

# Cullowhee River Club

43 Copper Canopy Dr., Cullowhee NC 28779

## OFFERING MEMORANDUM

Idyllic Development on the Tuckasegee River

*Prepared By:*

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PROPERTY BROKERAGE & MANAGEMENT



# Cullowhee River Club

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01

**Executive Summary**

Investment Summary

Location Summary

CULLOWHEE RIVER CLUB

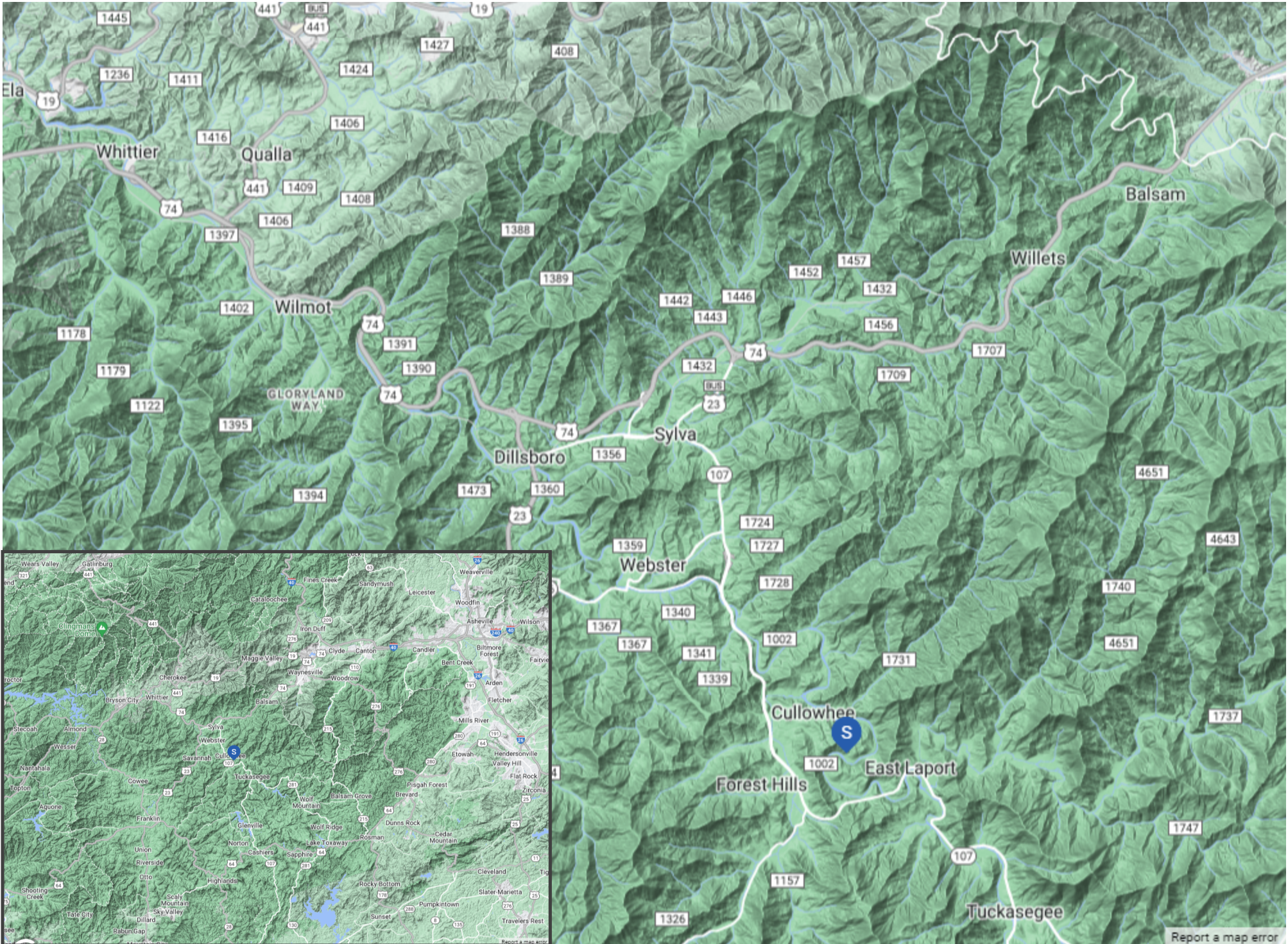


OFFERING SUMMARY

ADDRESS	43 Copper Canopy Dr. Cullowhee NC 28779
COUNTY	Jackson
MARKET	Western NC
SUBMARKET	Cullowhee
PRICE	\$8,200,000
LAND ACRES	102.62
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Residential
