

BREVARD, NORTH CAROLINA

DAVIDSON RIVER VILLAGE

±530 ACRE INDUSTRIAL
DEVELOPMENT OPPORTUNITY





CONTENTS

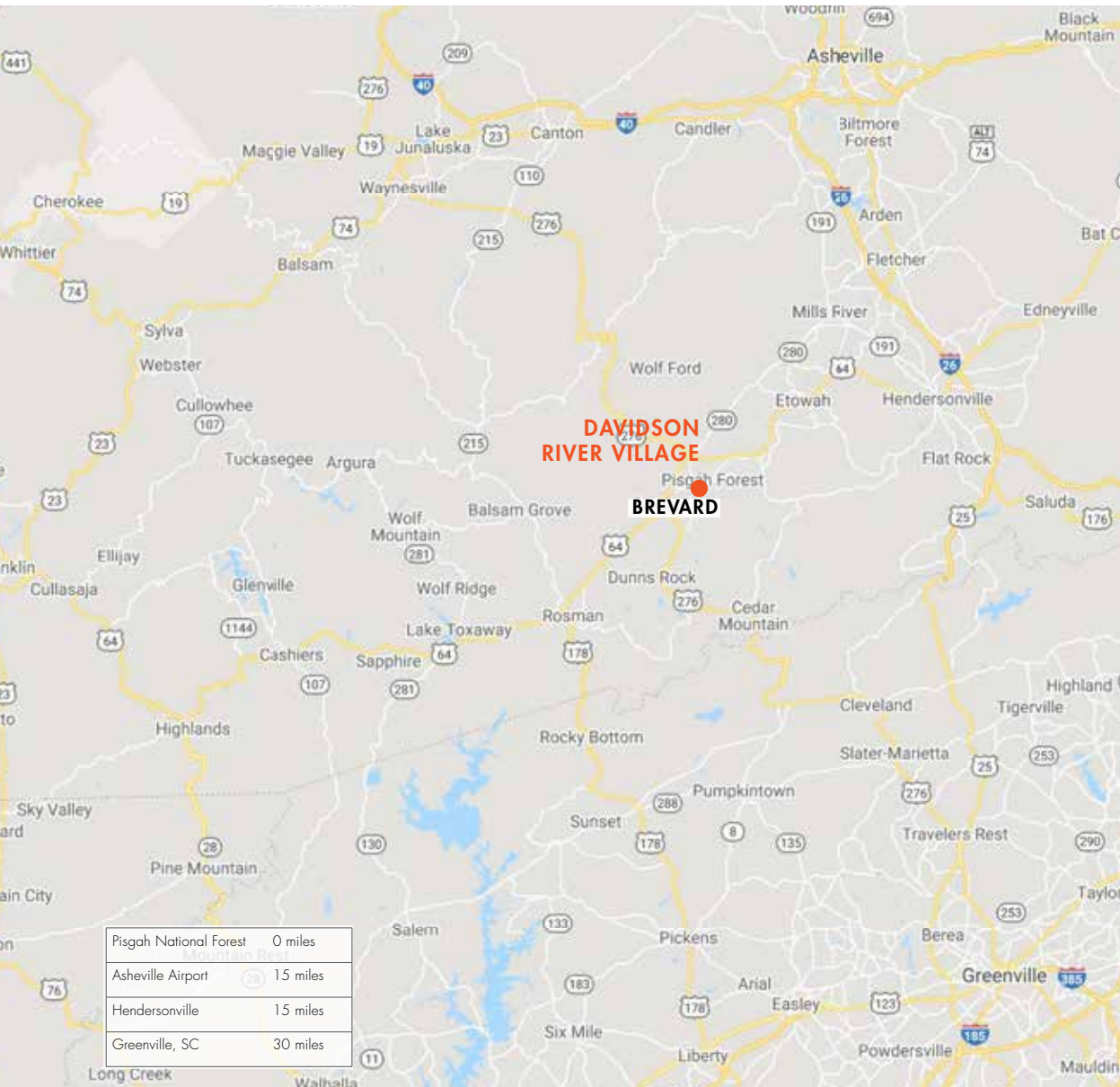
- 1 EXECUTIVE SUMMARY
- 3 PROPERTY INFORMATION
- 11 LOCATION OVERVIEW

Disclaimer: All information provided herein is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and is subject to errors, omissions, change of price, rental or other conditions.

