



**FOR SALE**

**203 NC-226  
MARION, NC 28752**

**214,709 SF LIGHT MANUFACTURING SITE • 10.96 ACRES • EASY ACCESS TO I-40 & NC 226**

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# Property Overview

## EXECUTIVE SUMMARY

**Building Gross Area** 214,709 SF

**Total Acreage** 10.96 Acres

**Price** \$6,960,000

**Year Built** 1977-94

**Land-to-Building Ratio** 2.2:1

**Site Coverage Ratio** 45.0%

- Industrial (Light Manufacturing) facility totaling 214,709 SF on 10.96 acres
- 17 buildings, built between 1977 and 1994, constructed of pre-engineered steel and brick masonry
- Clear heights range from 18 to 30 feet, with 15 grade-level doors
- Features a fire sprinkler system in the warehouse
- Zoned for industrial use (M-1), suitable for manufacturing and distribution
- Site coverage ratio of 45% with a land-to-building ratio of 2.2:1
- Sits at the junction of Interstate 40 and North Carolina Highway 226
- Market Rents: \$4.00 PSF on a pro forma, the property at current asking is ~12% return



# Building Summary

BUILDING	GBA (SF)	% OFFICE	YEAR BUILT	STORIES	CLEAR HEIGHT	GRADE-LEVEL DOORS
Planner Mill	19,300	0%	1977	1	18 FT	1
Shed	12,000	0%	1977	1	35 FT	1
Boiler Room	2,890	0%	1977	1	30 FT	1
Kiln 1 & 2	2,890	0%	1977	1	30 FT	1
Kiln 3 & 4	2,890	0%	1977	1	30 FT	1
T-Shed #1	1,680	0%	1994	1	35 FT	1
T-Shed #2	4,480	0%	1994	1	35 FT	1
Predryer #1	10,240	0%	1994	1	35 FT	1
Predryer #2	5,344	0%	1994	1	35 FT	1
T-Shed #3	10,880	0%	1994	1	35 FT	1
Kiln 5 & 6	2,184	0%	1977	1	30 FT	1
Fan Shed	1,186	0%	1977	1	30 FT	1
Planner Grading Station	46,000	0%	1984	1	18 FT	1
Green Line	48,000	0%	1984	1	18 FT	1
Warehouse	37,285	0%	1984	1	18 FT	1
Break Room	1,302	100%	1984	1	8 FT	0
Office	2,000	100%	1984	1	8 FT	0
<b>TOTAL</b>	<b>214,709</b>					<b>15</b>

Machinery & Equipment (M&E) is not included in the Sale



# Property Photos



Machinery & Equipment (M&E) is not included in the Sale

# Property Photos



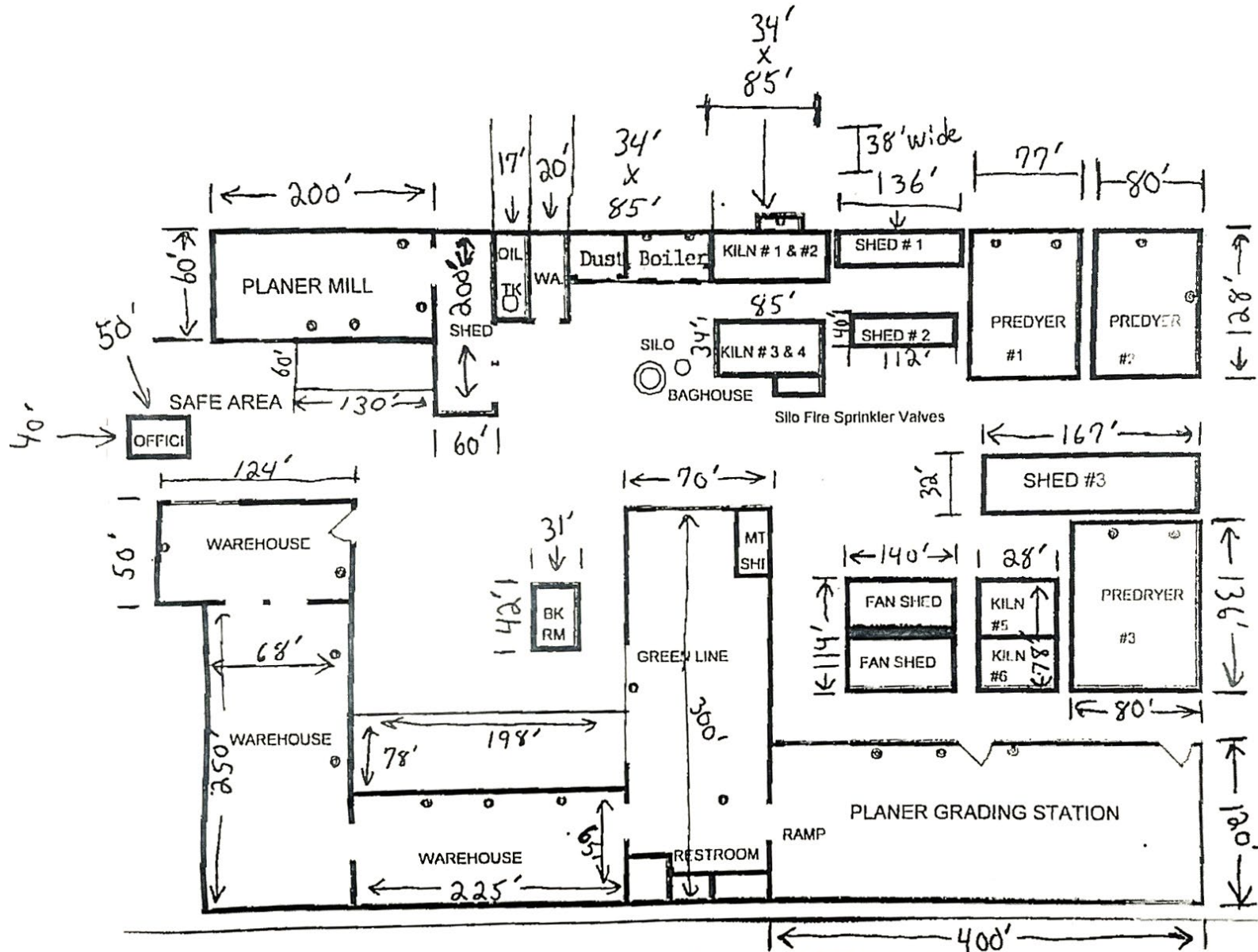
Machinery & Equipment (M&E) is not included in the Sale