# OF PARCELS	51
APN	7559-72-1024

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	4,183	11,523	16,234
2023 Median HH Income	\$35,116	\$43,404	\$48,346
2023 Average HH Income	\$45,138	\$58,519	\$67,654







# CULLOWHEE RIVER CLUB

02

## Property Description

Property Features

Aerial Map

Parcel Map

Property Images



PROPERTY FEATURES

LAND ACRES	102.62
# OF PARCELS	51
ZONING TYPE	Residential
TOPOGRAPHY	Sloping
UTILITIES	Buried fiber optic, power

UTILITIES

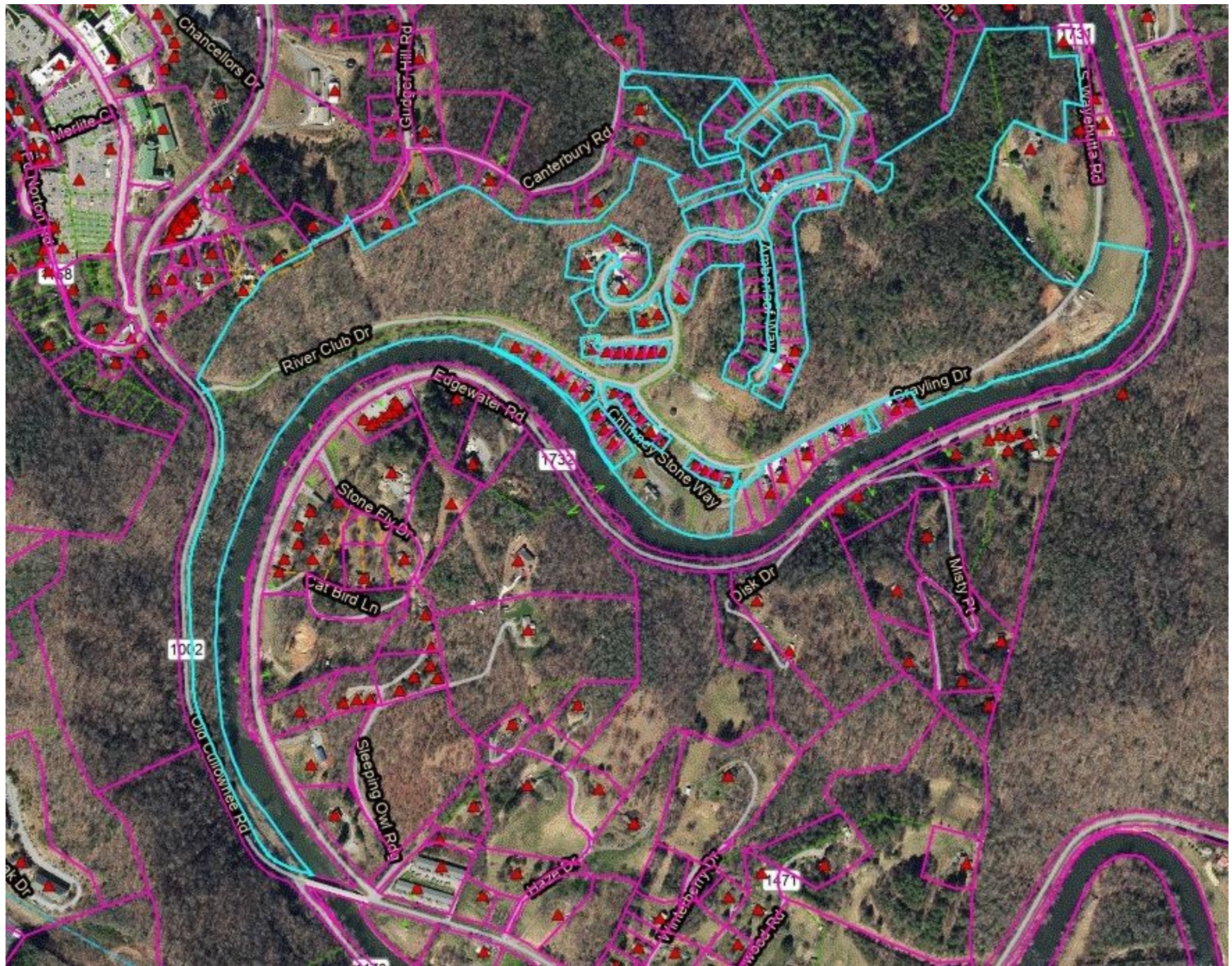
WATER	Municipal
ELECTRICITY / POWER	Buried
CABLE	Fiber optic
SEWER	Municipal