An aerial photograph of a rural landscape, likely in a European country, showing a mix of agricultural fields, dense forests, and a small town or village. The terrain is hilly, and the vegetation is lush. A road or railway line runs diagonally across the upper part of the image. The text 'EXECUTIVE SUMMARY' is overlaid on the left side of the image.

EXECUTIVE SUMMARY

DAVIDSON RIVER VILLAGE



EXECUTIVE SUMMARY

Foundry Commercial is pleased to present for sale the highly desirable 530-acre mixed use development opportunity known as the Davidson River Village in Brevard, NC. The property is located within the City of Brevard's Special Zoning District which allows for up to 1,250,000 square feet of commercial development as well as up to 1,000 residential dwelling units. Located in Brevard at the intersection of the US Highway 276/Asheville Highway and US Highway 64/Pisgah Highway, the Property represents a trophy development opportunity which allows the developer to take advantage of increased infrastructure, existing entitlements, and population growth in one of the fastest growing submarkets in Transylvania County.

An aerial photograph of a rural landscape. The image shows a mix of dark, dense forests and lighter, open fields. There are several small clusters of buildings, possibly farmhouses or small villages, scattered throughout the landscape. A winding road or path is visible, cutting through the fields and forests. The overall tone is dark and moody, with a high-contrast, almost black-and-white aesthetic.

