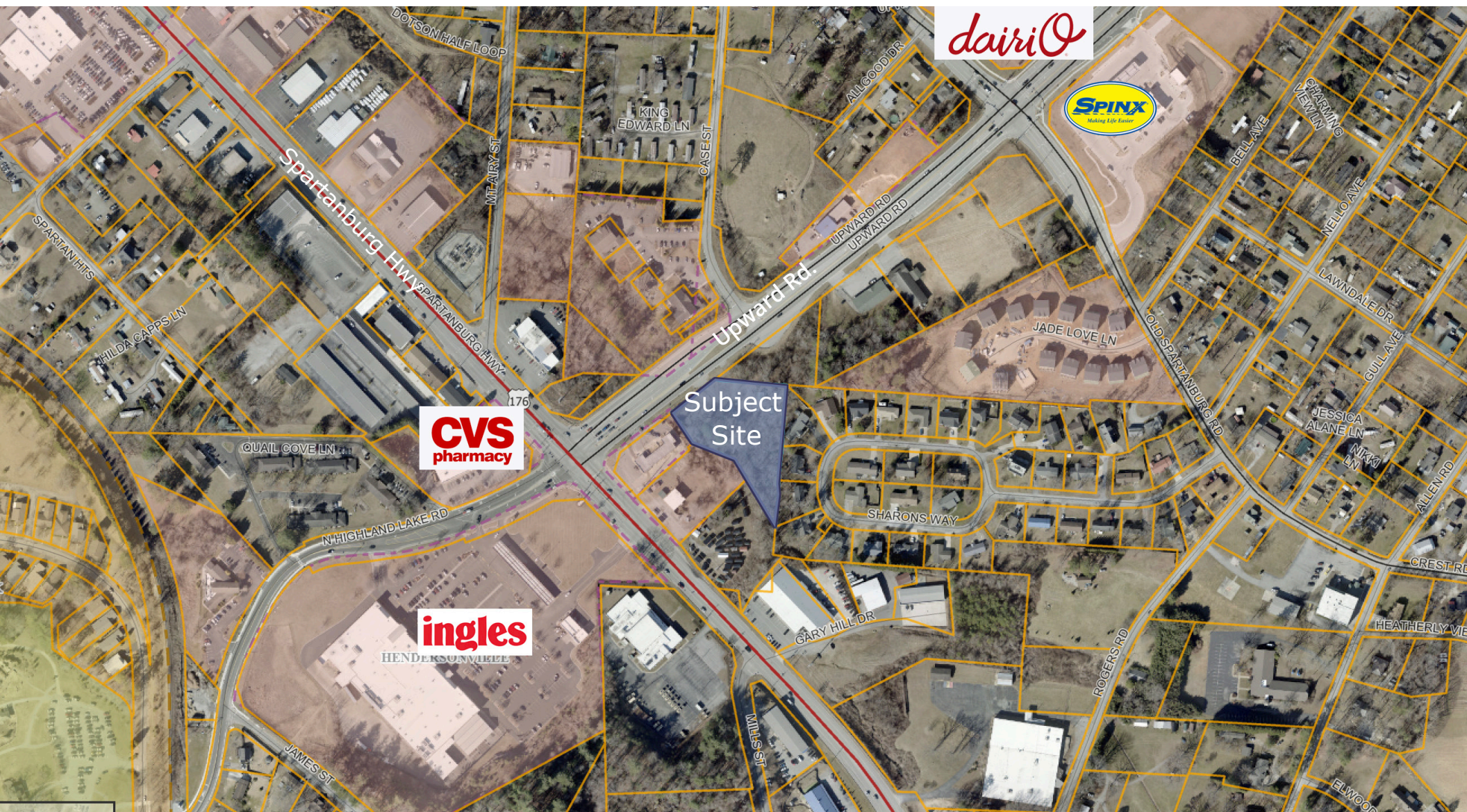




OFFERING MEMORANDUM

EAST FLAT ROCK, NC

IMPACT
REAL ESTATE GROUP

RETAIL SITE

UPWARD RD, EAST FLAT ROCK, NC 28726

TABLE OF CONTENTS

PROPERTY DETAILS	3
NEW DEVELOPMENTS MAP	4
SURVEY	5
DEMOGRAPHICS	6
DOWNTOWN HENDERSONVILLE	7

RETAIL SITE

UPWARD RD, EAST FLAT ROCK, NC 28726

EXCLUSIVELY MARKETING BY:

