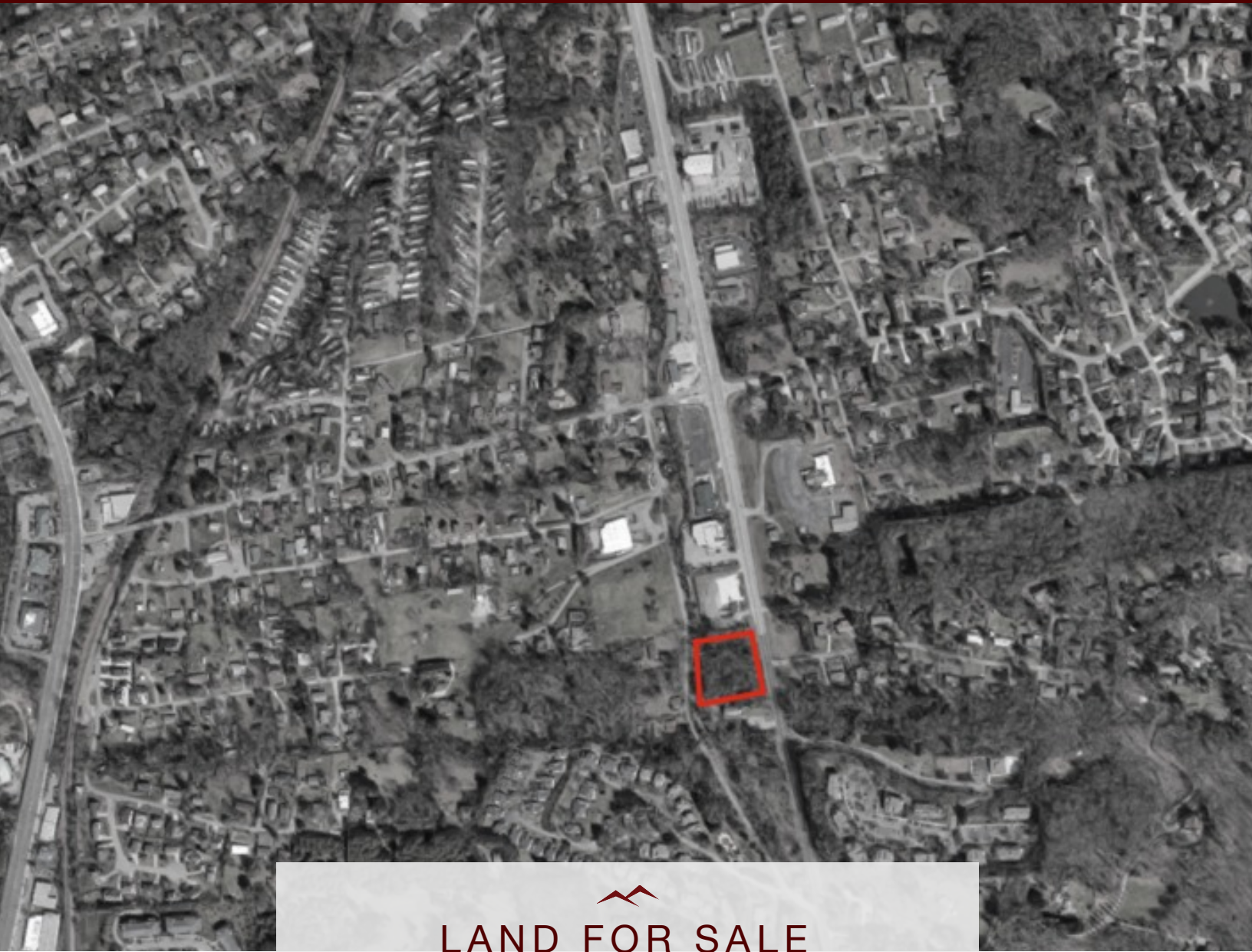




Dewey Property Advisors

SWEETEN CREEK ROAD

VACANT LAND



LAND FOR SALE

1444 SWEETEN CREEK ROAD, ASHEVILLE, NC 28803

Presented By

SCOTT RAINES, CCIM

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DEWEY PROPERTY ADVISORS

9 Pack Square SW
Asheville, NC 28801
828.548.0090
deweypa.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	2.05 Acres
Zoning:	RM16
Market:	Asheville
Submarket:	South
Price / SF:	\$3.35
Traffic Counts:	22,000 VPD

