

LAND SPACE FOR SALE

0 Catawba River Road

Old Fort, NC 28762

1.19 Acres | \$275,000





0 Catawba River Road

Old Fort, North Carolina 28762

Property Overview

Positioned in the growing corridor of Old Fort, this 1.19-acre parcel offers a prime opportunity for commercial development. The property is level and largely cleared, providing an efficient and cost-effective site for a variety of potential uses. Strategically located with convenient access to I40.

Whether you're planning retail, service-oriented business, or a flex commercial concept, this parcel offers the fundamentals—location, topography, and utilities—to bring your vision to life.

Offering Summary

Sale Price:	\$275,000
Lot Size:	1.19 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	120	1,122	2,834
Total Population	255	2,334	5,892
Average HH Income	\$76,662	\$73,255	\$70,411

For More Information



Ian Moorrees

Commercial Broker
C: 828 620 2022
ian.moorrees@naibevery-hanks.com | NC #337555



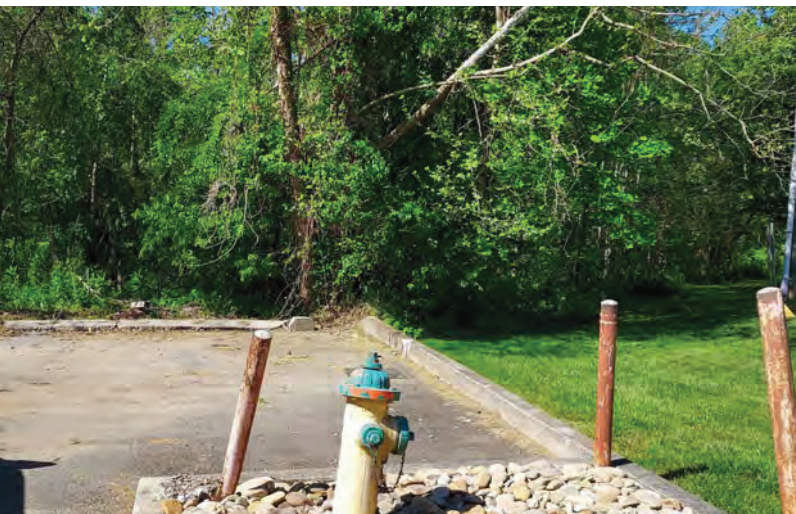
Jim Davis, SIOR

Commercial Broker
C: 330 718 3311
jdavis@naibevery-hanks.com | NC #292479

BROCHURE

0 Catawba River Road, Old Fort, NC 28762

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



BROCHURE

0 Catawba River Road, Old Fort, NC 28762

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Hotel



Hotel



Flex Space



Flex Space



Self-Storage



Warehouse

BROCHURE

0 Catawba River Road, Old Fort, NC 28762

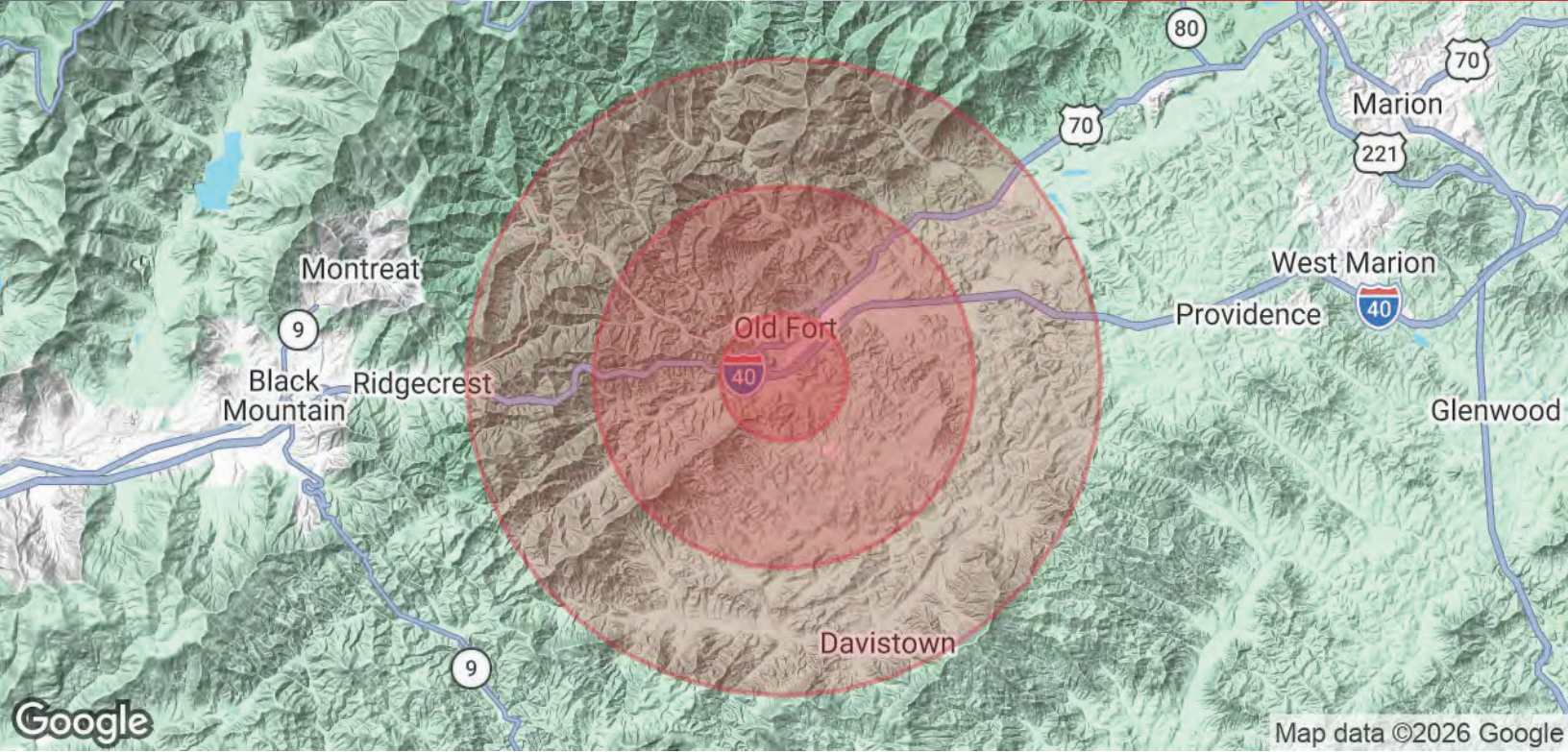
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



BROCHURE

0 Catawba River Road, Old Fort, NC 28762

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Population

	1 Mile	3 Miles	5 Miles
Total Population	255	2,334	5,892
Average Age	54.3	53.9	53.4
Average Age (Male)	50.9	50.6	49.9
Average Age (Female)	55.0	55.5	56.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	120	1,122	2,834
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$76,662	\$73,255	\$70,411
Average House Value	\$204,926	\$199,234	\$199,475

2023 American Community Survey (ACS)

BROCHURE

0 Catawba River Road, Old Fort, NC 28762

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Ian Moorrees

Commercial Broker

ian.moorrees@naibevery-hanks.com

Direct: 828.620.2022 | Cell: 828.620.2022

