

# Premier Outdoor Shooting Range & Residence

431 NEW CASTLE FARM ROAD | MEBANE, NC





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# Welcome to Bassi Ranch

A Premier Outdoor Shooting Range & Residence

## Property Overview

Welcome to Bassi Ranch, a remarkable 64-acre property that offers a unique blend of business opportunity and rural living in the heart of Caswell County, North Carolina. This meticulously designed and managed property is more than just an investment; it's a lifestyle! Here's your chance to own one of North Carolina's top-rated, full-service outdoor shooting ranges, nestled within an estate-like setting that is fully groomed and breathtakingly beautiful. With its stunning landscapes and well-maintained facilities, Bassi Ranch provides an exquisite experience for shooting enthusiasts and those seeking an idyllic countryside living. Don't miss your opportunity to be part of this unparalleled property that combines the thrill of shooting with the tranquility of rural living.

## Prime Location:

Bassi Ranch offers compelling location advantages. It is centrally located between the Triad and Triangle regions, providing easy access to major cities like Winston-Salem, Greensboro, Raleigh, Durham, and more within an hour's drive. The proximity to both Piedmont Triad International Airport and Raleigh-Durham International Airport ensures convenient travel options. As it is only 20 minutes away from the Virginia border and near the Caesars Virginia Resort & Casino, Bassi Ranch benefits from strategic growth as major cities expand towards its central location.

## Shooting Amenities

**Pistol Range:** 13 Lanes, automatic edging targets @ 25 yard line, static targets @ 30 and 50 feet, ADA lane with parking spot.

**Rifle Range:** Steel Plate Run, 300 yard rifle range, rimfire rifle steel plate arcade, rimfire magnum steel plate sniper perch.

**Shotgun Range:** Slug n' Buck Alley, Trap Field, Covered 5 Stand, Birdshot Alley

**Archery Range:** 2 archery alleys, one for traditional bullseye blocks and one for hunters with decoys.



# Property *Dashboard*

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\$1,600,000

Asking Price

64.44

*Total Acres*

Retail

*Land Use*

Owner User

*Sale Type*

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## FUTURE REVENUE

- Tactical Course: In process of being built
- Sporting Clays Course: In process of being built
- 9 Campground Campsites
- 3 Additional Homesites
- Gunsmith Shop available for rent

## KEY AMENITIES

- **64 Acres of Pristine Land:** This expansive property spans 64 acres and is meticulously groomed to resemble an estate, offering a beautiful and well-maintained environment.
- **High-Speed Connectivity:** Enjoy the convenience of fiber optic Internet service on-site
- **Residential Opportunities:** The property features three alternate residential build sites, each with its own gated entrance, offering flexibility and privacy. Additionally, a like-new raised-ranch-style house with 1,800 square feet of living space is included, fully furnished and featuring 3-4 bedrooms, 2 bathrooms, coffered ceilings, granite kitchen countertops, a gas stove, fireplace, and various other amenities.
- **Subdivided Lots:** The entire property is subdivided into five separate lots, providing the potential for future development or the option to sell individual lots for flexibility and financial gain.
- **Low Taxes and No Zoning Restrictions:** Benefit from the advantage of low taxes and the absence of zoning restrictions, allowing for various potential uses and increasing the property's appeal.













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# *Bassi Ranch Business Potential*

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## *Self-Sustaining Business*

Bassi Ranch is financially self-sustaining, generating revenue that supports six employees, covers grounds maintenance, utilities, and facilities, resulting in a significant net profit. This ensures stability and profitability for the business.

## *Assistance in Transition*

The owner is willing to assist in setting up a transition period to preserve the business flow, making this a turn-key opportunity for individuals or organizations interested in entering the shooting range and outdoor recreation business. This smooth transition ensures continuity and success for the new owner.

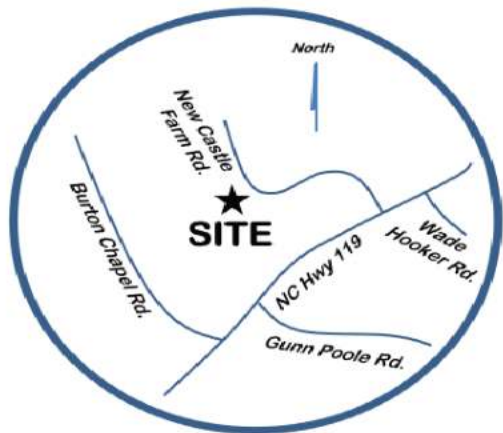
## *Multiple Revenue Streams*

Depending on your management approach, this property offers the potential for minimal overhead costs and maximum profit margins. Explore diverse revenue streams such as hosting events, offering shooting lessons, providing outdoor adventure activities, or even expanding the shooting club's membership to capitalize on the property's unique features and attract a wider customer base.

