

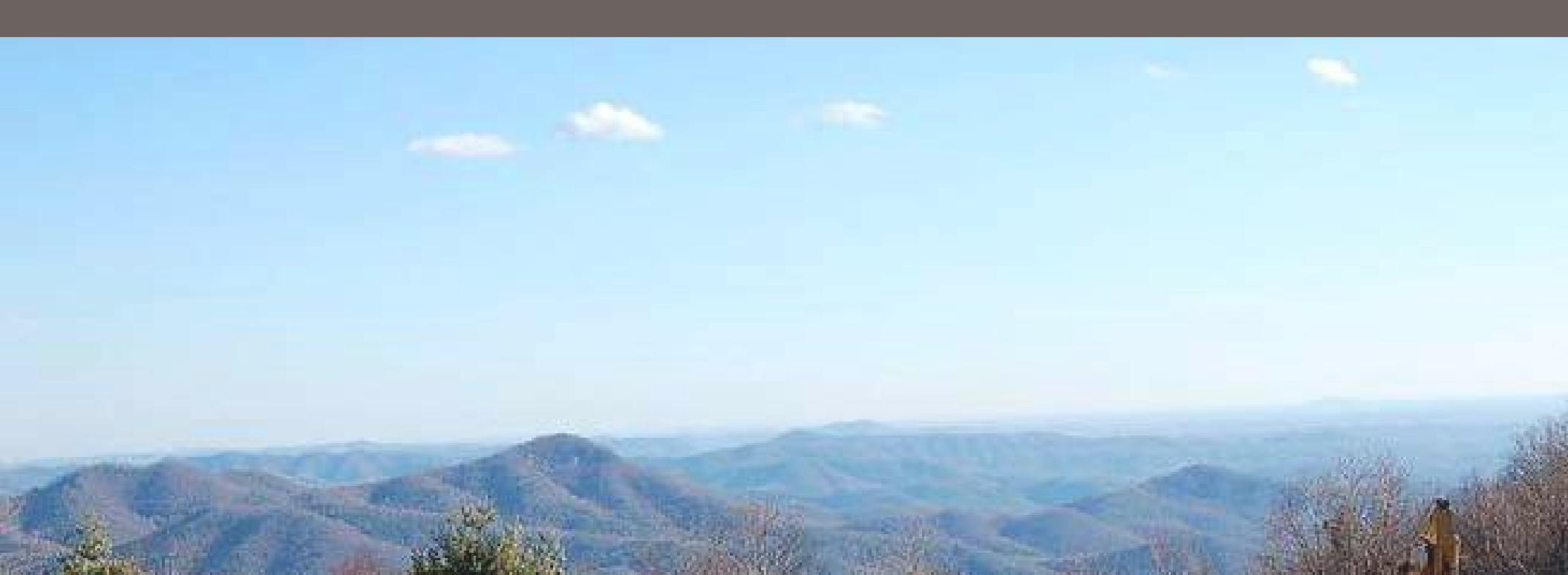
Rare Development
Opportunity

+/- 64 Acres For Sale



Hwy 221- Blowing Rock

SINK KIMMEL
THE NICHOLS COMPANY
(O) 704.373.9797 (F) 704.373.9798
sink@thenicholscompany.com
www.thenicholscompany.com
600 Queens Rd, Charlotte, NC 28207