PROPERTY INFORMATION

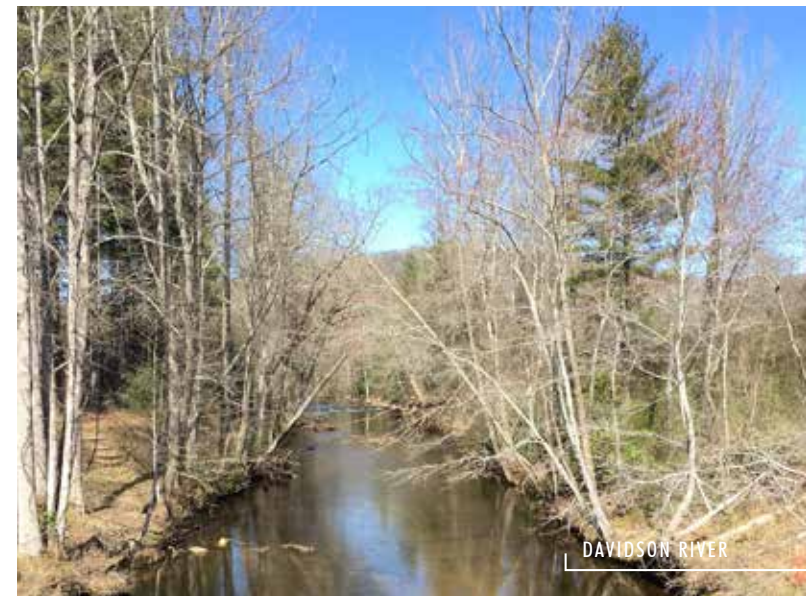
DAVIDSON RIVER VILLAGE



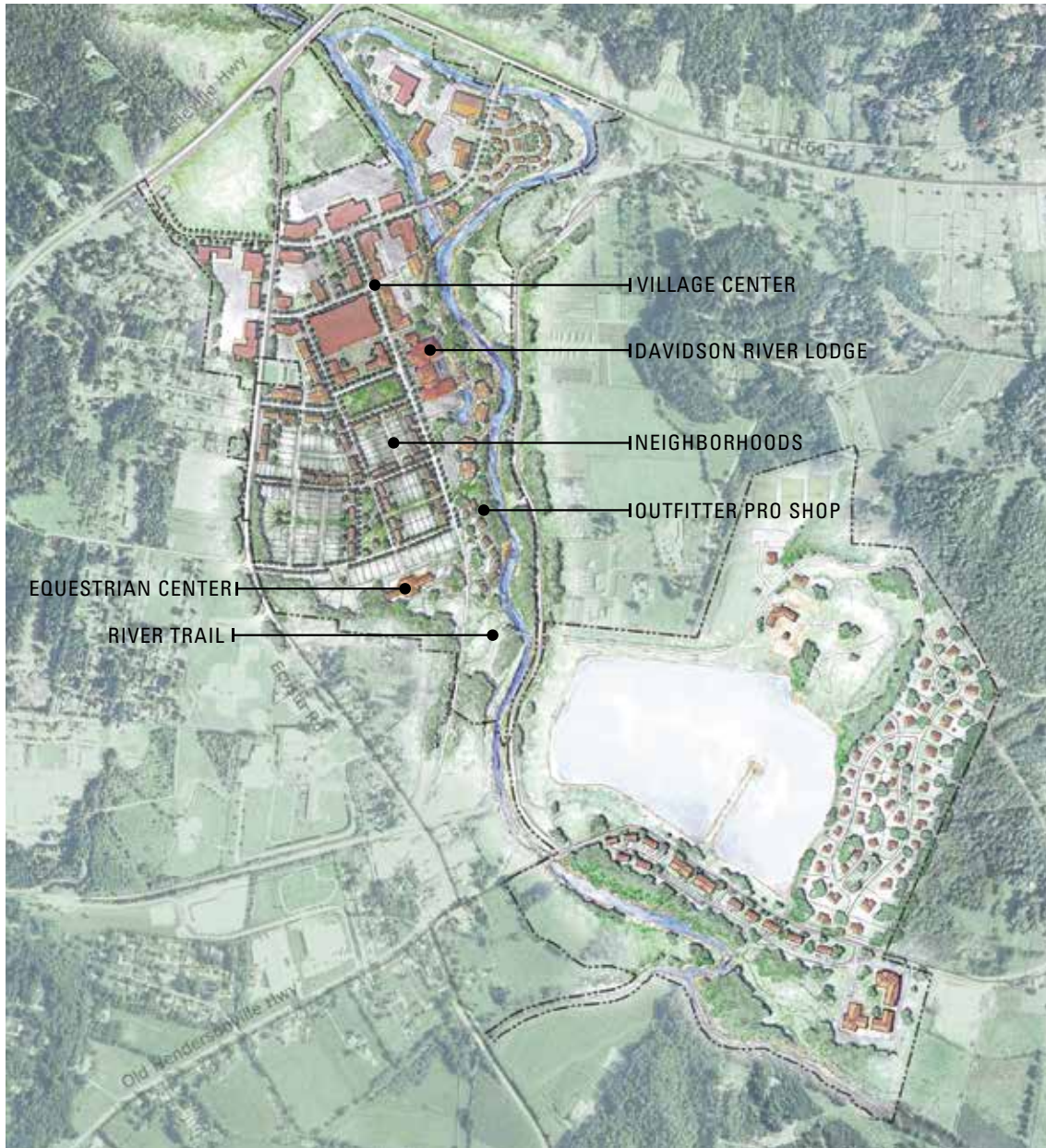
PROPERTY INFORMATION

ADDRESS	US Highway 276/Asheville Highway and US Highway 64/Hendersonville Highway, Brevard, NC
PIN NUMBERS	8596-77-7562-000, 8596-89-6077-000, 8597-31-8577-000, 8597-32-8849-000, 8597-33-1166-000, 8597-42-2419-000, 8597-42-7854-000, 8597-51-0988-000, 8597-51-5302-000, 8597-52-6973-000, 8597-53-8878-000
COUNTY	Transylvania
MUNICIPALITY	City of Brevard
TAX RATES	0.636 per \$100 valuation (Transylvania County) and 0.510 per \$100 valuation (City of Brevard)
LAND SIZE (GROSS)	± 530.75 acres
LAND SIZE (DEVELOPABLE)	± 165 acres total, ± 119 of which are located within the core of the property
CURRENT ZONING	Special District
CURRENT USAGE	Open Space
FUTURE USAGE	Commercial, Industrial or Mixed-Use, depending on purchaser
SEWER & UTILITIES	Municipal water and sewer
RAIL	Yes and to be further discussed
LIST PRICE	\$15,000,000

