

1.136 Acre Prime Development Site
1.4 miles to I-40 On-ramp

Sweeten Creek Rd., 1200 Block, Asheville, NC 28803



For Sale
\$299,900

This site is at Sweeten Creek Road and Rock Hill Road, and is 1.5 miles from I-40

- Parcel with 120' road frontage
- All utilities available (electric already on-site)
- Located less than 1 1/2 miles from I-40 on-ramp
- Access to Hendersonville Rd/Biltmore Forest via Rock Hill Rd
- C-I zoning allows for a variety of uses
- Busy corridor with 24,000 vehicles-per-day

MLS: 3407997 Catylist: 30313673 Loopnet: 3020644

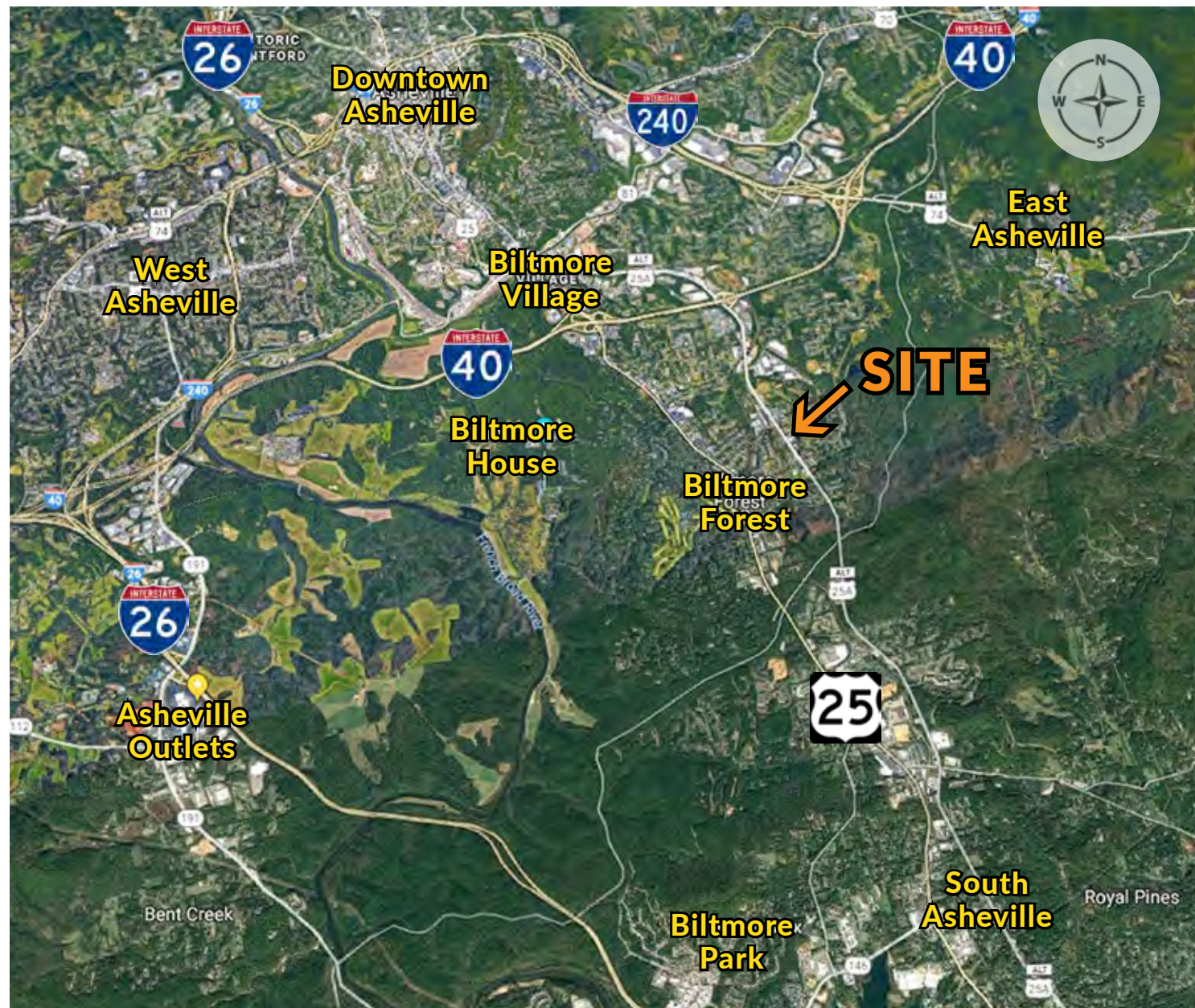