PROPERTY OVERVIEW



FOR SALE: +/- 64.28 ACRES

RARE DEVELOPMENT OPPORTUNITY WITHIN MINUTES OF BLOWING ROCK

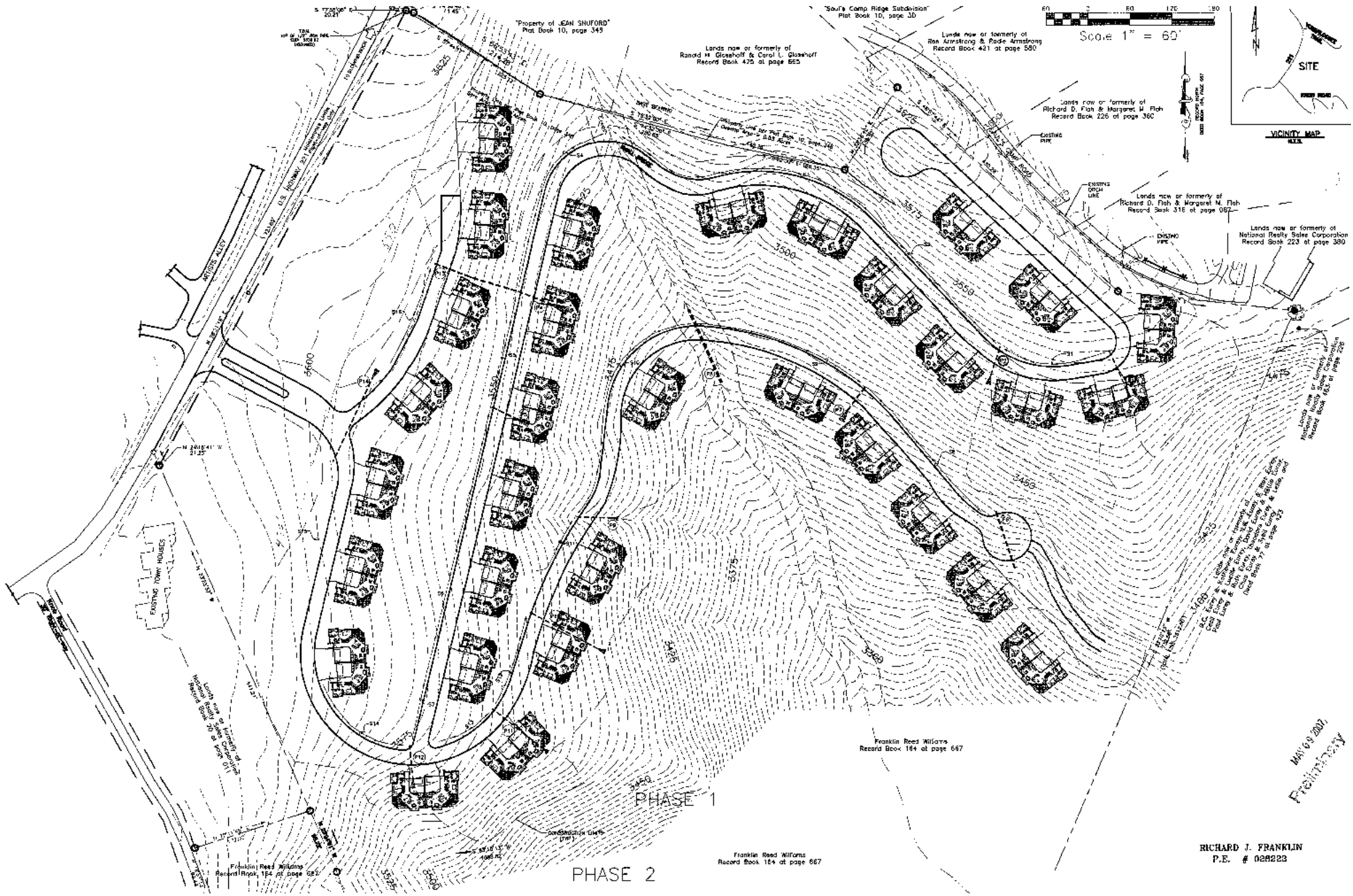
Partially developed land parcel located approximately 3 miles west of the town of Blowing Rock in Watauga County, NC. The listing neighbors approximately 8,400 acres of government protected land in the Pisgah National Forest on both the northern and southern sides of US Hwy 221. This is an incredible opportunity to own property that offers frontage on US Hwy 221 with outstanding views and proximity to Blowing Rock.

PROPERTY DETAILS

- +/- 64.28 acres
- Located +/- 3.7 miles west of Main Street in Downtown Blowing Rock
- Elevation Range 3200-3600ft
- Unmatched, Long Range Views
- Active Sewer Plant Permit
- Permit supports up to 400 Beds
- +/- .81 miles of rough road beds cut
- Two wells in place
- Watauga County Tax Parcel ID: 1897-84-2146-000



[CLICK TO VIEW VIDEO OF PROPERTY](#)

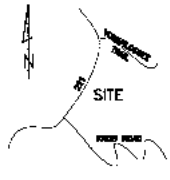
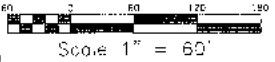


"Property of GAN SHUFORD"
Plat Book 10, page 348

"Saul's Camp Ridge Subdivision"
Plat Book 10, page 30

Lands now or formerly of
Rand H. Glasshoff & Carol L. Glasshoff
Record Book 472 at page 652

Lands now or formerly of
Ron Armstrong & Rose Armstrong
Record Book 421 at page 580



Lands now or formerly of
Richard D. Fish & Margaret M. Fish
Record Book 226 of page 366

Lands now or formerly of
Richard D. Fish & Margaret M. Fish
Record Book 316 of page 052

Lands now or formerly of
National Realty Sales Corporation
Record Book 223 of page 390

Lands now or formerly of
Wendell H. ...
Record Book 182 of page 226

Lands now or formerly of
C.C. ...
Record Book 71 at page 125

Franklin Reed Wilfons
Record Book 184 at page 667

PHASE 1

Franklin Reed Wilfons
Record Book 124 at page 667

PHASE 2

Franklin Reed Wilfons
Record Book 184 at page 667

May 09 2007
Franklin Reed

RICHARD J. FRANKLIN
P.E. # 028223

PHASE 1 CROSS SLOPE = (0.0023)(104) = 0.238% (TOTAL TRACT)

PHASE 2 CROSS SLOPE = (0.0023)(104) = 0.238% (TOTAL TRACT)

CONTOUR INTERVAL = 25 FT
 LENGTH OF CONTOUR LINES = 20,820.05 FT
 AREA IN ACRES OF SITE = 30.40 ACRES

AVERAGE CROSS SLOPE = (0.0023)(104) = 0.238% (TOTAL TRACT)