# Property Photos



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# Floor Plan





# Marion, NC Market Summary



Marion is a city and the county seat of McDowell County, North Carolina. Located in the foothills of the Blue Ridge Mountains, Marion is part of western North Carolina's scenic landscape. As of the 2020 census, the city had a population of 7,717. McDowell County, which includes Marion and several smaller communities, had a population of 44,578.

Founded in 1844 and named after Revolutionary War hero Francis Marion, the city has a history tied to industry, agriculture and transportation. McDowell County was historically a hub for mining, timber and textile production. Over time, the local economy has diversified, incorporating manufacturing, healthcare and tourism. Today, major employers include manufacturing companies, healthcare providers and educational institutions.

Marion serves as a gateway to the Blue Ridge

Parkway and Pisgah National Forest, making it a destination for outdoor enthusiasts. The area offers opportunities for hiking, fishing and camping, while nearby attractions like Linville Caverns and Lake James State Park enhance its appeal. The Catawba River also runs through the county, providing additional recreational options.

The city has maintained its small-town character while adapting to economic and cultural shifts. Marion's downtown features historic architecture, local shops and community events such as the annual Mountain Glory Festival, which celebrates the region's heritage.

McDowell County's economy continues to evolve, with a growing focus on tourism, small business development and manufacturing. Its proximity to Asheville and Hickory provides additional employment and cultural opportunities.



# Demographics

	3 MILE	5 MILE	10 MILE
<b>Population</b>			
2020 Population	7,449	21,805	42,581
2024 Population	7,653	22,571	43,749
2029 Population Projection	7,815	23,098	44,631
Annual Growth 2020-2024	0.7%	0.9%	0.7%
Annual Growth 2024-2029	0.4%	0.5%	0.4%
<b>Households</b>			
2020 Households	2,765	8,523	17,081
2024 Households	2,880	8,905	17,629
2029 Household Projection	2,951	9,129	17,995
Annual Growth 2020-2024	1.9%	1.8%	1.1%
Annual Growth 2024-2029	0.5%	0.5%	0.4%
Avg Household Size	2.40	2.30	2.40
Avg Household Vehicles	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value	\$126,389	\$146,202	\$157,255
Median Year Built	1982	1984	1986
Owner Occupied Households	1,936	6,288	13,154
Renter Occupied Households	1,015	2,841	4,840
<b>Household Income</b>			
< \$25,000	600	1,833	3,392
\$25,000 - 50,000	940	2,672	5,049
\$50,000 - 75,000	594	1,753	3,314
\$75,000 - 100,000	324	1,232	2,682
\$100,000 - 125,000	136	607	1,341
\$125,000 - 150,000	79	235	477
\$150,000 - 200,000	133	425	910
\$200,000+	74	149	467
Avg Household Income	\$61,927	\$62,578	\$67,333
Median Household Income	\$44,969	\$49,109	\$52,281

	3 MILE	5 MILE	10 MILE
<b>Population Summary</b>			
Age 15+	6,455	19,051	37,057
Age 20+	5,994	17,701	34,556
Age 35+	4,482	13,662	27,181
Age 55+	2,457	7,969	16,387
Age 65+	1,456	4,868	10,027
Median Age	41.30	43.60	45.50
Avg Age	41.30	42.60	43.50
<b>Education</b>			
Some High School, No Diploma	1,141	2,635	4,892
High School Graduate	1,797	5,404	10,490
Some College, No Degree	1,804	5,538	10,972
Associate Degree	202	538	1,034
Bachelor's Degree	537	1,859	3,908
Advanced Degree	264	961	1,862
<b>Employment</b>			
Civilian Employed	3,197	9,986	20,006
Civilian Unemployed	120	316	624
Civilian Non-Labor Force	3,045	8,474	15,923
U.S. Armed Forces	0	0	0
<b>Housing Value</b>			
< \$100,000	805	2,095	3,977
\$100,000 - 200,000	540	2,120	4,321
\$200,000 - 300,000	207	831	2,065
\$300,000 - 400,000	80	447	820
\$400,000 - 500,000	103	266	669
\$500,000 - 1,000,000	94	251	841
\$1,000,000+	66	139	209

Demographic data © CoStar 2025

## **CONFIDENTIALITY AND DISCLAIMER**

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.  
14643 Dallas Pkwy Suite 1000  
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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\_\_\_\_\_  
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