NC #337555

NAI Beverly-Hanks
300 Executive Park
Asheville, NC 28801
828.210.3940

BROCHURE

0 Catawba River Road, Old Fort, NC 28762

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Jim Davis, SIOR

Commercial Broker

jdavis@naibevery-hanks.com

Direct: 330.718.3311 | Cell: 330.718.3311

NC #292479

Professional Background

I often use the word "Partner" in describing my relationship with clients. I am proud to do business from an approach of looking at my clients as business partners rather than transactions with dollar signs. My goal is to always work with clients from a long-term partnership approach to serve your best interests without question or influence from personal financial motivation. Communication is key from start to finish of any transaction and I make myself available at all times. I am never too proud to bring on an additional broker with more experience in your specific situation should it be a benefit.

Beyond the transaction side of this business I invite all of my clients to utilize my market knowledge even when they are not actively looking to buy sell or lease. A decision to sell or acquire real estate is often contemplated months or years ahead of partnering with a broker. Call my cell phone send me an email or shoot me a text with your market question idea or general thoughts you would like to "kick" around. My goal is to be your go-to for the Western North Carolina commercial real estate market.

Lastly I choose to partner with NAI Beverly-Hanks because their values and approach to doing business are parallel with my own. I am proud to be a part of a real estate firm that looks at the big picture and long-term relationships far before personal profits. My coworkers are more family than anything else and our collaborative approach to serving our clients I feel clearly sets us apart in this industry. The NAI affiliation gives us the global reach other local firms simply cannot compete with. So reach out let's grab a coffee and talk!

Memberships

Member of the North Carolina Economic Development Association
SIOR

NAI Beverly-Hanks
300 Executive Park
Asheville, NC 28801
828.210.3940

BROCHURE

0 Catawba River Road, Old Fort, NC 28762

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.