CONTOUR INTERVAL = 25 FT
 LENGTH OF CONTOUR LINES = 56,047.89 FT
 AREA IN ACRES OF SITE = 67.73 ACRES

TO (0.0023)(25)(106,920.05) = 56,597%
 30.40 AC

TO (0.0023)(25)(106,920.05) = 56,597%
 67.73 AC

PHASE 1 CONTAINS 30.40 ACRES, TOTAL TRACT CONTAINS 67.73 ACRES.
 WATER SERVICE TO BE COMMUNITY WELL.
 SEWERAGE SERVICE TO BE GRAVITY LINES AND COMMUNITY TREATMENT PLANT.
 ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND.
 BE TOWN HOUSE UNITS PROPOSED FOR PHASE 1.
 UNIT DENSITY FOR PHASE 1 OF 2.83 UNITS PER ACRE.
 189 UNITS/30.40 ACRES = 2.83 UNITS/ACRE
 AVERAGE CROSS SLOPE ON PHASE 1 0.238%
 AVERAGE CROSS SLOPE ON THE TOTAL TRACT 0.238%
 ROADWAYS IN PHASE 1 TO BE MAINTAINED BY HOME OWNERS ASSOCIATION
 COMMON AREA CONTAINS 16.74 ACRES ON PHASE 1
 RETAINING WALLS SHALL BE DESIGNED AND ENGINEERED USING BEST
 ENGINEERING PRACTICES
 PARKING REQUIREMENTS OF 3 SPACES PER UNIT
 63 UNITS = 189 SPACES = 172 SPACES PROPOSED ON PHASE 1

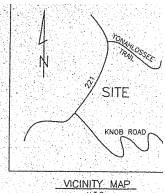
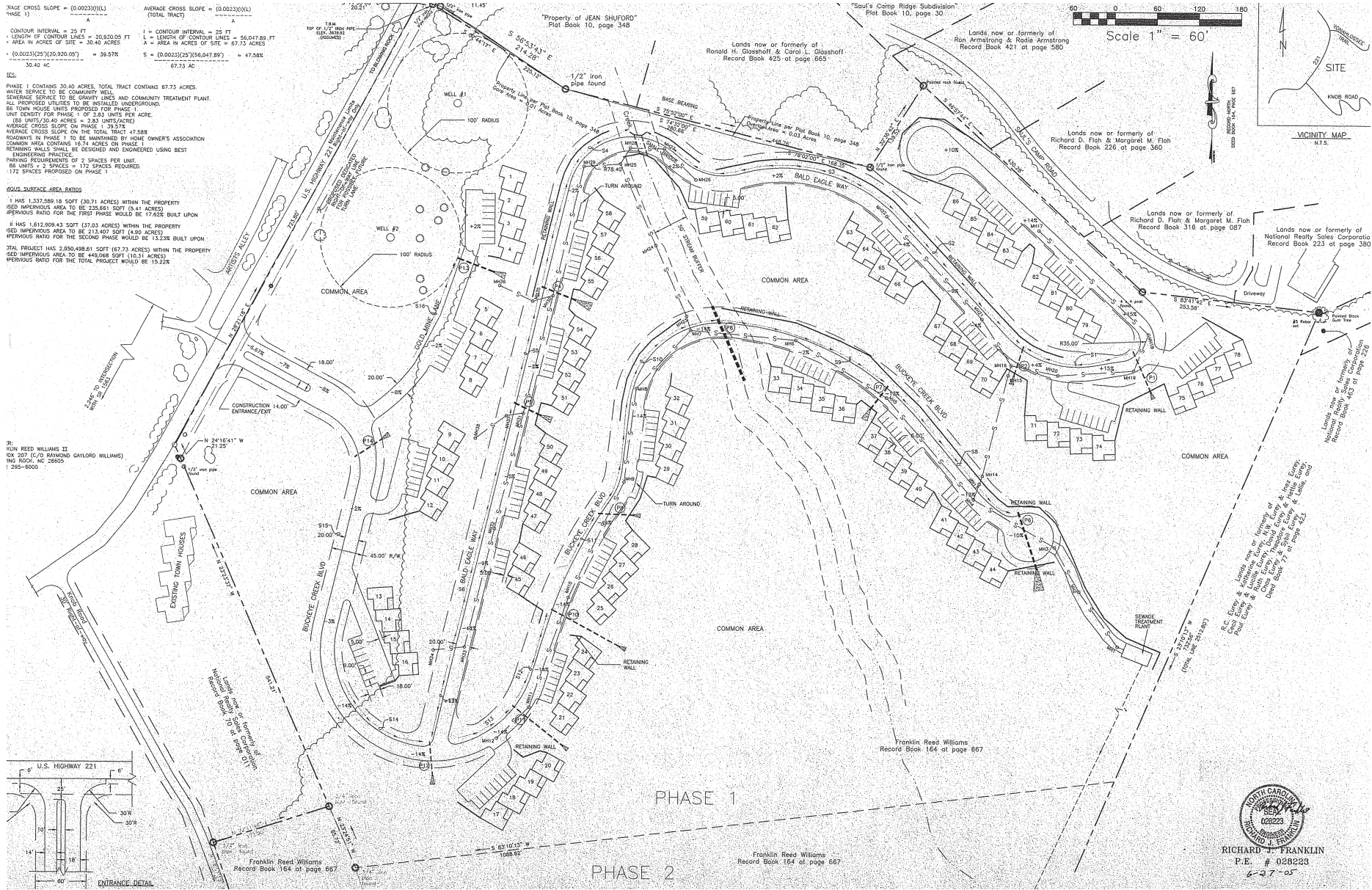
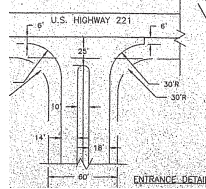
HOUSE SURFACE AREA RATIOS