PROPERTY OVERVIEW

2.05 Acres of RM16 zoned land for sale. The subject site has 330 feet of frontage on high trafficked Sweeten Creek Road in south Asheville, which is the primary non-interstate road traveled from N. Asheville to S. Asheville. 5 miles to interstate I-40. 8 miles to I-26.

Vacant lot beside Hair of the Dog Pet Salon.

PROPERTY HIGHLIGHTS

- High traffic counts
- Easy access to interstates
- Water & Sewer available



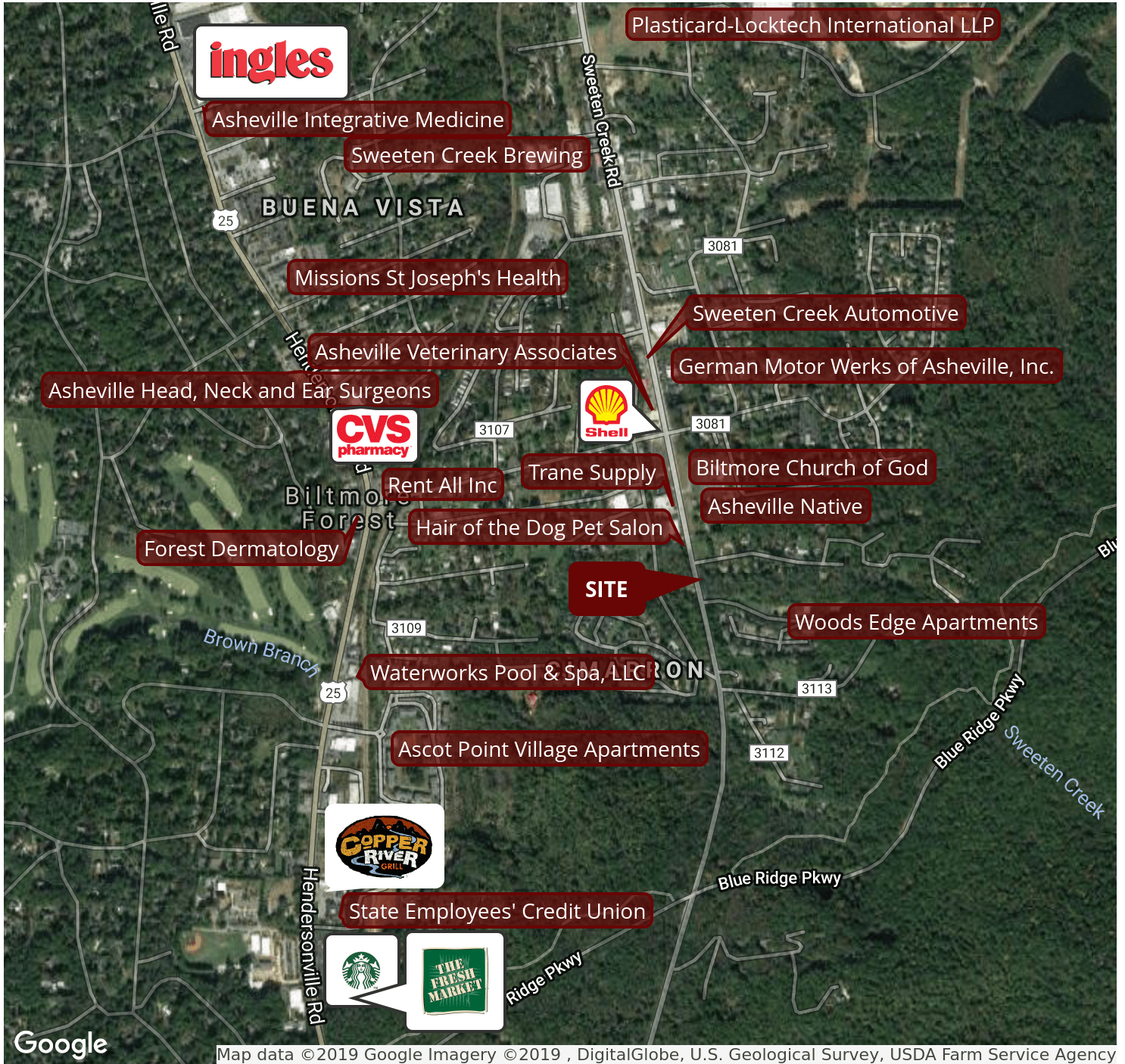
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ADDITIONAL PHOTOS