Upriver side



Firepit by pavilion



In the river bend, WCU to upper left





Development east to west





03

## Demographics

Demographics  
Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,325	7,419	11,219
2010 Population	3,658	10,483	14,906
2023 Population	4,183	11,523	16,234
2028 Population	4,175	11,461	16,193
2023 African American	299	554	613
2023 American Indian	43	186	282
2023 Asian	56	174	241
2023 Hispanic	435	1,126	1,509
2023 Other Race	136	478	698
2023 White	3,417	9,425	13,412
2023 Multiracial	232	701	980
2023-2028: Population: Growth Rate	-0.20 %	-0.55 %	-0.25 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	101	651	897
\$15,000-\$24,999	58	341	525
\$25,000-\$34,999	92	386	577
\$35,000-\$49,999	88	431	731
\$50,000-\$74,999	70	518	901
\$75,000-\$99,999	75	420	696
\$100,000-\$149,999	19	485	760
\$150,000-\$199,999	1	38	80
\$200,000 or greater	0	32	170
Median HH Income	\$35,116	\$43,404	\$48,346
Average HH Income	\$45,138	\$58,519	\$67,654

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	284	2,599	4,440
2010 Total Households	605	3,570	5,498
2023 Total Households	504	3,301	5,337
2028 Total Households	501	3,278	5,328
2023 Average Household Size	2.49	2.18	2.23
2000 Owner Occupied Housing	89	1,220	2,284
2000 Renter Occupied Housing	149	993	1,515
2023 Owner Occupied Housing	92	1,447	2,705
2023 Renter Occupied Housing	412	1,854	2,632
2023 Vacant Housing	122	1,084	1,609
2023 Total Housing	626	4,385	6,946
2028 Owner Occupied Housing	96	1,472	2,757
2028 Renter Occupied Housing	404	1,806	2,571
2028 Vacant Housing	125	993	1,441
2028 Total Housing	626	4,271	6,769
2023-2028: Households: Growth Rate	-0.60 %	-0.70 %	-0.15 %

Source: esri



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	79	593	930
2023 Population Age 35-39	45	394	703
2023 Population Age 40-44	31	287	570
2023 Population Age 45-49	30	308	577
2023 Population Age 50-54	44	357	623
2023 Population Age 55-59	45	360	645
2023 Population Age 60-64	48	408	719
2023 Population Age 65-69	74	528	889
2023 Population Age 70-74	40	373	680
2023 Population Age 75-79	11	238	451
2023 Population Age 80-84	13	157	283
2023 Population Age 85+	13	107	199
2023 Population Age 18+	4,077	10,559	14,455
2023 Median Age	21	24	26