1 HAS 1,337,589.18 SQFT (30.71 ACRES) WITHIN THE PROPERTY
 GED IMPERVIOUS AREA TO BE 235,661 SQFT (5.41 ACRES)
 IMPERVIOUS RATIO FOR THE FIRST PHASE WOULD BE 17.62% BUILT UPON

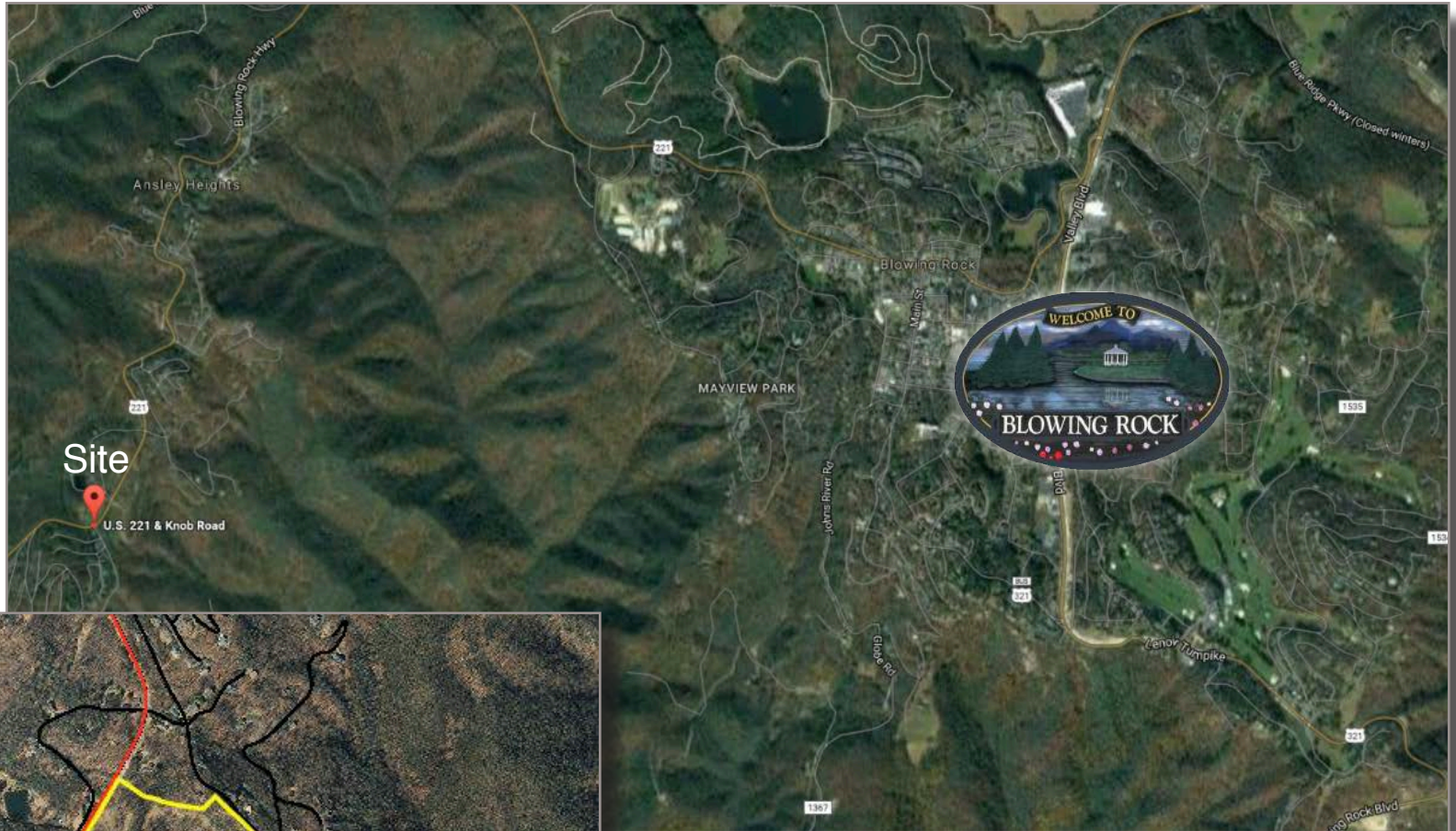
2 HAS 1,812,909.43 SQFT (41.43 ACRES) WITHIN THE PROPERTY
 GED IMPERVIOUS AREA TO BE 212,407 SQFT (4.90 ACRES)
 IMPERVIOUS RATIO FOR THE SECOND PHASE WOULD BE 13.24% BUILT UPON