## *Shooting Club Membership*

The property includes a well-established shooting club with a robust and dedicated membership base. This provides immediate revenue opportunities from membership fees, events, and services offered to club members.





VICINITY MAP (NOT TO SCALE)

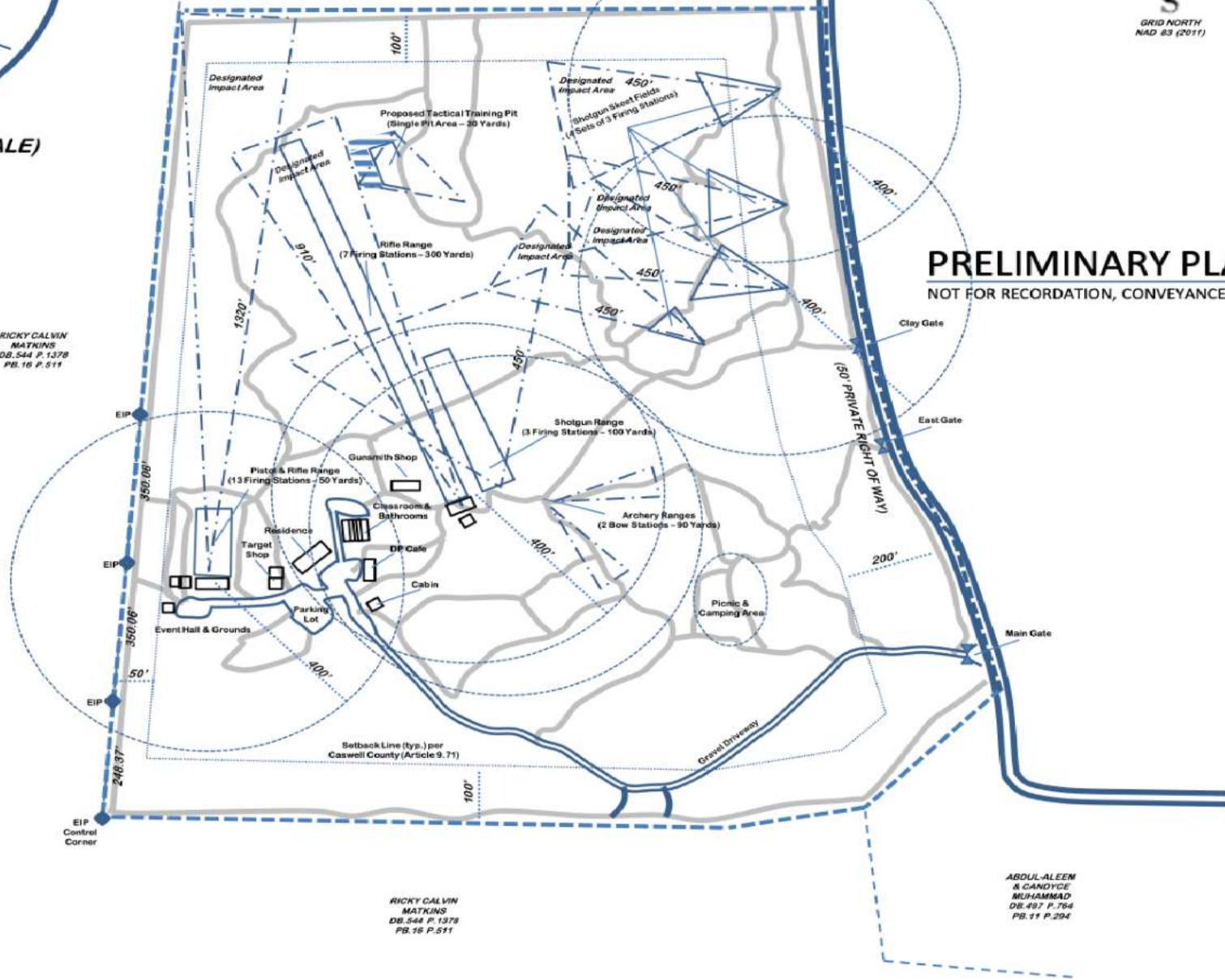


RYAN MICHAEL  
WARD  