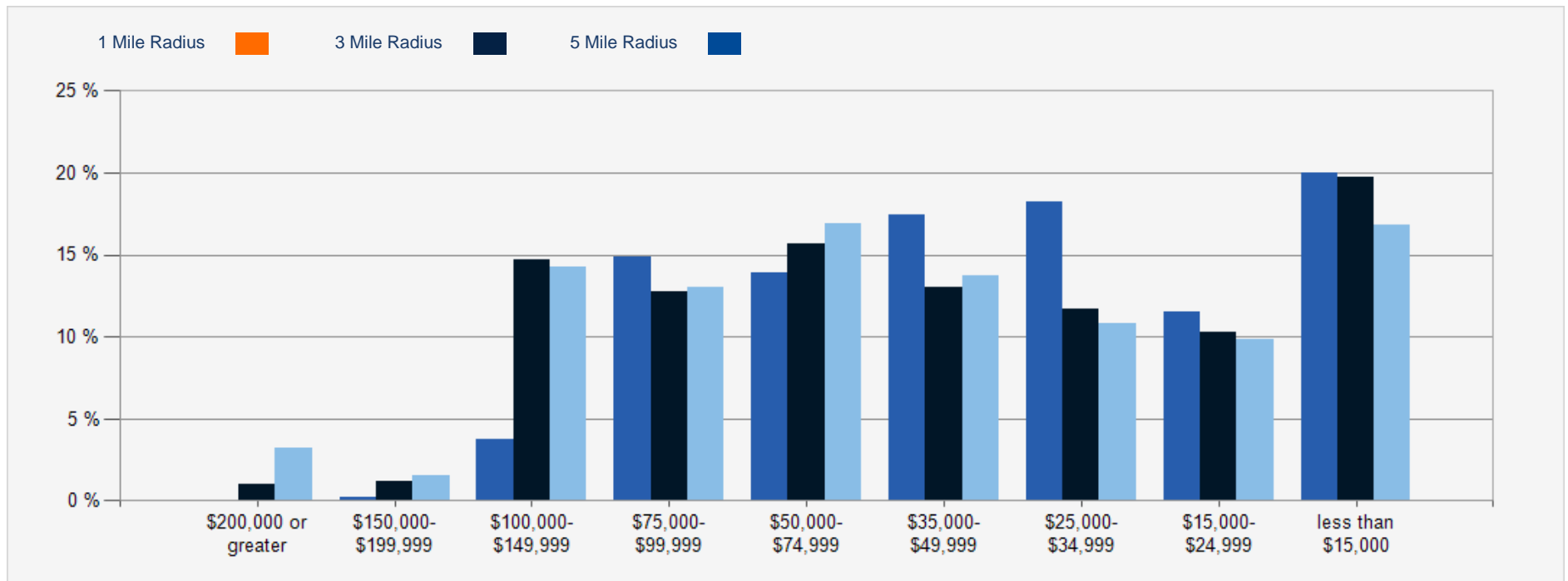
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$37,662	\$42,587	\$47,835
Average Household Income 25-34	\$49,618	\$56,325	\$61,754
Median Household Income 35-44	\$37,916	\$68,025	\$75,163
Average Household Income 35-44	\$51,531	\$78,851	\$96,798
Median Household Income 45-54	\$38,353	\$62,410	\$66,342
Average Household Income 45-54	\$48,263	\$74,257	\$85,677
Median Household Income 55-64	\$36,563	\$59,270	\$61,015
Average Household Income 55-64	\$47,079	\$69,845	\$78,829
Median Household Income 65-74	\$36,591	\$53,913	\$53,242
Average Household Income 65-74	\$47,376	\$66,578	\$73,981
Average Household Income 75+	\$43,417	\$50,794	\$52,413

