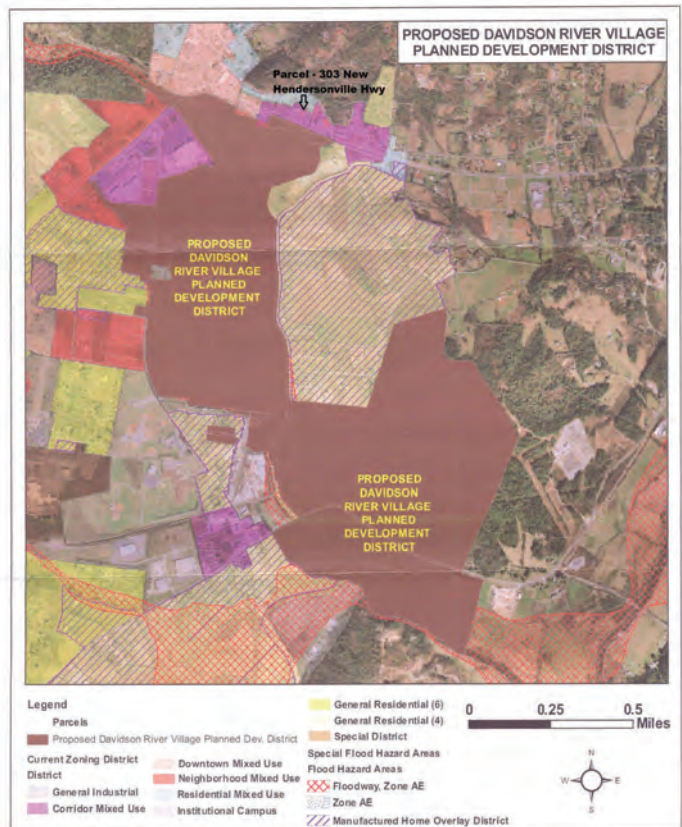
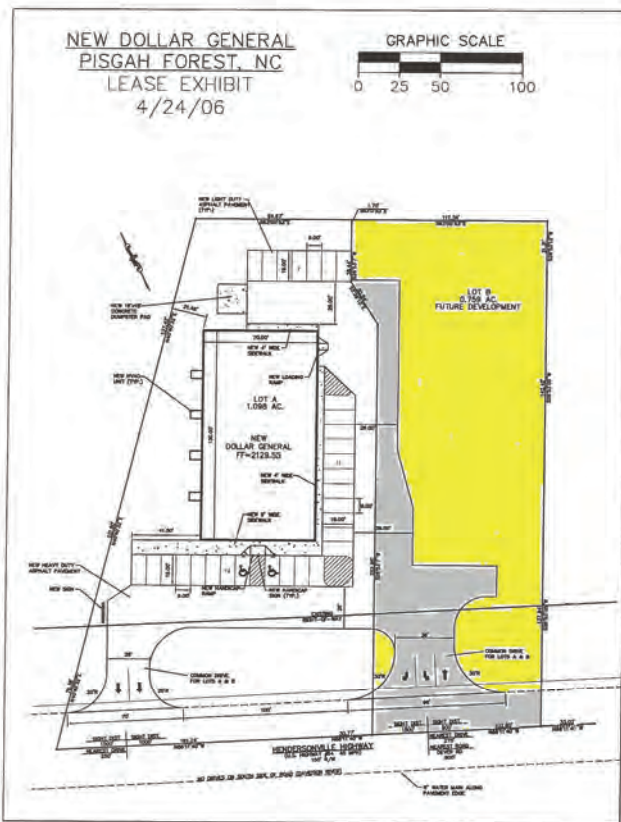


For Sale

A 0.76 acre tract of land located on the north side of Hwy 64 (New Hendersonville Hwy) connecting Pisgah Forest with Hendersonville, NC. The site is compacted, graded, and ready for development. Water, sewer, and power are on site. A cross easement agreement grants ingress/egress for the existing 36' commercial drive-way which is shared with an existing Dollar General store. Site has been approved for a 5,000 sq. ft. building. Priced to sell at only \$250,000.00. Call for details.



For Additional Information Contact
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The 0.76 acre site is located across Hwy 64 from the Proposed Davidson River Village Planned Development District. This project is part of the Ecusta Mill property with the proposed uses detailed on the map above-right. The 0.76 acre site is designated for Corridor Mixed Use which will accommodate most commercial applications.



The 0.76 acre site is outlined in yellow on the aerial photo above. The 36 foot commercial drive-way entrance is located on the parcel. There is also a 24 foot drive-way on the left of the Dollar General store. Both drive-ways and all of the paved parking area shown in the photograph are usable by the Dollar General store and the end user for the 0.76 acre site. This joint use is governed by a Reciprocal Cross Easement Agreement which encompasses both parcels. The 0.76 acre site has a water and sewer tap already in place. Electricity is also available to the parcel. Underground storm drainage for the Dollar General store and the 0.76 acre parcel is already in place so there is no requirement for a detention structure on the site. 97% compaction has been obtained and the rough grade is in place. The site has been approved for the construction of a 5,000 square foot building. The City of Brevard, NC has expanded its jurisdiction and included the site as a Extra-Territorial Jurisdiction (ETJ) area. This designation became official on March 15, 2010, by Ordinance No. 01-10. The proposed Davidson River Village Planned Development District was implemented January 5, 2011 and the 0.76 acre site has been designated as Corridor Mixed Use.