JOSEPH POVEROMO

☎ 828.585.7239

✉ joseph@impact-realestate.com

OLIVER SUESS

☎ 828.412.0556

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PROPERTY DETAILS

\$360,000

PRICE

+/- 1.55 Acres

LAND SIZE

9577-78-5687

PIN

PROPERTY HIGHLIGHTS

- Retail/Commercial Development Opportunity
- Community Commercial (CC) Zoning Through Henderson County
- Close To Signalized Corner
- Upward Rd Frontage And Spartanburg Hwy Visibility
- +/- 155' Of Road Frontage
- Short Drive To Downtown Hendersonville & I-26
- Water Available At The Site
- Sewer Close By
- Flat To Gently Rolling Topography
- Positioned On The Rapidly Developing Upward Rd Corridor

RETAIL DEVELOPMENT SITE

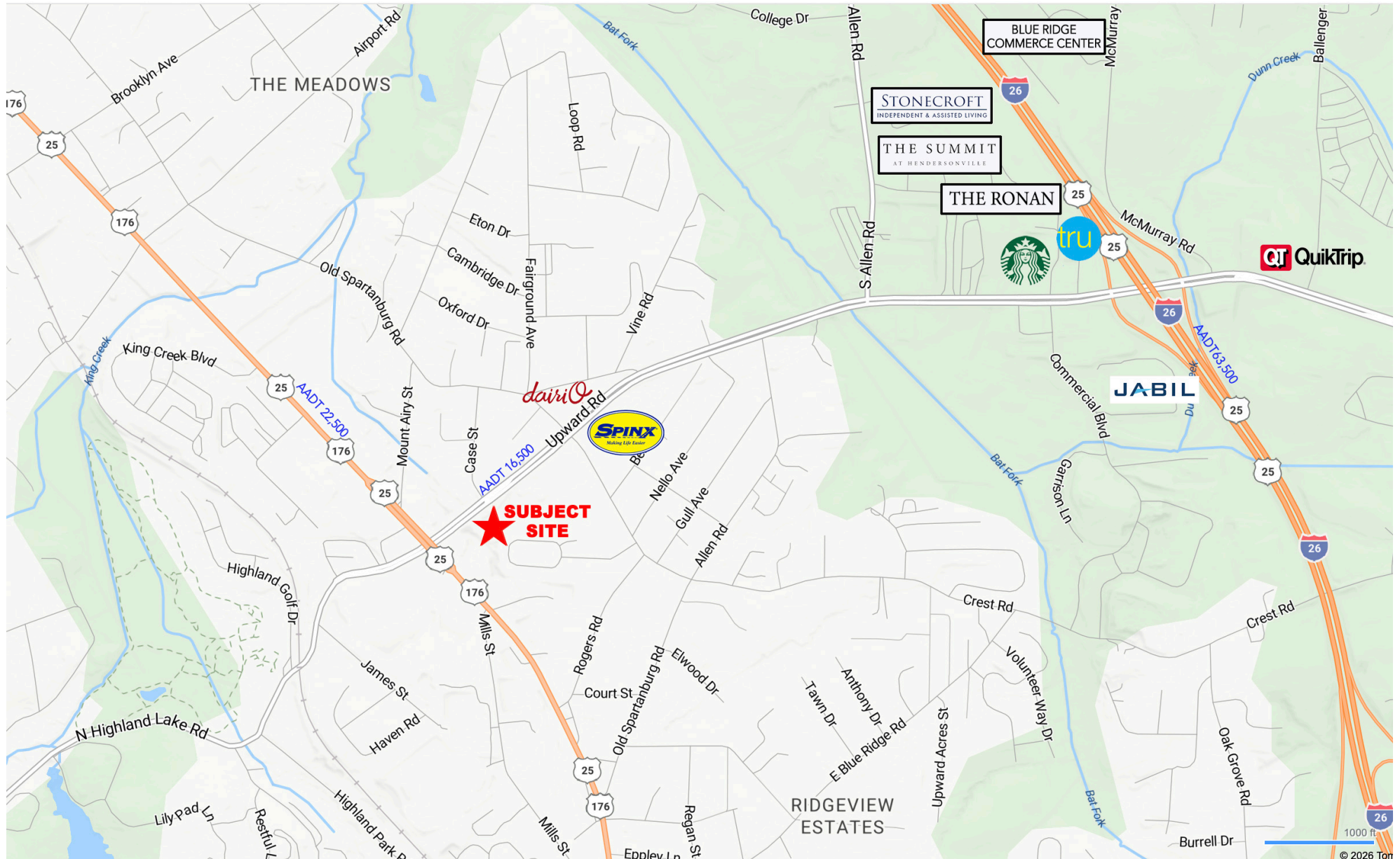
UPWARD RD, EAST FLAT ROCK, NC 28726



NEW DEVELOPMENTS MAP

RETAIL SITE

UPWARD RD, EAST FLAT ROCK, NC 28726



SURVEY

RETAIL SITE

UPWARD RD, EAST FLAT ROCK, NC 28726

LEGEND
 I.P. SET - IRON PIPE SET
 I.S. SET - IRON STAKE SET
 E.I.P. - EXISTING IRON PIPE
 E.I.S. - EXISTING IRON STAKE
 C.C.M. - EXISTING CONCRETE MARKER
 PK - NAIL MARKER
 X-X - APPROXIMATE FENCE LOCATION
 CL - CENTER LINE (ROAD, STREET, STREAM, ETC.)
 M/H - MANHOLE
 P/P - POWER POLE AND/OR TELEPHONE POLE
 R/R - RAILROAD
 R - RADIUS
 L - LENGTH OF CURVE
 D.I. - DROP INLET
 R.O.W. - RIGHT OF WAY

FLOOD HAZARD NOTE
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 37012S 0013 WHICH BEARS AN EFFECTIVE DATE OF MARCH 1, 1982. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- NOTES**
1. REFERENCES - DEED BOOK 349, PAGE 287, PLAT CABINET 1, SLIDE
 2. AREA DETERMINED BY COORDINATE COMPUTATION
 3. MAP IS FOR RECORDATION
