

# Ghost Town in the Sky

Maggie Valley, North Carolina



## Property Features

- 250 acres located at the Gateway to the Great Smoky Mountain National Park, Blue Ridge Parkway and Cherokee Harrahs Casino. 1.2 Million visitors last year.
- Major 5 lane access with car count of over 23,000 cars per day.
- 98 acres developed on 4 levels with over 40 buildings including Entertainment centers, complete Western town and amusement rides.
- Paved parking for over 700 cars and Chairlift access that can carry over 1200 passengers per Hour. Buses and Vulcan-Denver Incline railway included.
- Large Ticket and Visitor center on Main level . Complete 13 page Inventory of all property that is included.



For more information:

**Billy Case**

828 508 4527 • [billycase@naibeverly-hanks.com](mailto:billycase@naibeverly-hanks.com)

410 Executive Park  
Asheville, NC 28801  
828 210 3940

[naibeverly-hanks.com](http://naibeverly-hanks.com)



For Sale

# 250 Acres

## Investment Property



### Location

Located in Maggie Valley NC home of Wheels thru time Motorcycle Museum, Stompin Grounds Dance Center, Blue Mountain Opry Center and Eaglenest Entertainment center, Joeys pancake house and more.

### Access

Easy access to the property via 5 lane Soco Rd.

### Description

Mountaintop park on 250 acres of prime development property. Western town operated since 1962 as Ghost Town, a major destination for families. Renovated buildings and rides including chairlift that can transport 1,200 passengers per hour. Main entrance office has soaring ceiling and stone fireplace. Paved parking for 700 vehicles. 40 buildings on 4 levels on the mountain with authentic Western town and train ride. Unlimited income potential and tremendous personal property inventory included.

### Frontage

The Park is located on 123 foot of the Central Business District land with high visibility and access. The Park has a walking bridge for pedestrians and a state maintained two lane bridge for vehicle entry. The sale includes multiple signs including a large lighted billboard along Soco Road.

### Area

Haywood County North Carolina has a very progressive and active economic expansion agenda that make this area ideal for development.

### Zoning

Zoned C-1 Commercial District

### Nearby

Great Smoky Mountain National Park with Hiking, Fishing and Nature watching

Blue Ridge Parkway with panoramic views of the Smoky Mountains and fine dining

Cherokee Harrahs Casino and Entertainment Center

Biltmore Estate and Winery

### Price

\$5,950,000





16 Fie Top Rd

Maggie Valley, NC 28751 - Haywood County Submarket  
120,233 SF For Sale at \$5,950,000  
Retail Freestanding Building Built in 1968



Sale

For Sale	\$5,950,000 (\$49.49/SF)		
Sale Type	Investment	Status	Active

Building

Type	2 Star Retail Freestanding		
GLA	120,233 SF	Year Built	1968
Stories	1	Tenancy	Single
Typical Floor	120,233 SF	Owner Occup	No
Docks	None		
Construction	Masonry		
Parking	400 free Surface Spaces are available; Ratio of 3.33/1,000 SF		
Frontage	123' on Soco Rd (with 1 curb cut)		
Taxes	\$0.18/SF (2016)		
Walk Score®	Car-Dependent (15)		
Transit Score®	Minimal Transit (0)		

Land

Land Acres	250.40 AC	Land SF	10,907,424 SF
Bldg FAR	0.01		
Zoning	MR		
Parcel	7677-91-3975		

Tenants

Name	SF Occupied
Ghost Town In The Sky	120,233 SF

Amenities

Pylon Sign	Signage
------------	---------

Location

Zip	28751
Submarket	Haywood County
Submarket Cluster	Haywood County
Market	Asheville
County	Haywood
State	North Carolina
CBSA	Asheville, NC
DMA	Greenville-Spartanburg-Asheville-Anderson,NC-S...

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	1.3%	↓ 1.4%
Market Overall	2.7%	↓ 1.0%

NNN Asking Rents Per SF		
Submarket 1-3 Star	\$11.31	↑ 8.2%
Market Overall	\$14.95	↑ 4.7%

Submarket Leasing Activity		
12 Mo. Leased SF	24,143	↑ 93.9%
Months on Market	7.3	↓ 35.3 mo

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$9.2	\$33.7
12 Mo. Price Per SF	\$110	\$101

Property Contacts

Recorded Owner	Lula Llc
Sale Broker	NAI Beverly-Hanks Commercial

Demographics

	1 Mi	3 Mi
Population	594	2,317
Households	289	1,114
Average Age	50.80	50.10
Median HH Income	\$34,277	\$38,874
Daytime Employees	524	1,329