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	66	394	647
2028 Population Age 35-39	52	547	885
2028 Population Age 40-44	37	359	666
2028 Population Age 45-49	31	286	578
2028 Population Age 50-54	40	348	624
2028 Population Age 55-59	45	339	610
2028 Population Age 60-64	42	328	610
2028 Population Age 65-69	77	502	820
2028 Population Age 70-74	44	384	695
2028 Population Age 75-79	13	307	575
2028 Population Age 80-84	17	206	377
2028 Population Age 85+	16	141	260
2028 Population Age 18+	4,069	10,503	14,418
2028 Median Age	21	24	26

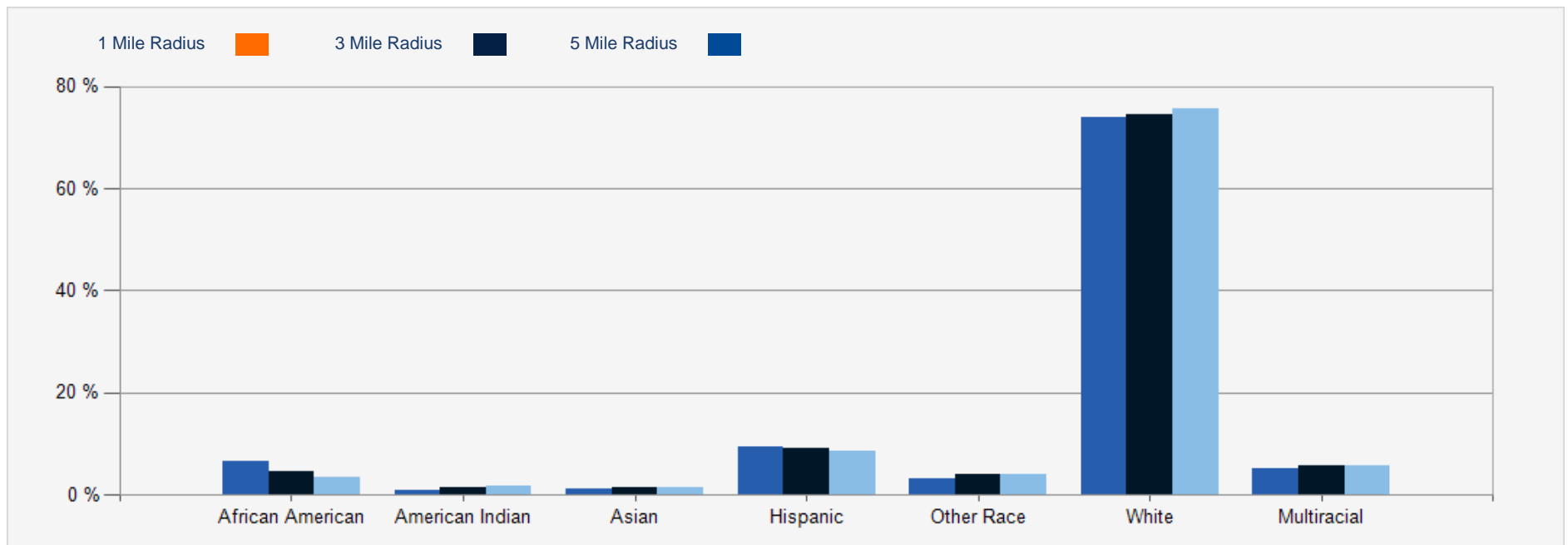
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$38,435	\$42,886	\$49,751
Average Household Income 25-34	\$52,246	\$59,484	\$66,115
Median Household Income 35-44	\$41,302	\$75,000	\$79,446
Average Household Income 35-44	\$57,132	\$86,757	\$101,652
Median Household Income 45-54	\$37,826	\$69,199	\$75,591
Average Household Income 45-54	\$51,541	\$81,651	\$97,967
Median Household Income 55-64	\$38,249	\$63,070	\$67,162
Average Household Income 55-64	\$49,869	\$76,758	\$89,291
Median Household Income 65-74	\$38,023	\$57,209	\$57,974
Average Household Income 65-74	\$50,611	\$72,812	\$81,626
Average Household Income 75+	\$42,650	\$54,284	\$57,887



