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Notice of Sale

74.64 Acre Catalyst Site

Watauga County High School Property



**WATAUGA COUNTY
BOARD OF
COMMISSIONERS**

◀ 2010 Aerial Photography

To Browse Additional Photos, Street View Images, and up-to-date Aerial Photography in Google Maps.



PROPERTY DETAILS

Largest Commercial Property in Boone
 Highest Density Development Allowed
 Dynamic Area
 Centrally Located Site
 Heart of the North Carolina High Country
 Home of Appalachian State University
 Full On-Site Infrastructure:
 Water and Sewer
 Three-Phase Power
 Natural Gas
 Telecommunications
 Speed to Market w/ Pad-Ready Acreage
 All Structures Removed



CONTACT:

Deron Geouque, County Manager
 814 West King Street
 Suite 105
 Boone, North Carolina 28607
 (828) 265-8000
 (828) 264-3230
deron.geouque@watgov.org

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Property and Process

The Watauga County Board of Commissioners has made available property on North Carolina Highway 105 in the Town of Boone and solicits offers to purchase the property by the negotiated offer, advertisement and upset bid process.

The property is identified as the old Watauga County High School property, consisting of 74.641 acres more or less as described at Book of Records 1084 at Page 728, Book of Records 1084 at Page 732 and Book of Records 1353 at Page 115 in the Watauga County Register of Deeds Office. The asking price for the property is \$20,000,000.00. Offers are subject to the advertisement and upset bid process as provided by NCGS §160A-269. The payment of any commission is contingent upon the closing of the sale of the property by Watauga County. The amount of any qualifying upset bid shall be based upon the net amount to be realized by Watauga County.

The Property will be sold as is where is condition and the County makes no representations or warranties either express or implied concerning the property except as set forth herein. The property will be sold subject to any and all easements and matters of public record.

Interested parties may submit an offer to purchase to Deron T. Geouque, County Manager. A deposit of 5% of the purchase price in the form of cash, cashiers check or certified check payable to Watauga County must be submitted with the offer to purchase.

The successful bidder will be required to pay cash at closing. Watauga County reserves the right to withdraw the property from sale at any time and the right to reject any and all offers at any time.

BOONE 2030 LAND USE MASTER PLAN -

INTENDED GROWTH SECTOR (G-3):

For Higher Density, Regional Serving Development

ADJACENT TO:

Retail

Hospitality

Banking

Residential

WALK TO:

Fitness Center

Shopping

Restaurants

Greenway Trail System

BUS TO:

Home

Work

Play

Campus



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Location

Boone, North Carolina

This premier tract is located on NC Highway 105 at the intersection of Wilson Drive in Boone, North Carolina, home of the Appalachian State University Mountaineers. This centralized location *is* the very heart of the North Carolina High Country.

Within the Town of Boone’s designated Intended Growth Sector G-3 (Boone 2030 Land Use Master Plan), the property is adjacent to complementarily retail, banking, hospitality, and residential land uses along a highly traveled transportation corridor. This land is intended for higher intensity, regional serving development.

The full-range of community types and uses are appropriate in the G-3 sector, including:

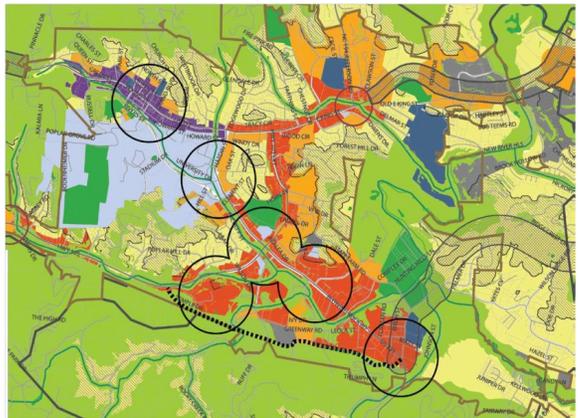
- single-family and multifamily residential
- neighborhood-serving commercial uses (retail and office)
- civic uses
- traditional neighborhood developments
- neighborhood centers
- regional centers
- industrial districts

Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area’s highest density housing. Appalachian State University is well within walking distance.