 4. NORTH ARROW SHOWN IS OBTAINED FROM MAGNETIC OBSERVATION UNLESS OTHERWISE SHOWN
 5. MINIMUM SETBACKS
 FRONT _____ ZONED C-4
 REAR _____
 SIDE _____
 6. THIS MAP IS NOT TRANSFERABLE, AND MAY NOT BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY LAUGHTER, AUSTIN AND ASSOC., P.A. THE MAP IS PROVIDED FOR THE USE OF THE PARTIES NAMED HEREON.
 7. A minimum thirty foot setback for buildings or other structures, excluding bridges or culverts, is required along all perennial streams indicated on the most recent versions of USGS 1:24,000 (7.5 minute) scale topographic maps.

The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

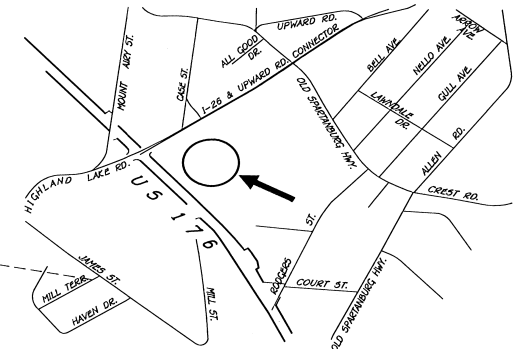
I, Derrick L. Cook, Subdivision Administrator for Henderson County, certify that this plat plan has been reviewed and approved as (a) FAMILY in accordance with the Henderson County Subdivision Ordinance.

9/18/03
 Subdivision Administrator Date

I, Derrick L. Cook, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

9/18/03
 REVIEW OFFICER DATE

LINE	BEARING	DISTANCE
L1	N 01°48'28" W	58.19'
L2	N 20°28'18" W	47.62'



VICINITY MAP

I, Donald Jeffrey Austin, R.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision, that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____, that the ratio of precision as calculated is 1:10,000 plus; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 17 day of SEPTEMBER, 2003.



Donald J. Austin
 L-2948
 Registration Number

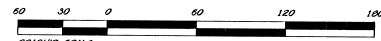
Filed for registration on the 12 day of Oct, 2003 at 12:15 PM and recorded at plat slide 4773.