TOTAL PROJECT HAS 2,950,498.61 SQFT (67.73 ACRES) WITHIN THE PROPERTY
 GED IMPERVIOUS AREA TO BE 448,068 SQFT (10.31 ACRES)
 IMPERVIOUS RATIO FOR THE TOTAL PROJECT WOULD BE 15.2%

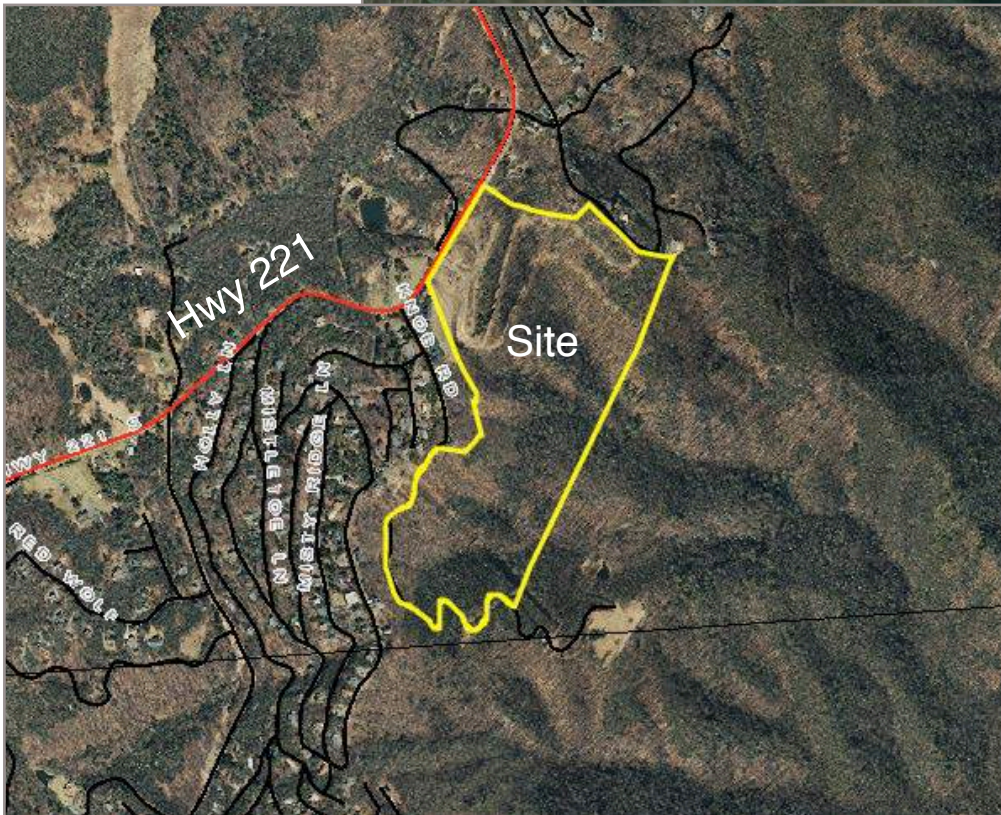
FRANKLIN REED WILLIAMS II
 104 207 (C/O RAMOND GAYLORD WILLIAMS)
 TWO ROCK, NC 28805
 1 295-6000