DAVIDSON RIVER VILLAGE



DAVIDSON RIVER VILLAGE



MIXED USE CONCEPT PLAN

Located in Transylvania County, North Carolina, the property is known as the Davidson River Village mixed-use master plan development which has been conceptually drawn and preliminarily approved for up to 1,000 residential dwelling units, 250,000 square feet of lodging and resort property as well as 1,250,000 square feet of retail and commercial development. The property is strategically positioned at the front door to Pisgah National Forest just minutes from downtown Brevard and features approximately 3.5 miles of private river frontage along the Davidson and French Broad River, which are all great components for a buyer to develop a trophy mixed-use development.

DAVIDSON RIVER VILLAGE

INDUSTRIAL CONCEPT PLAN

The Davidson River Village development has also been conceptually drawn for over 1.5 million square feet of industrial development. The property features a large Aerated Stabilization Basin (ASB) which is designed to accommodate 25 million gallons of wastewater per day. In addition, the property is one of the only rail served sites in the area, which is a rare attribute and a great component for a future industrial development. It is our understanding that the existing rail line will need upgrades in excess of \$3M in order to become active.



DAVIDSON RIVER VILLAGE



CONNECTIVITY

The Davidson River Village development is located at the intersection of US Highway 276/64 and US Highway 64 and will benefit from the improved access of the Davidson River Village (DRV) Connector which will run through the northern portion of the property from east to west and therefore connecting US Highway 274/64 (Asheville Highway) to US Highway 64 (Hendersonville Highway) and bypassing traffic coming from the Pisgah Highway. The connector road will feature over 4,000 feet of road frontage within the Davidson River Village development and will support up to 20,900 vehicles per day (VPD). The DRV Connector is currently under construction and is expected to be completed by the end of 2021.