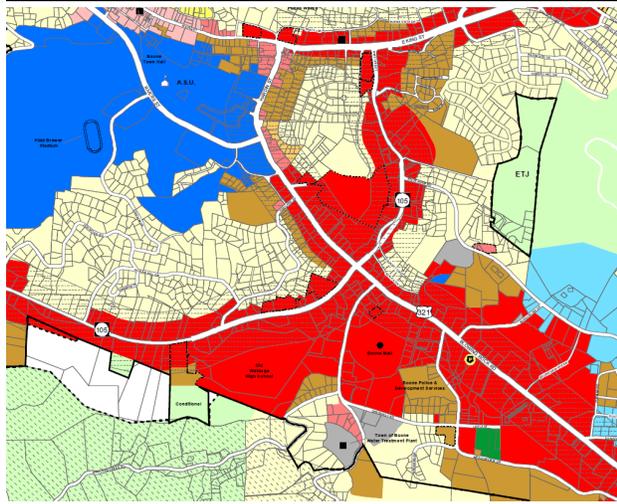
Location Map ▲

The Framework Plan - Boone 2030 Land Use Master Plan ▼



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Zoning



Red area denotes General Business Zoning B-3
Dark Blue area denotes University Zoning U-1

◀ Boone Zoning Map Insert

Primary Zoning: B-3 General Business

The **B-3** District is established to provide a wide range of consumer goods, convenience goods and personal services for the community and surrounding region.

Appropriate residential uses are allowed in this district, normally as part of mixed-use developments.

Property Details

- 74.64 Total Acres
- 27 Pad-Ready Acres
- Ample Three-Phase Capacity
- Natural Gas On-Site
- Excess Water & Sewer Capacity
- Mass Transit Routes
- Corner Location
- Signalized Highway Access—ADT: 29000
- 2 Hours to Charlotte—Douglas International and Piedmont Triad International Airports
- Largest Commercial Tract in Boone
- Highest Density Development allowed in Boone's Planning Area
- Adjacent to Complementarily Land Uses
- Immediate Availability

Permitted Land Uses

- Accommodations
- Conference Center
- Educational Use
- Event Venue
- Medical Care
- Medical Offices
- Microbrewery/Brew Pub
- Multifamily Residential
- Nursing Care
- Professional Offices
- Religious Use
- Residence Hall
- Retail
- Retirement Community
- Restaurant
- Shopping Center/Mall
- Theater

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Development Potential



Mixed Use Concept Plan—Developed by Town & County Stakeholders

CONCEPTUAL PLAN DETAILS

Mixed-Use Village:

313,400 Square Foot

448 Housing Units

2,034 Parking Spaces

Signalized Access to NC 105 - ADT: 29000

Concept accommodates (1) large and (4) smaller retail stores. The mixed-use nature of the plan allows for over 400 residential units to be located above the businesses.

A designated regional center, this property provides the highest concentration of employment, commercial and residential use in Boone's planning area.

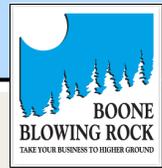
This catalyst site was selected for study during development of the [Town of Boone's 2030 Land Use Master Plan](#) due the prominence and significance of this "catalyst" site.

The Mixed-Use Conceptual Plan above was prepared with significant public input and stakeholder participation during a public design process.

This concept illustrates the preferred redevelopment strategy for this property and is shown to reflect the type, character and intensity of development preferred.

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Available Infrastructure



Follow the link [here](#) for a complete list of area utilities and contact information.