## 2023 Household Income

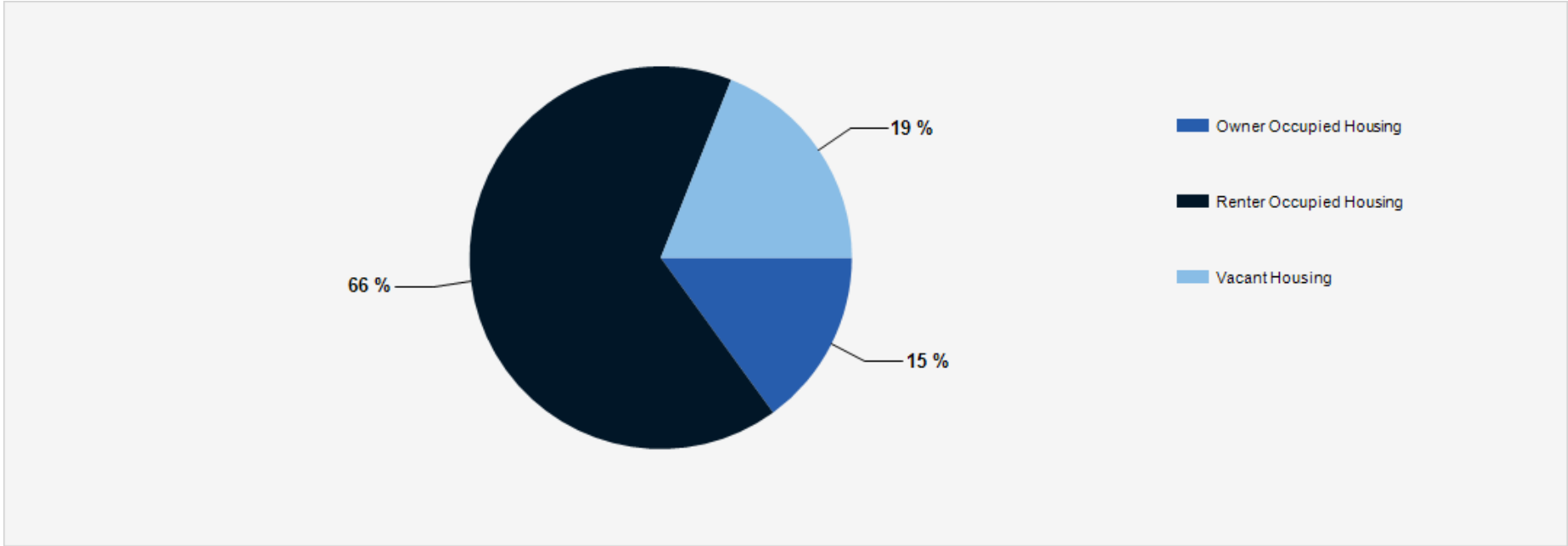


## 2023 Population by Race

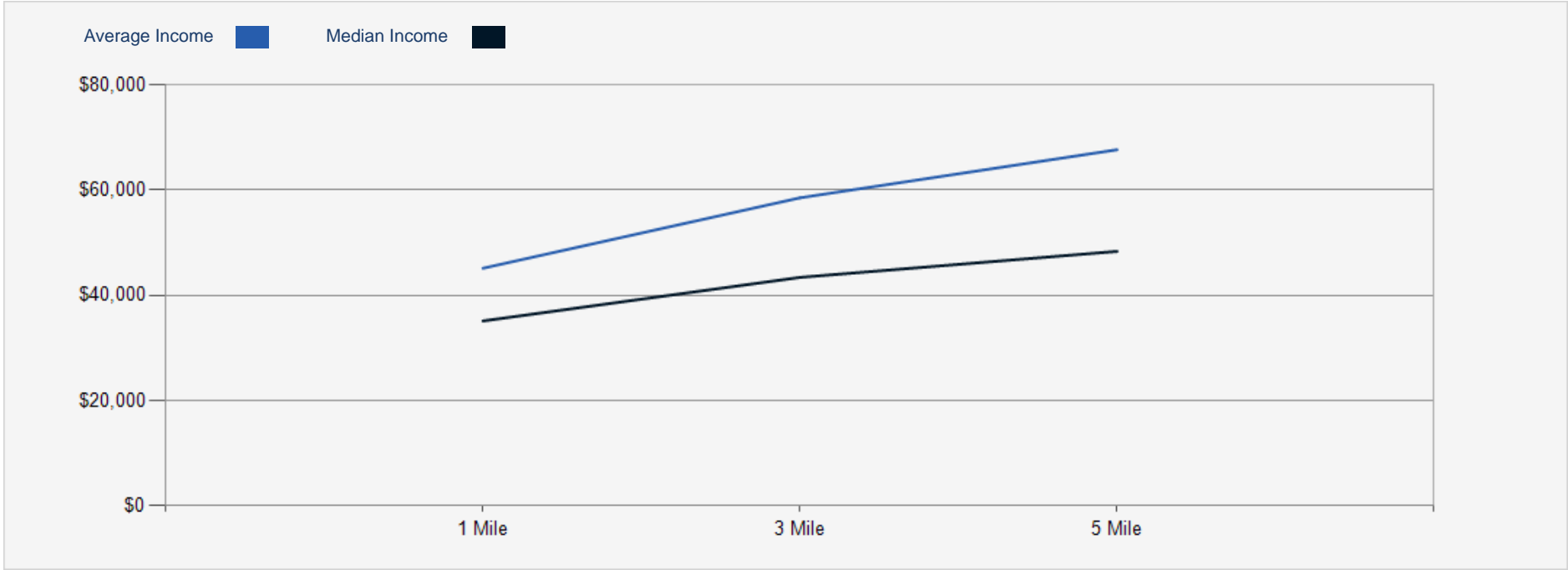




2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





# CULLOWHEE RIVER CLUB

## Company Profile

Company Bio

Advisor Profile

04



## **TESSIER ASSOCIATES**

Although Tessier was created in 1985 as a development services company to plan, develop, lease, sell and manage commercial investments, our vision for the future is as fresh as ever. We are a multi-faceted, experienced team of real estate professionals. We embrace the team concept of providing a high level of service to our clients.

Unlike many other firms, we can navigate you through whatever real estate transaction or situation you come across.

Our mission at Tessier is to build a long-term relationship with you as we help to professionally guide you through your real estate needs with a high level of client care.

At Tessier, we value relationships. We are all in this together, so we strive to build relationships with our clients, customers, tenants, and vendors with integrity and fairness. We treat all with respect, dignity, and honor. We do not exaggerate or stretch the truth. We give our honest opinions and advice. We always strive for excellence in every way and continually improve our processes and services.

Tessier built a strong base in property management and leasing. Today, the Tessier team manages or exclusively leases over 80 major office, commercial, retail, and multi-family residential properties.

As one of the top brokerage firms in Asheville, Tessier broadened its scope to also help clients build, buy, or lease properties in suburban and other properties throughout Western North Carolina and neighboring states.

Today, the company is represented by a strong group of professionals who combine their talents to make Tessier a leader in building relationships.





**Bill Steigerwald**  
Advisor / Broker

Bill is a seasoned broker having sold multi-million dollar assets, negotiated several professional office leases, contracted a major sale-leaseback with Opportunity Zone benefits, and researched dozens of development land projects. His strengths are communication, negotiation, knowledge of essential service providers, and his proactive approach. His background includes business administration, marketing, and small business management.

Raised in North Carolina, schooled at UNC-Chapel Hill, he set out to see more of the world. He worked for Marriott Hotels in Washington, DC, New Orleans, and New Jersey, then became an entrepreneur in the event production field, creating major private and public events in Houston and winning international recognition. Ultimately he and his wife built a home and moved to their dream location, western NC.

Bill is an avid woodworker, cook, reader, hiker, and traveler, and enjoys kayaking and fishing.



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