Nedra W. Moses
 Registrar of Deeds
Big Lynne Lindsey, Deputy

MAP OF SURVEY
 made for OWNER
ISABEL MULLINAX
 2204 OLD SPARTANBURG HWY
 EAST FLAT ROCK, NC 28726

FAMILY SUBDIVISION

HENDERSONVILLE TWP.	HENDERSON COUNTY, N.C.
LAUGHTER, AUSTIN AND ASSOCIATES, P.A. 131 FOURTH AVENUE EAST HENDERSONVILLE, NORTH CAROLINA 28792 (828) 692-9089	
CREW CHIEF	DATE
DRAWN BY	CHECKED BY
COORD. FILE	DRAWING FILE



DEMOGRAPHICS

RETAIL SITE

UPWARD RD, EAST FLAT ROCK, NC 28726



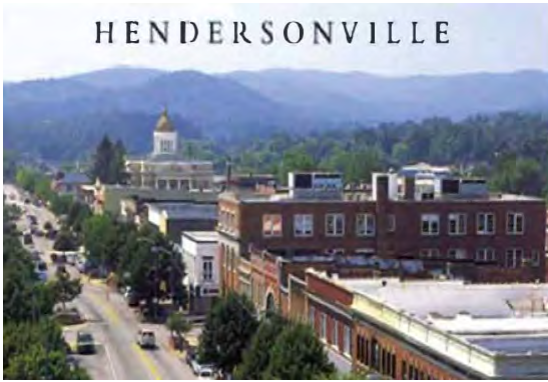
	1 MILE	3 MILE	5 MILE
Population			
2030 Projection	5,840	26,310	54,607
2025 Estimate	5,597	25,330	52,627
2020 Census	5,173	23,947	49,996
Growth 2025 - 2030	4.34%	3.87%	3.76%
Growth 2020 - 2025	8.20%	5.78%	5.26%



	1 MILE	3 MILE	5 MILE
Households			
2030 Projection	2,263	11,167	23,914
2025 Estimate	2,166	10,737	23,021
2020 Census	1,996	10,128	21,842
Growth 2025 - 2030	4.48%	4.00%	3.88%
Growth 2020 - 2025	8.52%	6.01%	5.40%



	1 MILE		3 MILE		5 MILE	
2025 Households by HH Income	2,166		10,738		23,020	
<\$25,000	364	16.81%	1,751	16.31%	3,113	13.52%
\$25,000 - \$50,000	664	30.66%	3,004	27.98%	6,444	27.99%
\$50,000 - \$75,000	582	26.87%	2,293	21.35%	5,025	21.83%
\$75,000 - \$100,000	202	9.33%	1,227	11.43%	2,818	12.24%
\$100,000 - \$125,000	65	3.00%	773	7.20%	1,767	7.68%
\$125,000 - \$150,000	101	4.66%	593	5.52%	1,206	5.24%
\$150,000 - \$200,000	88	4.06%	591	5.50%	1,377	5.98%
\$200,000+	100	4.62%	506	4.71%	1,270	5.52%
2025 Avg Household Income	\$69,774		\$75,736		\$80,134	
2025 Med Household Income	\$52,511		\$56,049		\$58,184	



HENDERSONVILLE MARKET

Hendersonville, North Carolina is the perfect mountain getaway that offers the ideal combination of good food, great views, beautiful wineries, and a wide range of activities for all ages.

Hendersonville is located in the Western North Carolina Mountains between the Blue Ridge Mountains and the Great Smoky Mountains, 22 miles south of Asheville and 15 miles north of the North Carolina-South Carolina border on a plateau 2,200 feet above sea level.



Downtown Hendersonville is the heart of an economically and culturally vibrant mountain community. A walk down its picturesque Main Street or an excursion along Seventh Avenue any day of the year reveals a place bustling with activity. The historic district is home to an impressive array of destinations for residents and visitors alike. Looking for something to eat? Downtown Hendersonville is home to over 20 funky-to-formal restaurants. Shopping more your speed, how about a mix of 70 plus specialty shops, including long-time favorite Mast General Store? Want to listen to some music or catch a show? Enjoy one of the growing number of vibrant entertainment venues including five local microbreweries and the nearby Flat Rock Playhouse.



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