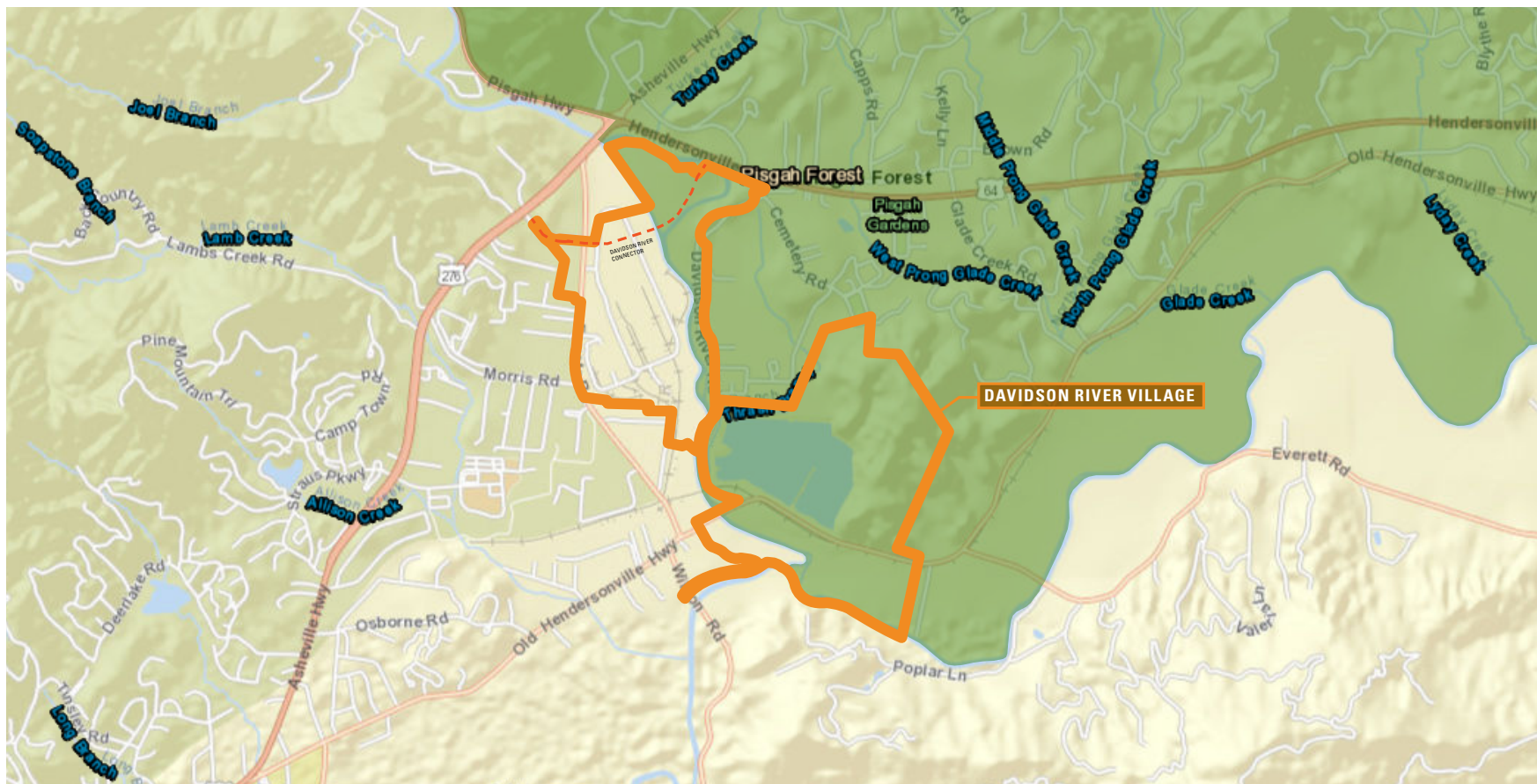


DAVIDSON RIVER VILLAGE

OPPORTUNITY ZONE

Approximately half of the property is located within the NC Opportunity Zone which may present an opportunity for a developer or buyer to take advantage of certain tax incentives and tax deferment. Click the link below take you to the North Carolina site which shows a map of the sponsored areas in the state

<https://public.nccommerce.com/oz/#section-zones>



 OZ Candidate Zone

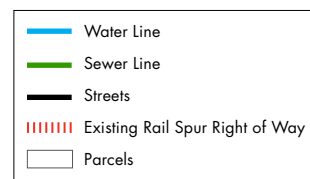
DAVIDSON RIVER VILLAGE



SCHEMATIC SEWER AND WATER PLAN

utilities / off-site costs

A portion of the Davidson River Village development is currently located within the Extra-Territorial Jurisdiction and will need to be annexed into the City of Brevard upon execution of approved master plan. It is our understanding that the master developer of the project will be required to contribute to the improvement of the City's utility and public service infrastructure as well as to improve its existing roadway systems. These offsite costs are currently unknown and should be taken into account when underwriting the property.



An aerial photograph of a rural landscape. The image shows a mix of dark, dense forests and lighter, open fields. A small cluster of buildings, possibly a village or farmstead, is visible in the center-left. A winding road or path cuts through the landscape. The overall tone is dark and moody.

LOCATION **OVERVIEW**

DAVIDSON RIVER VILLAGE

BREVARD, A QUAIN T YET THRIVING TOWN, AND ASHEVILLE, LARGEST CITY IN WESTERN NORTH CAROLINA

consistently ranking near the top of America's best places to live, work, and play

Brevard, NC, nicknamed "the land of the waterfalls" is a popular tourist destination for many due to its eclectic downtown and access to restaurants, shopping, amenities and its proximity to Pisgah National Forest and DuPont State Recreational Forest. But, over the last several years, many have decided to plant their roots into Brevard as a home and have stimulated substantial economic growth. Brevard is on the verge of reaching its tipping point and will soon transform from a quaint tourist town into a major growth hub for tourism, business, and primary, second home, and retirement housing.

- **Year after year growth:** With steady development in downtown Brevard, the population, tourist, and commercial occupancy are increasing substantially each year. Downtown retail occupancy is approaching 100%.
- **Convenient access via numerous thoroughfares:** Connected to Interstate 26 and only 15 miles from the Asheville Regional Airport via Highway 280, a four-lane divided highway, and just a short drive from both Asheville, NC and Greenville, SC.
- **Active economic alliance :** The Transylvania Economic Alliance promotes Brevard's strategic business location regionally and nationally while highlighting the built-in amenities of the region and offering incentives for business relocation to the County.