DB.533 P. 149  
PB.15 P.360

RICKY CALVIN  
MATKINS  
DB.544 P. 1378  
PB.16 P.511

# PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCE, OR SALES.



**LEGEND**  

 EIP EXISTING IRON PIPE

RICKY CALVIN  
MATKINS  
DB.544 P. 1378  
PB.16 P.511

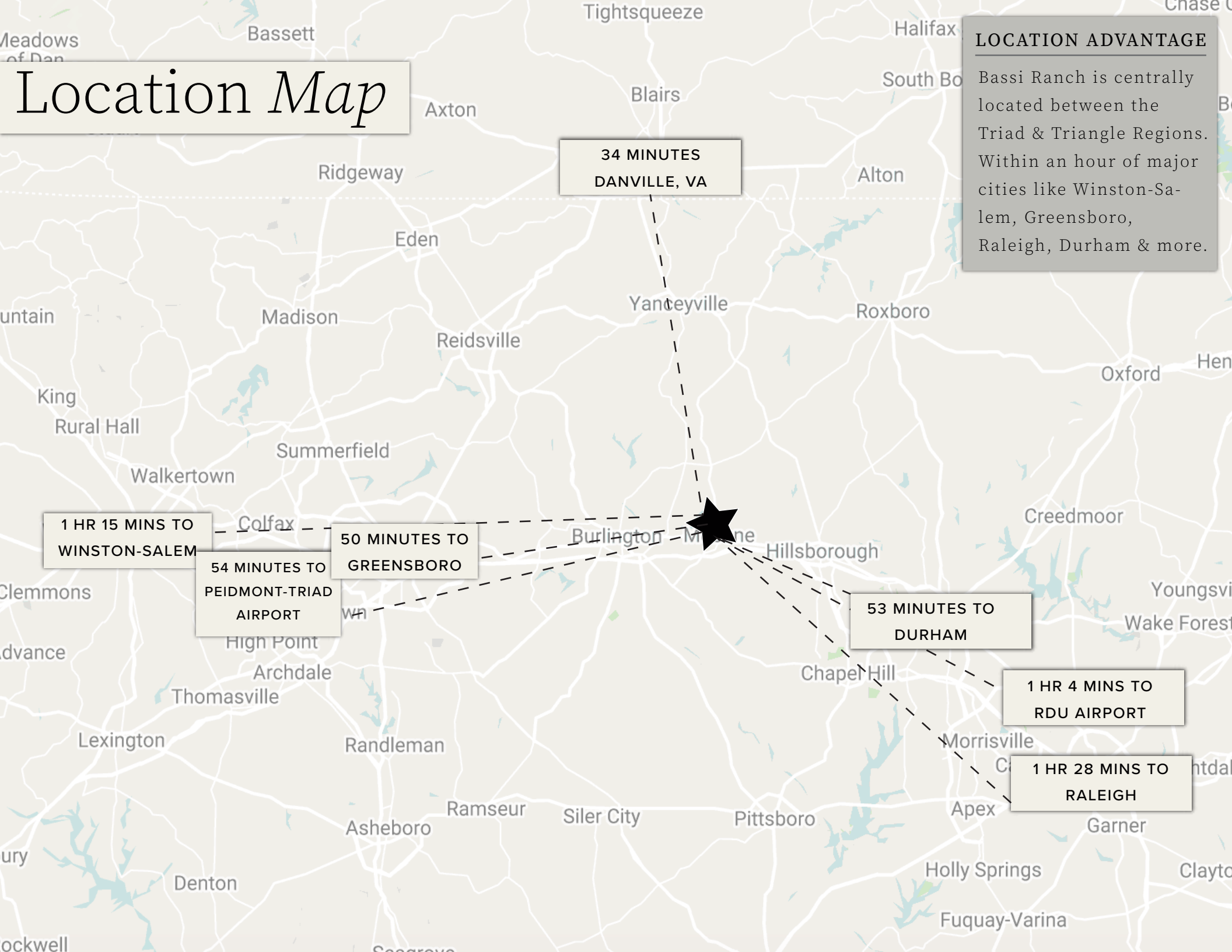
ABDUL-ALEEM  
& CANDYCE  
MURHAMMAD  
DB.497 P.764  
PB.11 P.294