Electricity



New River Light & Power:

12.47 KV distribution line on site w/2 electrical substations in close proximity provide ample three-phase power.

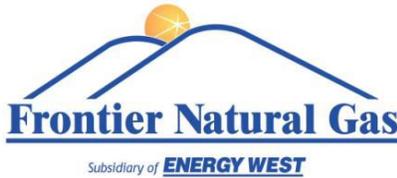
Water & Sewer Service



Town of Boone:

Two 8" gravity sewer mains and one 8" water main on site provide ample service.

Natural Gas



Frontier Energy:

2" PE line on site fed by 6" PE main on NC 105.

Telecommunications



Various Providers:

T-1, ISDN, DSL, Fiber, Digital Switching

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Related Links

High Country Living in North Carolina

Explore the unique areas and towns of the [High Country](#) of North Carolina.

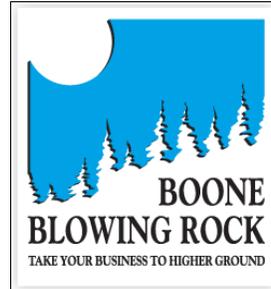
See what makes the High Country so special. Valuable information when considering a move to the High Country.



The Boone Area is never out of season and now is a **great** time to explore the High Country. [ExploreBooneArea.com](#) is the Tourism Development Authority's website where places to eat, stay, work or play are only a click away!



The [County government](#) website offers an opportunity for county citizens, as well as visitors from around the world, to access information about Watauga County, its government and services.



Explore the [EDC's website](#) for local Community Profiles, Available Incentives, Major Employment Sectors, Quality of Life, Business Assistance and the Top Five reasons why you should take your business to higher ground!

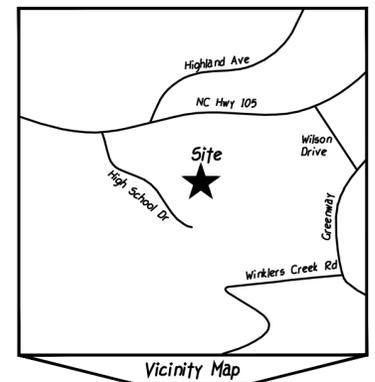
Contact:

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State of North Carolina
County of Watauga