DAVIDSON RIVER VILLAGE



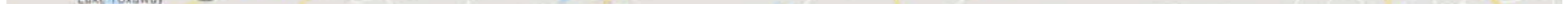
MAJOR HIGHWAYS



METRO AREA DISTANCE & POPULATION

MILLS RIVER	12 MILES 7,300
HENDERSONVILLE	15 MILES 14,000
ASHEVILLE	25 MILES 254,000
GREENVILLE-SPARTANBURG	59 MILES 1,140,000
CHARLOTTE	115 MILES 2,380,000
ATLANTA	204 MILES 5,700,000

Transylvania Economic Alliance



SEAPORTS



271 MILES

TO SAVANNAH

45 MILES

TO SC INLAND

247 MILES

TO CHARLESTON

LOCAL COLLEGES/UNIVERSITIES

35% of the population hold an advanced degree

729

enrolled at Brevard College

6,807

*enrolled at Blue Ridge
Community College*

523

*enrolled at Western Carolina
University Biltmore Park*

3,595

*enrolled at University of North
Carolina Asheville*

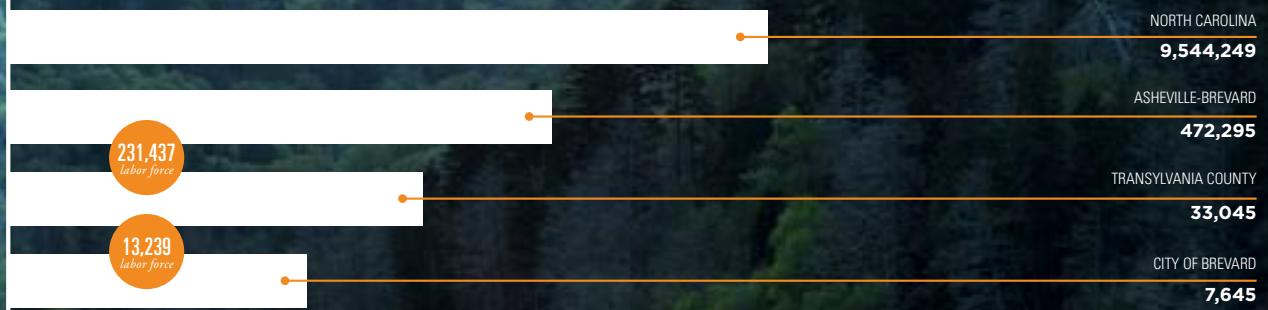