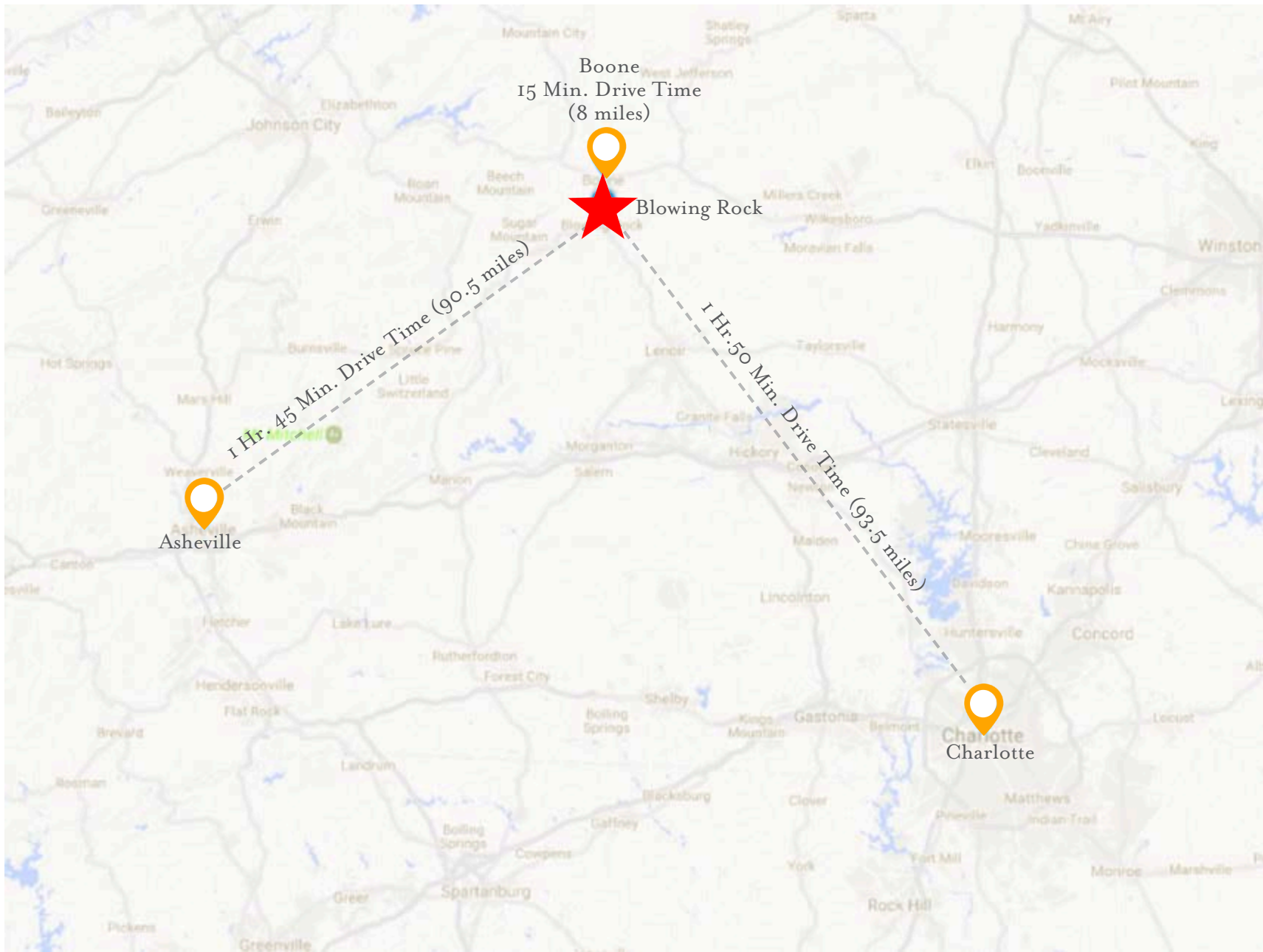


FRANKLIN REED WILLIAMS II
 P.E. # 028223
 4-27-05



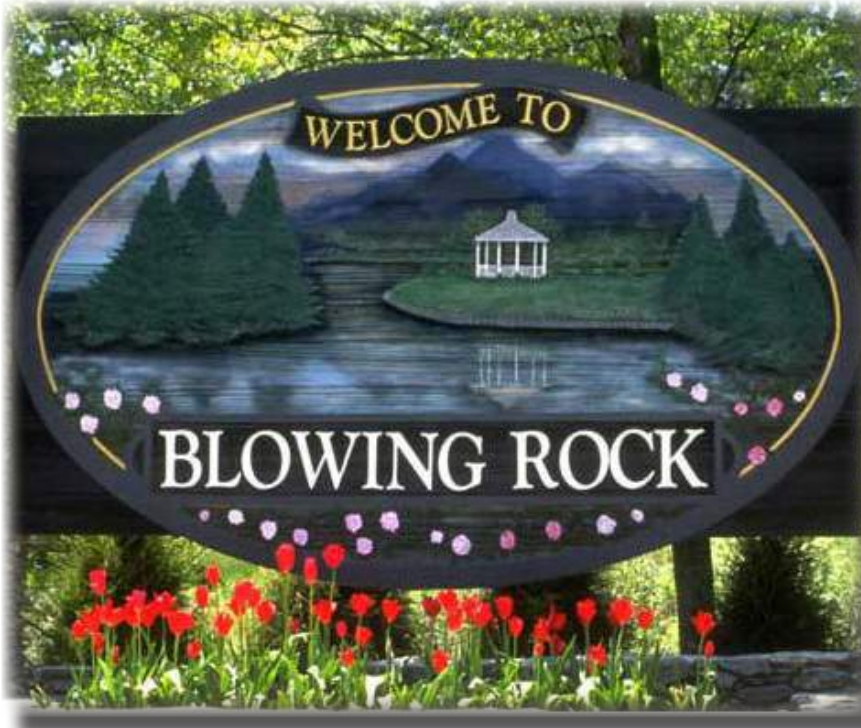
Zoomed View of Site







MARKET OVERVIEW



ABOUT BLOWING ROCK:

Nestled in the Blue Ridge Mountains is the picturesque village of Blowing Rock, NC. With a full time population of just around 1200 residents, Blowing Rock caters to both visitors who are seeking a relaxing mountain getaway or something more adventurous. Downtown Blowing Rock is lined with unique shops and restaurants and just outside the town limits, outdoor activity from hiking and biking to spelunking and bouldering await. More information: <http://blowingrock.com>

NEARBY ATTRACTIONS:

- The Blowing Rock
- Tweetsie Railroad
- Appalachian Ski Mountain
- Grandfather Mountain
- High Gravity Adventures
- Sky Valley Zip Tours
- Pisgah National Forest
- Linville Caverns and Falls
- Docks Rocks Gem Mine
- Moses Cone Memorial Park
- Julian Price Memorial Park
- Fly Fishing, Horseback Riding, Hiking, Kayaking, Golf, Road Cycling
- Shopping
- Fine Dining
- Breweries
- Boone, NC
- Appalachian State University



The Blowing Rock



Linville Caverns

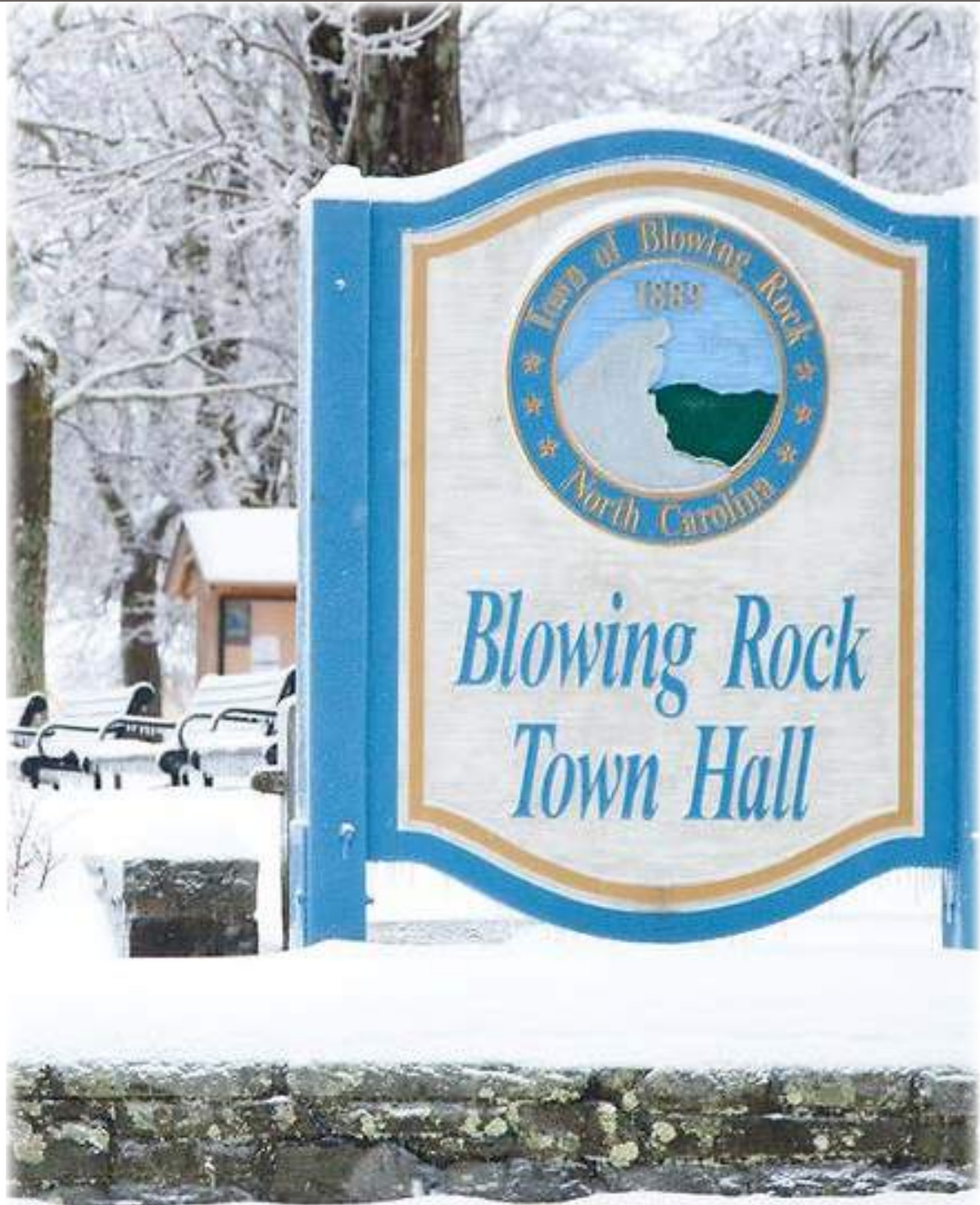


Sky Valley Zip Tours

BLOWING ROCK CLIMATE:

Blowing Rock, North Carolina is home to some of the most beautiful views in the Appalachian Mountains. With elevations reaching over 3600 ft. and an average summer temperature of 65 degrees, Blowing Rock is an ideal place to live and vacation. The winters have an average temperature of 35 degrees, with about 35" of snow a year averaging over the past 6 years. The average rainfall is about 48" a year. Per year, the average temperature is a moderate 52 degrees.

