



## *+/- 4.38 Acres Commercial Site*

2260 Hendersonville Highway  
Pisgah Forest, NC 28768

Presented By



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### The Offering

Asset Marketing Brokers, Inc. is pleased to announce for sale a commercially used site located at 2260 Hendersonville Highway in Pisgah Forest, North Carolina. The property is listed for sale at \$380,000.

The property consists of one +/- 4.38-acre (per deed) tract located in between Etowah and Pisgah Forest in Transylvania County, North Carolina. The site benefits from good access and visibility on Hendersonville Highway (US Highway 64).

### Ownership

The property is currently owned by Pippy's Enterprises, LLC, a North Carolina Limited Liability Company, managed by Randall Blythe.

### Legal Description

The current deed is recorded in the Transylvania County Register of Deeds office:

DB: 826, Page 224

Copies of the tax map, deed and plat are included later in this presentation.

### Site Description

The subject property consists of a +/- 4.38-acre (per deed) site improved with two structures formerly occupied by a plumbing company. A portion of the parcel is wooded and the topography slopes downward from the road. An aerial is included later in this presentation.

#### Exterior - Buildings

The subject consists of two buildings (+/- 3,858 sf total) which are connected via basement storage space. The office building, which was originally built in 1956 (per Property Record) consists of approximately 1,148 sf of main level office space, approximately 306 sf of main level garage and storage space, and approximately 676 sf of basement storage space.



The second building, per Owner built in approximately 2005/2006, is an approximately 48'x36' prefab metal/steel construction heated warehouse. The building has two 9'x8' MOH doors and two exterior steel/metal doors.

On-site gravel parking is available both in the front and rear of the building for a total of approximately 17 vehicles with truck turn-around space in the rear.

### Interior - Buildings

The subject consists of two connected buildings with a total of +/- 1,148 sf of office space and +/- 2,710 sf of warehouse/storage space. The main level office space has private office space, reception area, kitchen area, and a 2-piece bathroom. The main level also has an additional approximately 306 sf of garage/storage space. The office building's heated basement, which connects the two buildings from the inside, consists of approximately 676 sf of open storage space and a two-piece bathroom. The approximately 1,728 sf warehouse building is mostly open warehouse/workspace with some partitioning and stubbed out plumbing for a half bath.

### Visibility & Site Vicinity

The Property is located off a well-traveled highway (US Highway 64 / Hendersonville Highway) with traffic counts of 7,200 cars per day in 2022. The parcel has approximately 600 feet of frontage along the Highway with good access & visibility from the road.

Approximate travel times from Subject Property:

- 10 minutes to downtown Brevard
- 15 minutes to downtown Mills River
- 20 minutes to downtown Hendersonville
- 20 minutes to Asheville Regional Airport
- 45 minutes to downtown Asheville

### Zoning

The subject property lies outside of the municipal planning jurisdiction and is therefore un-zoned. See the Zoning map included later in this presentation.



## Floodplain

The Subject Property is located in Flood Zone X- an area that is determined to be outside the 100- and 500-year floodplains. See the Flood map included later in this presentation.

## Utilities

The Subject Property is serviced by the following utilities:

- Well
- Septic
- Electric (Duke Energy)
- Natural Gas (Dominion)
- Phone and Internet (Comporium)

## Real Estate Taxes

The 2023 Transylvania County Real Estate taxes are \$ 1,406.92. See the tax bill included later in this presentation.

## Demographics

See the Demographic Analysis chapter in this presentation.



### Property Identification

Property Type Office/Warehouse  
 Address 2260 Hendersonville Highway, Pisgah Forest, NC 28768  
 Tax ID 9507-64-3167  
 Location Transylvania County

### Owner Data

Property Owner **Pippy's Enterprises, LLC**  
 Deed Book/Page 826 / 224  
 Property Rights Fee Simple  
 Sale Price **\$ 380,000**

### Land Data

Land Size (acres) 4.38 190,793 SF  
 Zoning Not Zoned  
 Topography Gently sloping to sloping  
 Utilities Electric, Natural Gas, Phone & Internet, Water (well), Septic  
 Shape Irregular  
 Flood Info X - low risk  
 2023 Taxes \$ 1,406.92

### Summary Improvements

Building Type Owner Occupied  
 # of Buildings / Stories 1x two-story Office bldg and 1x one-story Warehouse bldg  
 GBA SF (Approx) 3,858  
 Area Breakdown  
     Office 1,148 SF (approx)  
     Main Level Garage 306 SF (approx)  
     Bsmt Storage 676 SF (approx)  
     Warehouse 1,728 SF (approx)  
 Construction Type Wood Frame & Masonry block; , Whse: Steel & Metal  
 Roof Type Asphalt Shingles, Whse: Metal  
 Foundation Concrete Slab  
 Clear Height Whse bldg Min: 9', Max: 11'  
 Drive-In Doors Whse Bldg 2 (9' x 8')  
 HVAC Office Area: Central heat/AC; Whs/Stor space: Gas Forced Air Heat  
 Walls Office Area: painted drywall; Whs/Stor: Mason. Blk & Insul Panels  
 Floors Office Area: Tile, Carpet, faux wood plank; Whs/Stor: Concrete  
 Restrooms 2 (Office & Bsmt: 1 two-piece BA each; Whse: 1/2 BA stubbed out)  
 Year Built Office bldg: approx. 1956; Whse: approx. 2005/2006  
 Condition Average  
 Parking: gravel parking for approx. 17 vehicles; truck turn-around space

### Indicators

Sale Price/GBA SF \$ 98.50  
 Floor Area Ratio 0.02  
 Occupancy at Sale 0%  
 Gross Income Multiplier 11.26  
 Eff. Gross Income Multiplier 11.26  
 Overall or Cap Rate 8.88%  
 Net Operating Income/Sq Ft. \$ 8.75

### Income Analysis

Potential Gross Income \$ 33,758  
 Effective Gross Income \$ 33,758  
 Net operating Income \$ 33,758