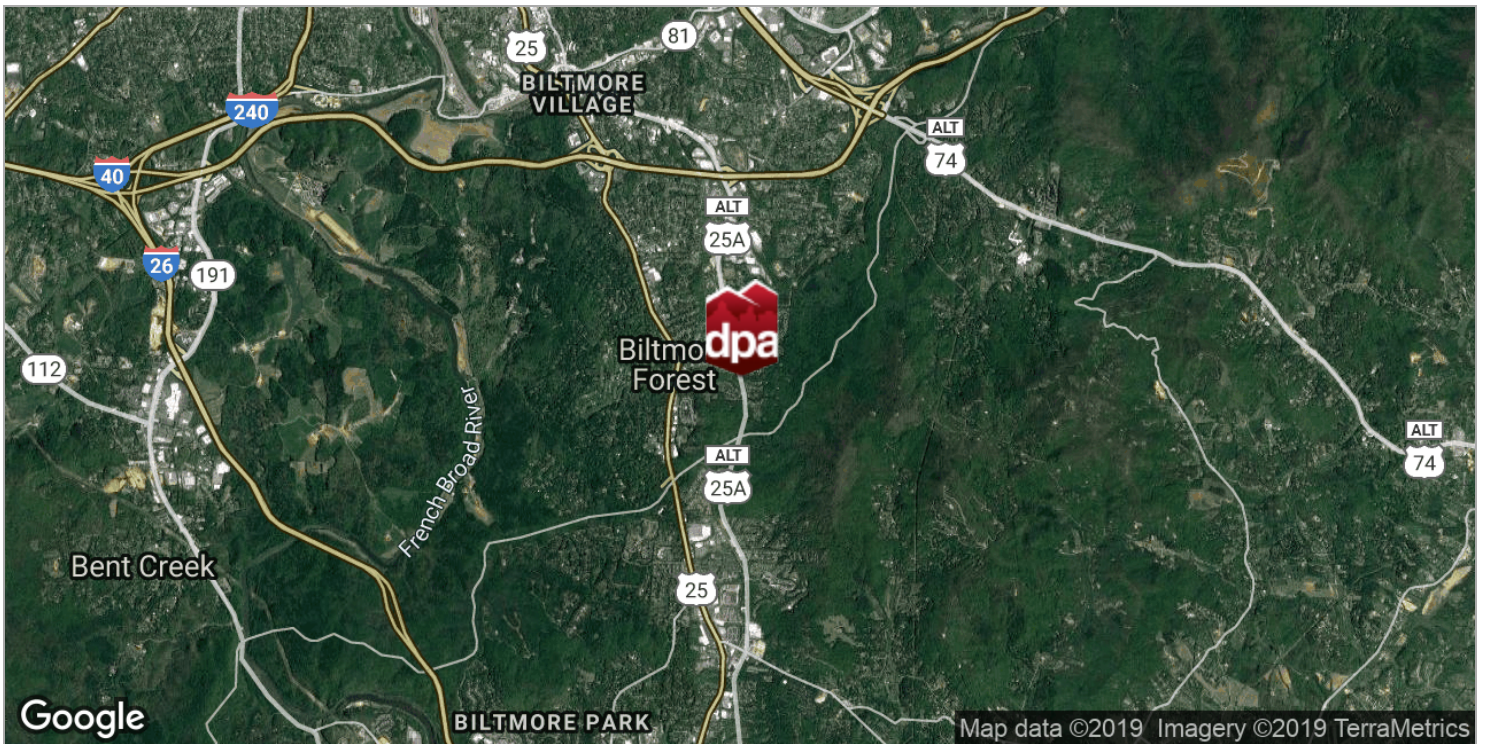
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RETAILER MAP