<http://www.raysweather.com>



BLOWING ROCK BY THE NUMBERS

Demographics:

	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	199	2,857	15,410
2017 Estimate	187	2,735	14,840
Households			
2022 Projection	96	1,340	6,169
2017 Estimate	90	1,280	5,924
Average HH Income			
2017	\$59,984	\$64,801	\$53,518

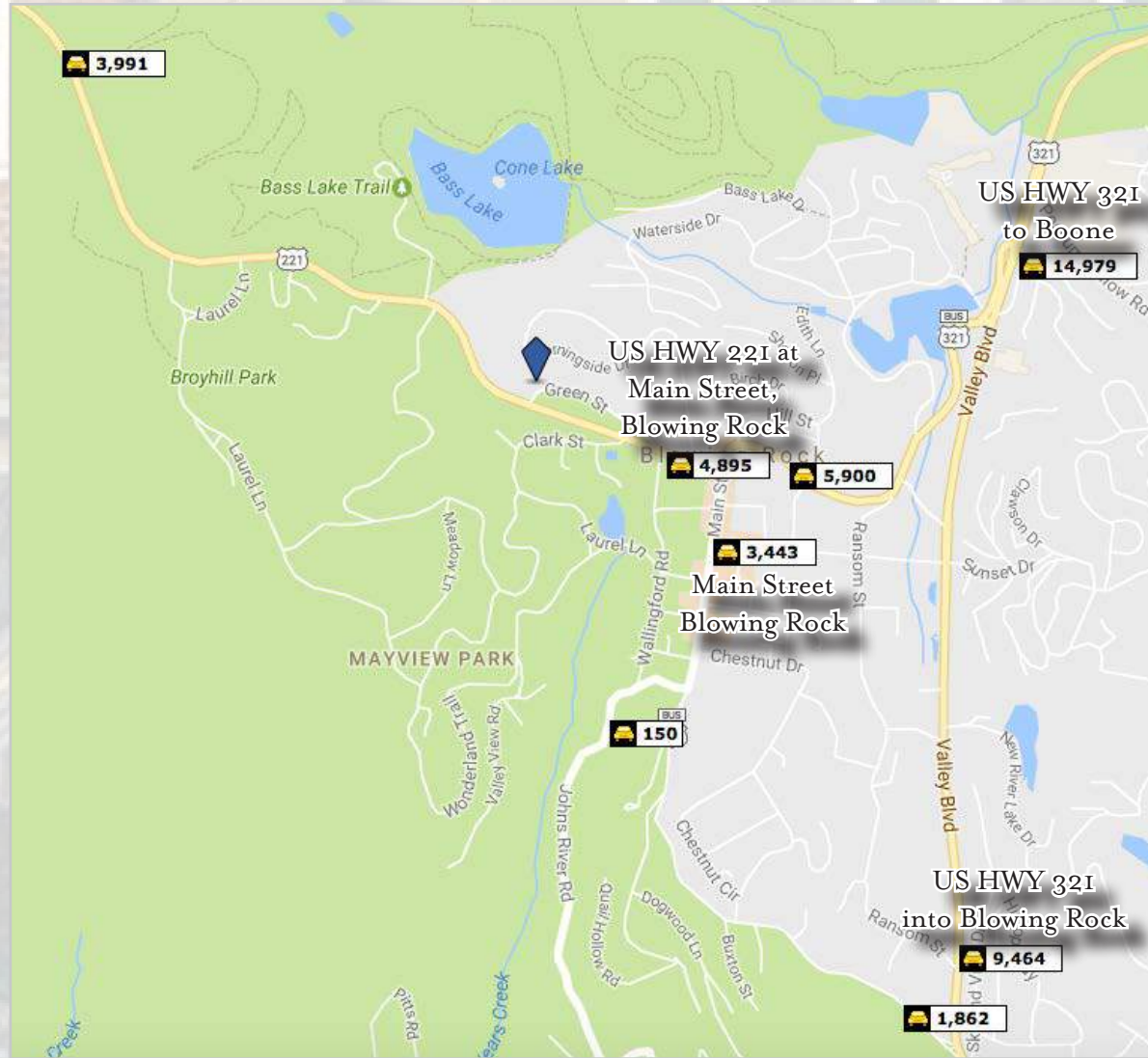
Traffic Counts:

US Hwy 221 at Main Street, Blowing Rock ~ 4,895 VPD

US Hwy 321 N toward Boone ~ 14,979 VPD

US Hwy 321 into Blowing Rock ~ 9,464 VPD

Main Street, Downtown Blowing Rock ~ 3,443 VPD





SINK KIMMEL | The Nichols Company | (O) 704.373.9797 | (F) 704.373.9798
@thenicholscompany.com | www.thenicholscompany.com | 600 Queens Rd, Charlotte, NC 28207