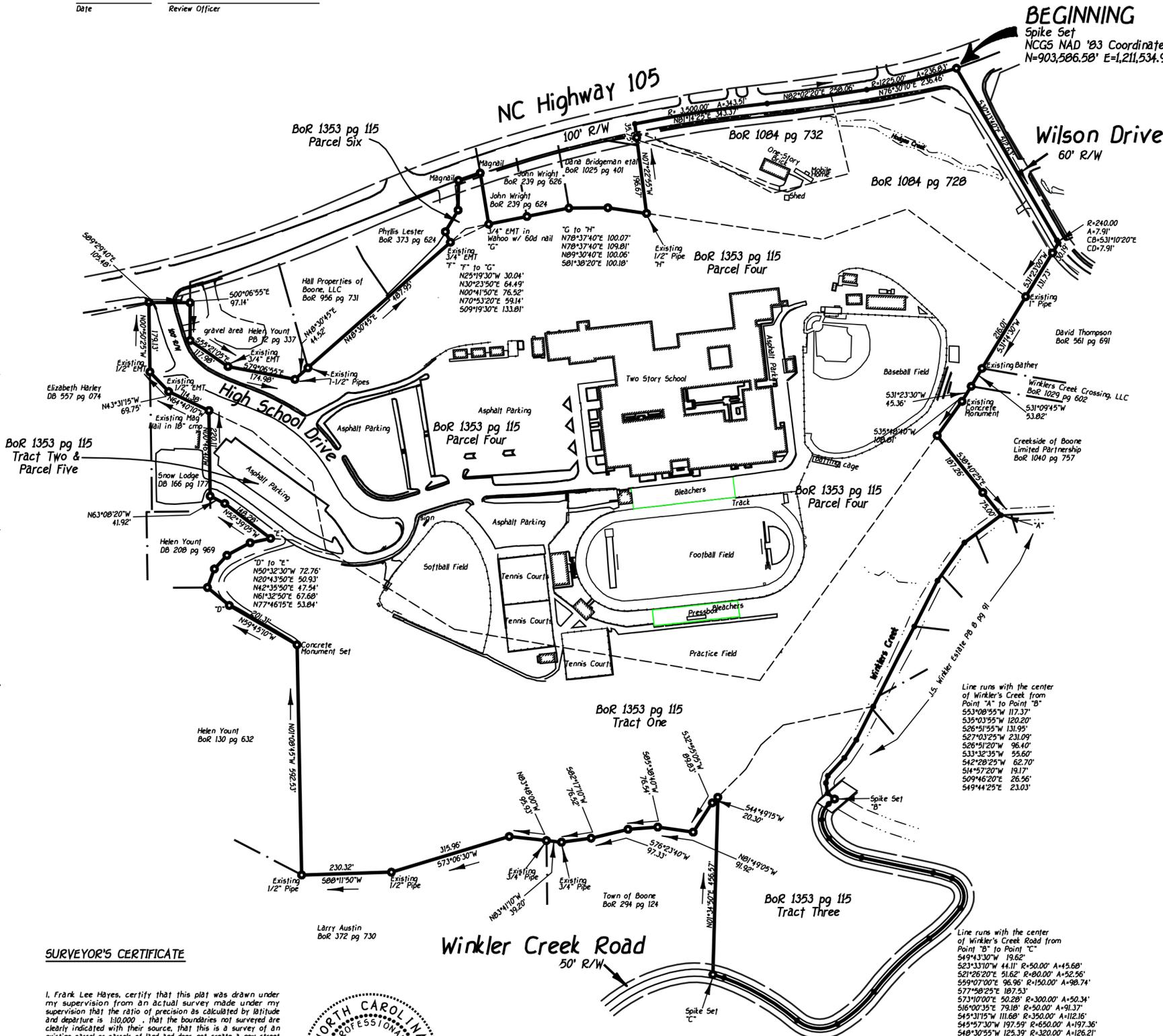
I, _____, Review Officer of Watauga County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____



Total Area
74.641 acres

BEGINNING
Spike Set
NCGS NAD '83 Coordinates
N=903,506.58' E=1,211,534.97'



- Note:**
- 1) This is an assemblage survey of those properties describe in Book of Records 1353 at page 155 as Tracts One, Two and Three, Parcels Four, Five and Six also Book of Records 1084 at page 728 and Book of Records 1084 at page 732.
 - 2) The distances shown are horizontal ground measurements and the bearings and coordinates of the beginning corner are relative to NCGS NAD '83 (2007) as determined from OPUS observations from (NCGM, CONO and NCNW) with an rms of 0.015.
 - 3) All corners shown as are 5/8 inch rebar unless otherwise noted.
 - 4) The precision of closure of this survey is better than 1:10,000.
 - 5) Portions of this property are subject to the flood areas and floodways of Winkler's Creek and Hodges Creek.
 - 6) A more detailed representation of the easements and other entities affecting this property is shown on Plat number 05208 by this company.
 - 7) The survey is a compilation of surveys completed from May 5, 2005 through July 7, 2009.

Assemblage and Boundary Survey
of
The Watauga High School Property
for
Watauga County

Town of Boone - New River Township
Watauga County - North Carolina
May 5, 2005 thru July 7, 2009



SURVEYOR'S CERTIFICATE

I, Frank Lee Hayes, certify that this plat was drawn under my supervision from an actual survey made under my supervision that the ratio of precision as calculated by latitude and departure is 1:10,000, that the boundaries not surveyed are clearly indicated with their source, that this is a survey of an existing parcel or parcels of land and does not create a new street or change an existing street, and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number, and seal on this 07 day of July A.D., 2009.



Appalachian Professional Land Surveyors & Consultants, PA C-2398
1480 U.S. Highway 421 South / Boone, North Carolina 28607 / (828) 264-0290