

OFFERING MEMORANDUM

000 Upward Road E,
Flat Rock, NC

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DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any interest in the property. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of such information. Prospective purchasers are encouraged to conduct their own independent investigation, inspections, and due diligence with respect to the property and all information provided. The owner, broker, and their respective agents make no guarantee as to future performance, income, expense, or appreciation.



INVESTOR SUMMARY

This ±26.97-acre development opportunity at the Upward Road interchange along I-26 presents a rare chance to acquire a highly visible, strategically located tract within one of Henderson County's fastest-growing commercial corridors. Positioned within Appleland Business Park, the property offers approximately 1,300 feet of frontage, direct interstate access, and strong connectivity to Asheville, Hendersonville, and Upstate South Carolina. The predominantly level topography, combined with access to public water, sewer, natural gas, and three-phase power, supports efficient and cost-effective development. Zoned Regional Commercial (RC), the site allows for a wide range of uses including industrial, multi-family, retail, office, hospitality, and mixed-use, providing flexibility to adapt to market demand. Surrounded by expanding commercial and residential growth, this offering delivers the key fundamentals investors seek: location, infrastructure, scale, and long-term upside potential.

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Property Overview

Location

- Positioned at the Upward Road interchange along I-26.
- Approx. 1,300 feet of road frontage on Upward Road.
- Direct connectivity to Asheville, Hendersonville, and Upstate South Carolina

Details

- ±26.97-acre large-scale development opportunity.
- Offered at \$7,900,000.
- Zoned RC (Regional Commercial) allowing flexible development uses
- Situated within Appleland Business Park

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REGIONAL ECONOMIC DRIVERS

- Strategic location within the Asheville–Hendersonville growth corridor, one of Western North Carolina’s most active development regions
- Immediate access to I-26, a major transportation artery connecting Asheville, South Carolina, and Eastern markets
- Close proximity to Asheville Regional Airport, supporting business travel, tourism, and logistics growth
- Rapid population growth across Henderson County and surrounding areas, fueling demand for housing, retail, and services
- Expanding industrial and distribution presence driven by strong regional connectivity and workforce availability
- Increasing demand for flex space, light industrial, and logistics facilities due to limited supply in the market

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ASSET QUALITY & COMPETITIVE POSITIONING

- Large ±26.97-acre contiguous tract offering scale rarely available in the market
- Prime location at a signalized interchange along I-26 with exceptional visibility and access
- Positioned within an established business park with surrounding commercial and industrial synergy
- Flexible RC zoning supports a wide range of high-demand uses, enhancing long-term adaptability
- Predominantly level topography allows for efficient site planning and reduced development costs
- Full utility access including water, sewer, natural gas, and three-phase power
- Multiple points of ingress and egress with extensive road frontage for optimal site circulation

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MARKET SUPPLY & DEMAND DYNAMICS

- Limited inventory of large, developable commercial tracts with interstate access in Henderson County
- Increasing demand for industrial, flex, and distribution space driven by regional growth and logistics needs
- Ongoing population growth in the Asheville–Hendersonville corridor fueling demand for housing, retail, and services
- Constrained supply of shovel-ready sites with utilities in place, creating a competitive advantage for this asset
- Rising interest from both regional and out-of-market investors seeking scalable development opportunities
- Continued absorption of commercial and industrial space with minimal new large-scale land offerings entering the market

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TENANT & WORKFORCE FUNDAMENTALS

- Access to a growing and diverse labor pool across Henderson County and the greater Asheville MSA
- Proximity to a skilled workforce supported by regional employers in healthcare, manufacturing, and logistics
- Strong in-migration trends bringing both workforce talent and consumer demand to the area
- Nearby population centers provide a steady base for retail, service, and office tenants
- Competitive labor costs relative to larger metropolitan markets in the Southeast
- Workforce supported by local colleges and technical schools supplying skilled trades and professional talent
- Increasing demand from tenants seeking locations with strong accessibility and quality of life amenities

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RISK MITIGATION FACTORS

- Prime interstate location with strong visibility reduces leasing and absorption risk
- Flexible RC zoning allows multiple development paths, minimizing reliance on a single use
- Large-scale tract supports phased development, allowing capital deployment to align with market demand
- Existing access to water, sewer, natural gas, and three-phase power reduces infrastructure risk and upfront costs
- Predominantly level topography limits site work complexity and construction uncertainty
- Multiple access points and extensive road frontage improve site functionality for various user types
- Strong surrounding growth and established business park environment support long-term demand stability

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