# Location Map

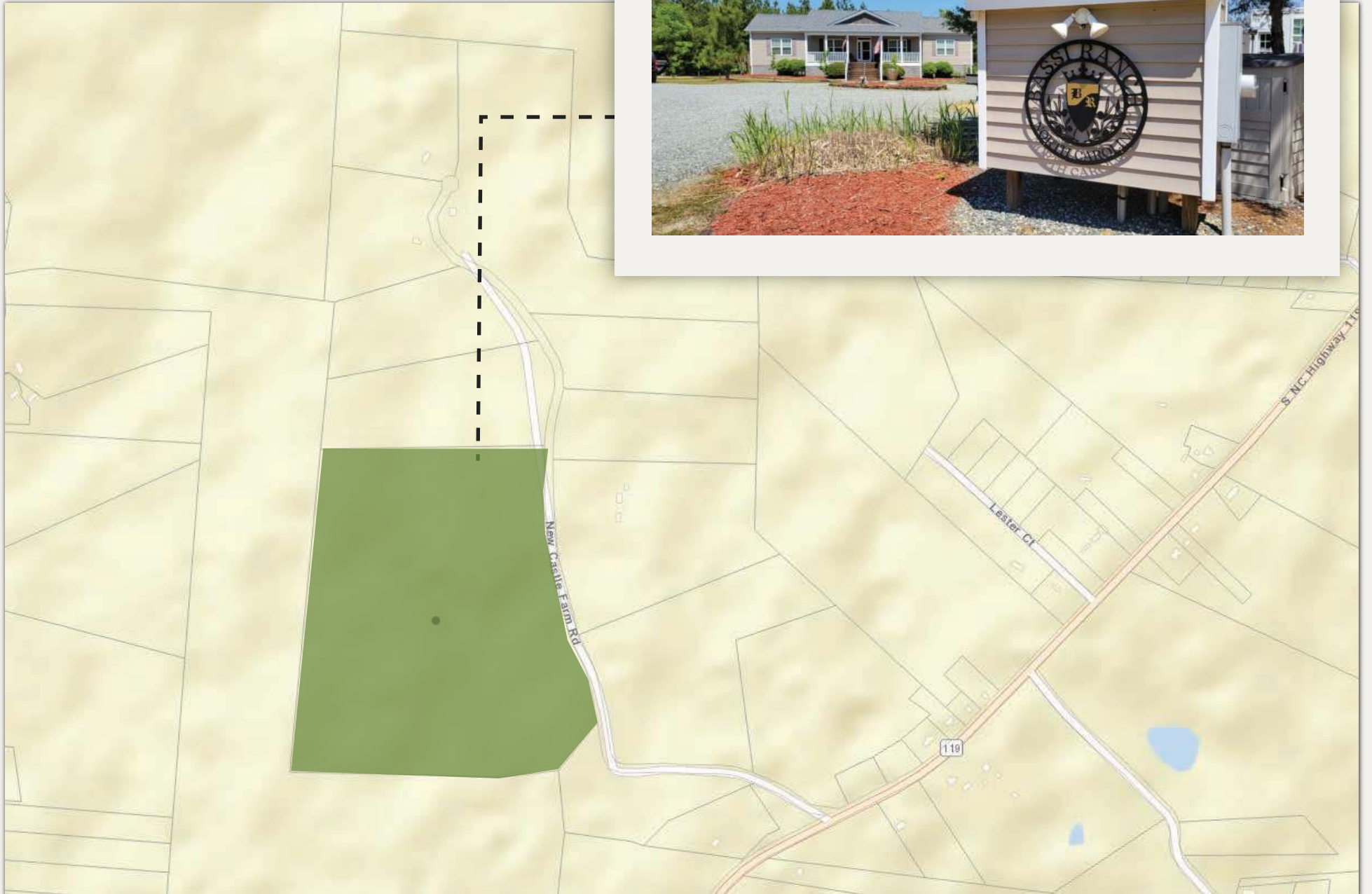
**LOCATION ADVANTAGE**

Bassi Ranch is centrally located between the Triad & Triangle Regions. Within an hour of major cities like Winston-Salem, Greensboro, Raleigh, Durham & more.





# Parcel Map





# Market Overview - *Mebane, NC*

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Mebane, North Carolina, is a vibrant town with a thriving market. Nestled conveniently between the bustling cities of Durham and Greensboro, Mebane offers a unique blend of small-town charm and modern amenities. The local market scene in Mebane is diverse and dynamic, catering to the needs and interests of its residents. From its farmers' market, where you can find fresh produce and locally made goods, to its shopping centers, offering an array of retail and entertainment options, Mebane has something for everyone. The housing market in Mebane is also notable, with a range of housing options available to suit different budgets and preferences. As the town continues to experience growth and development, the market in Mebane shows promising potential for both residents and businesses alike.

Furthermore, Mebane boasts a strong sense of community, with numerous local businesses and restaurants that contribute to its vibrant economy. The town's strategic location along major transportation routes, such as Interstate 85 and Interstate 40, makes it a prime location for businesses, attracting both local entrepreneurs and larger companies. With a population that is steadily increasing, Mebane offers a promising market for new ventures and investment opportunities. Whether you're looking for a quaint rural experience or a convenient suburban lifestyle, Mebane's market has options and opportunities that continue to attract individuals and families seeking a thriving community to call home.



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CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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