENDERSONVILLE AREA DATA:

**3 MILE RADIUS:**  
2016 Population: 33,019  
Average Household Income: \$60,580  
Owner Occupied Housing Units: 9,141  
Population 35 - 64: 12.1%  
Population 20 - 34: 7.4%  
Population 65+: 9.6%

**10 MILE RADIUS:**  
2016 Population: 117,168  
Average Household Income: \$64,347  
Owner Occupied Housing Units: 34,456  
Population 35 - 64: 12.9%  
Population 20 - 34: 7.3%  
Population 65+: 8.3%

**5 MILE RADIUS:**  
2016 Population: 61,425  
Average Household Income: \$64,668  
Owner Occupied Housing Units: 18,180

#### ASHEVILLE DATA:

**3 MILE RADIUS:**  
2016 Population: 52,400  
Average Household Income: \$57,279  
Owner Occupied Housing Units: 10,828  
Population 35 - 64: 12.53%  
Population 20 - 34: 12.55%  
Population 65+: 5.47%

**10 MILE RADIUS:**  
2016 Population: 187,500  
Average Household Income: \$67,735  
Owner Occupied Housing Units: 52,076  
Population 35 - 64: 13.7%  
Population 20 - 34: 9.45%  
Population 65+: 6.07%

**5 MILE RADIUS:**  
2016 Population: 98,400  
Average Household Income: \$59,228  
Owner Occupied Housing Units: 22,539



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\*All maps, aerials, illustrations, lot lines, and measurements are approximated.

5/7/19