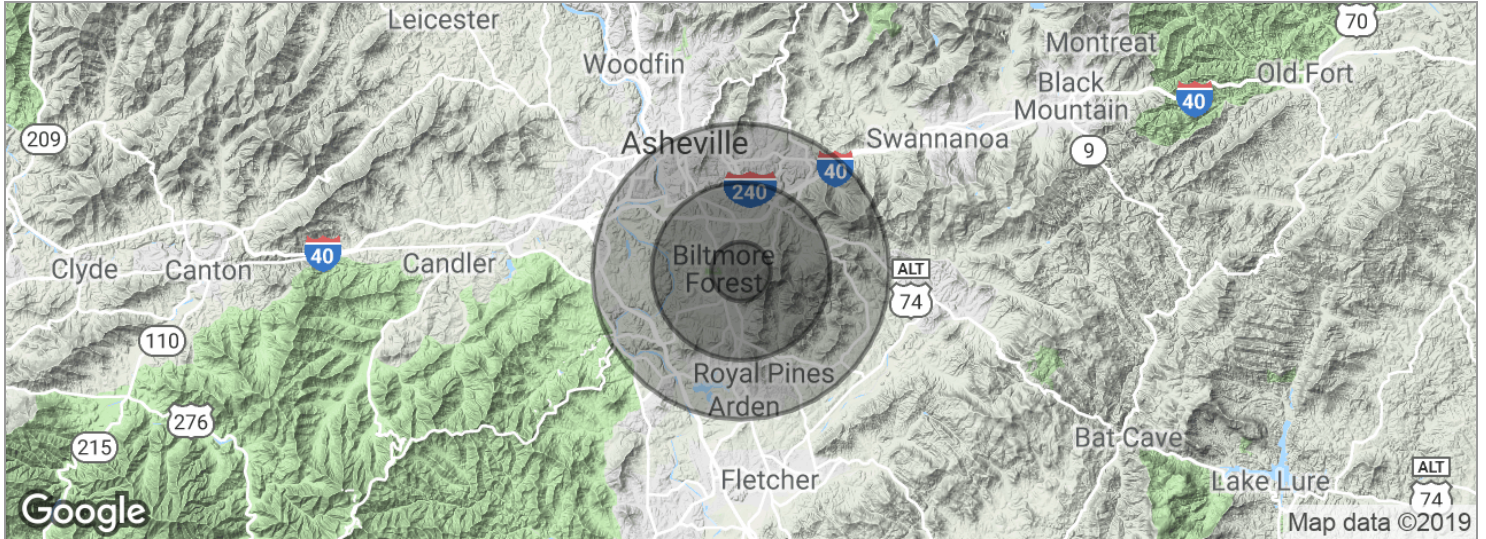
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LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,911	24,048	62,559
Median age	37.9	41.4	41.8
Median age (Male)	39.2	39.6	40.4
Median age (Female)	36.3	42.9	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,707	11,028	28,288
# of persons per HH	2.3	2.2	2.2
Average HH income	\$58,868	\$66,055	\$65,955
Average house value	\$192,392	\$210,527	\$211,509

** Demographic data derived from 2010 US Census*



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