Population Growth '17-'22	↑ 1.7%	↑ 2.9%
Household Growth '17-'22	↑ 1.4%	↑ 2.8%

Traffic

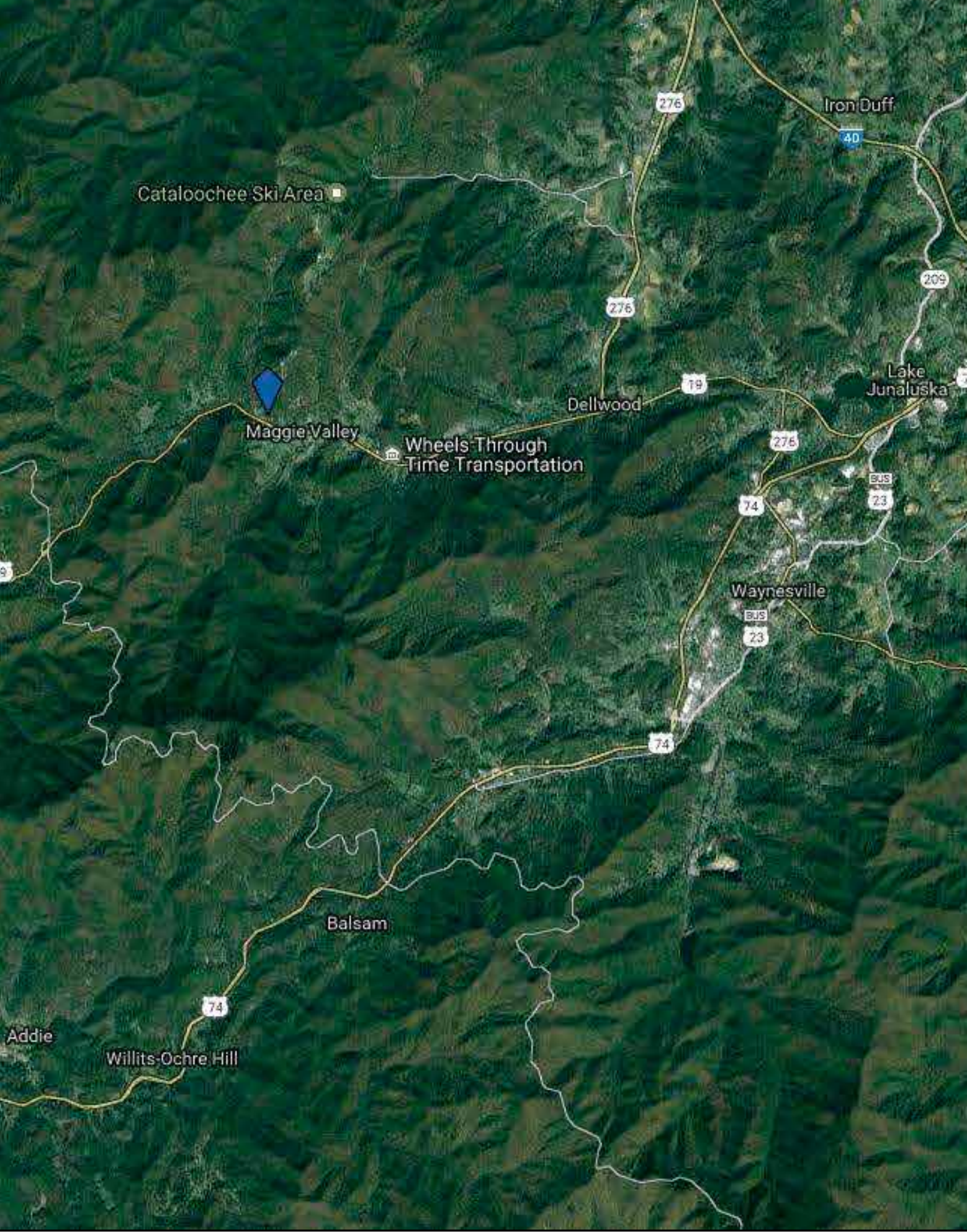
Collection Street	Cross Street	Traffic Vol	Year	Distance
Setzer Cove Rd	Soco Rd NE	890	2015	0.26 mi
Fie Top Rd	Cider Ridge Rd N	592	2015	0.29 mi
Soco Rd	Valley Creek Dr W	7,608	2015	0.40 mi
Johnson Branch Rd	Caldwell Dr S	323	2015	0.63 mi
Hannah Hill Rd	-	441	2015	0.69 mi

Made with TrafficMetrix® Products

Assessment

2016 Assessment			
Improvements	\$639,700	\$5.32/SF	
Land	\$2,675,500	\$0.25/SF	
Total Value	\$3,315,200	\$0.30/SF	133% of last s...

Property ID: 8371451





For Sale  
**Ghost Town in the Sky**  
16 Fie Top Road, Maggie Valley





# The Asheville MSA

Asheville is a growing and thriving community. Buncombe County has the lowest unemployment rate in the state of North Carolina. With an expanding economy Western North Carolina has a positive growth forecast.



## Asheville Metro Economy Snapshot

December 2016 Year-over-Year Change

Over 1.8M sf of new CRE properties

Airport Activity - Total Passengers +1.8%

Retail Absorption of 344,800

Industrial Absorption of 727,800

Office Absorption of 407,200

New Commercial Permits 659

Value of Commercial Building Permits = \$235.5M



## Haywood County

Haywood County enjoys a healthy climate and an abundance of pure, cold spring water. The summer days are pleasant and rarely excessively hot. The nights are invariably cool.

Haywood County includes portions of the Pisgah National Forest, Shining Rock Wilderness Area and the Great Smoky Mountains National Park. The county offers a variety of activities including fishing, hiking, hunting and seven challenging and scenic golf courses. Cataloochee Ski Area, North Carolina's oldest ski resort, is located atop Fie Top Mountain. The scenic Blue Ridge Parkway stretches 24 miles throughout the county.

---

**NAI Beverly-Hanks**

Commercial Real Estate Services, Worldwide.

For more information:

**Billy Case**

828 508 4527 • [billycase@naibeverly-hanks.com](mailto:billycase@naibeverly-hanks.com)

410 Executive Park  
Asheville, NC 28801  
828 210 3940

[naibeverly-hanks.com](http://naibeverly-hanks.com)