11,124

*enrolled at AB Technical
Community College*

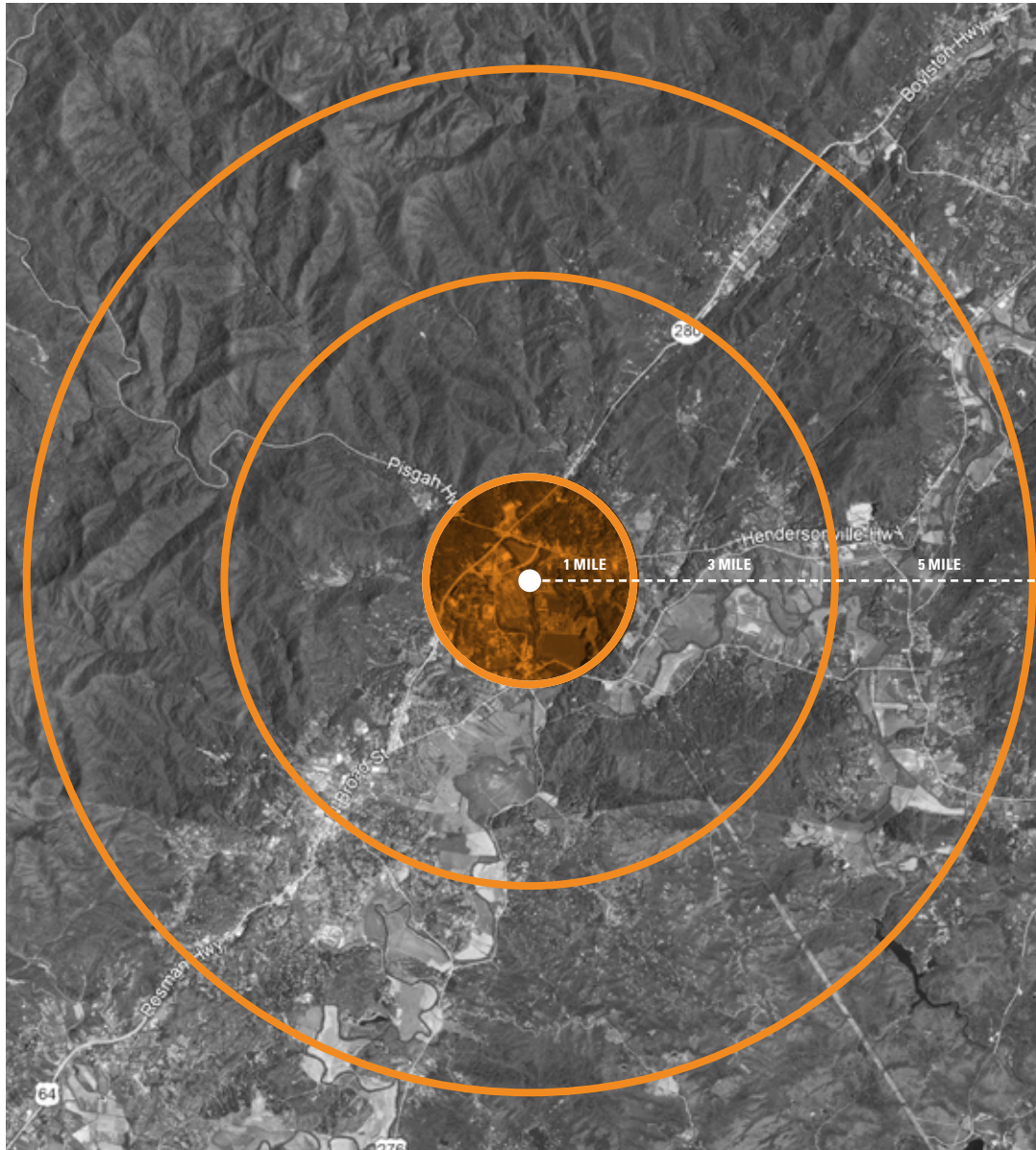
19,669

enrolled at Clemson University

POPULATION



DAVIDSON RIVER VILLAGE



CYCLING CAPITAL OF THE
SOUTH
BIKE MAGAZINE



AMERICA'S 10 BEST
MOUNTAIN BIKE TOWNS
NATIONAL

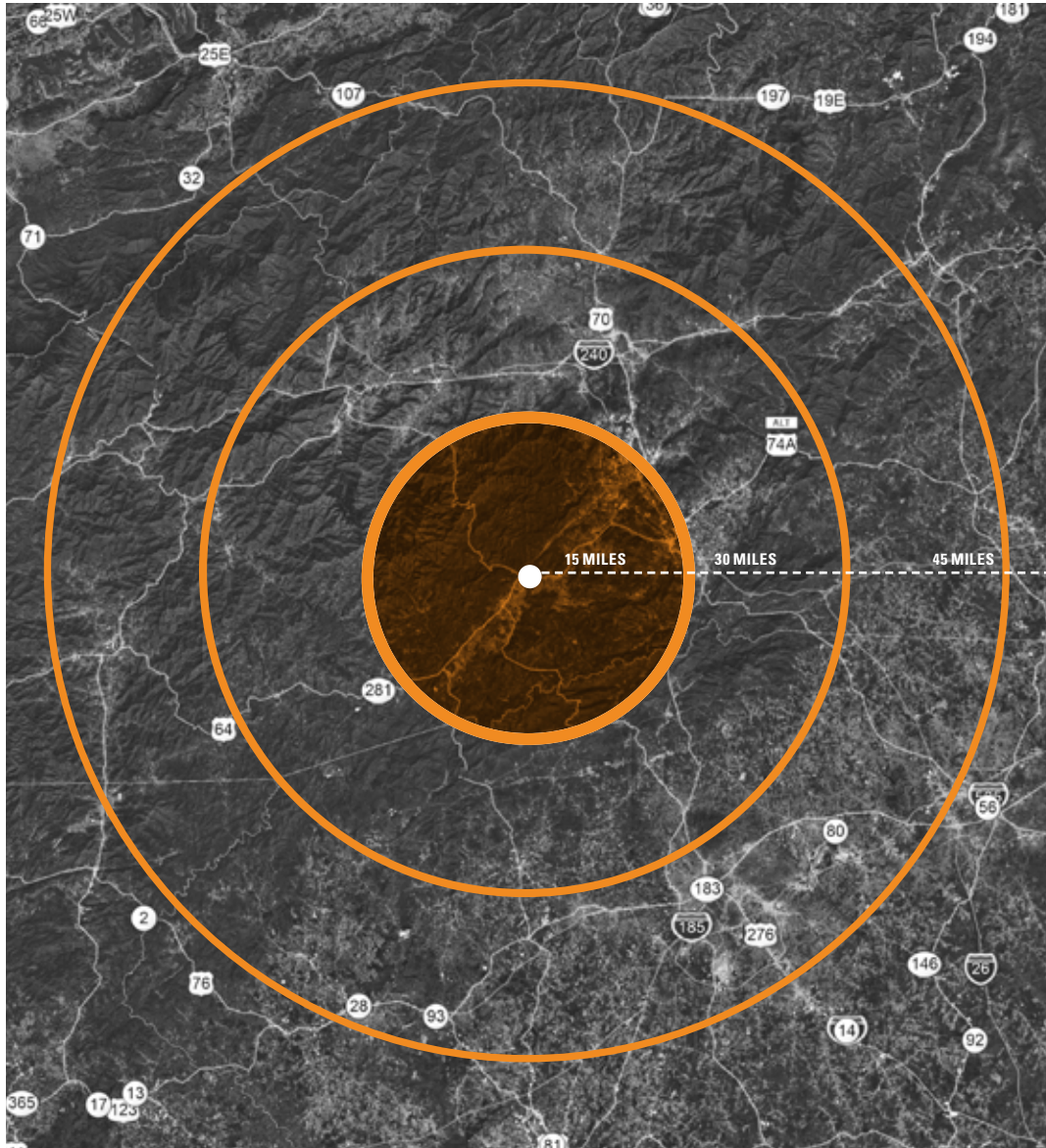


AMERICA'S 20 COOLEST
OUTDOOR TOWNS
MATADOR

DAVIDSON RIVER VILLAGE DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 ESTIMATED POPULATION	1,533	9,979	18,936
2026 PROJECTED POPULATION	1,570	10,248	19,445
2021 ESTIMATED HOUSEHOLDS	608	4,442	8,439
2026 PROJECTED HOUSEHOLDS	609	4,454	8,457
AVERAGE HH INCOME	\$51,913	\$67,003	\$69,435
MEDIAN HH INCOME	\$42,313	\$56,456	\$56,854
2021 TOTAL BUSINESSES	93	658	905
2021 TOTAL EMPLOYEES	1,625	5,718	7,270

DAVIDSON RIVER VILLAGE



DAVIDSON RIVER VILLAGE DEMOGRAPHICS

	15 MILES	30 MILES	45 MILES
2021 ESTIMATED POPULATION	100,121	597,861	1,520,089
2026 PROJECTED POPULATION	103,132	624,677	1,625,456
2021 ESTIMATED HOUSEHOLDS	44,700	257,028	630,860
2026 PROJECTED HOUSEHOLDS	45,581	266,321	661,912
AVERAGE HH INCOME	\$80,479	\$75,984	\$79,377
MEDIAN HH INCOME	\$62,577	\$59,141	\$62,146
2021 TOTAL BUSINESSES	4,110	24,683	55,720
2021 TOTAL EMPLOYEES	35,017	227,405	611,968



FOUNDRY
COMMERCIAL

foundrycommercial.com

KARL HUDSON IV, CCIM

Partner, Land Services

(919) 987 1012

karl.hudson@foundrycommercial.com

BRIAN CRAVER, CCIM

Senior Vice President

(704) 319 5072

brian.craver@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.