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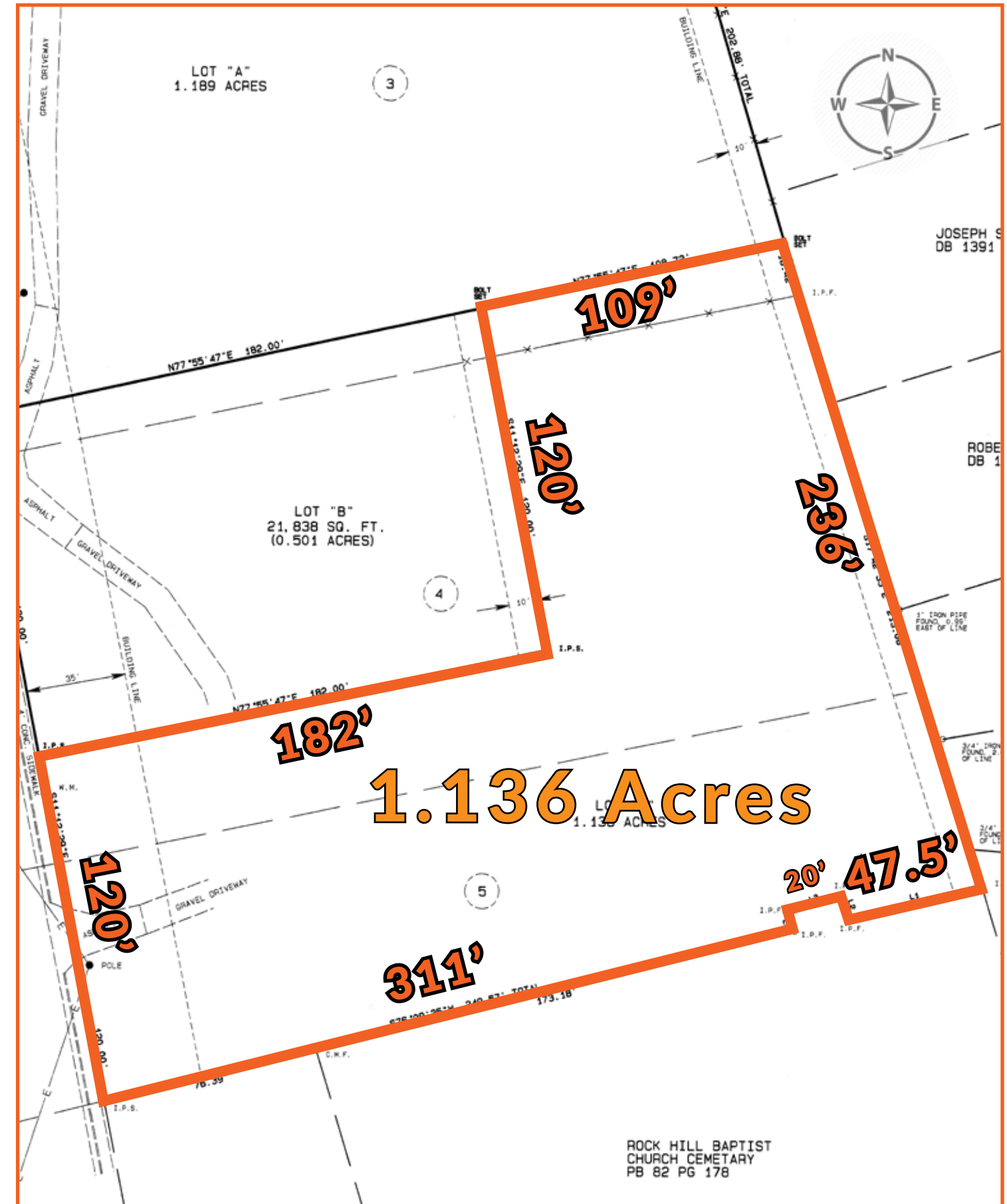
SUMMARY

BEST USES: Development for retail, office, hotel, multi-family, medical, industrial

MUNICIPALITY:	ASHEVILLE	TOTAL ACRES:	1.136 Acres	WATER:	PUBLIC / AVAILABLE
COUNTY:	BUNCOMBE	APPROX. LOT DIMENSIONS:	120' x 378' x 236' x 291'	SEWER:	PUBLIC / AVAILABLE
ZONING:	C-1 (Commercial Industrial)	ROAD FRONTAGE:	120' on Sweeten Creek	GAS:	PUBLIC / AVAILABLE
TYPE:	LAND	FLOODPLAIN:	NO	ELECTRIC:	PUBLIC / ONSITE
DEED BOOK, PAGE:	5646, 0404	TRAFFIC COUNTS:	24,000 VPD		
PIN #:	9656-38-3613				
TAXES:	\$2,931.77 (2017)				



Wider aerial showing proximity to downtown Asheville, Biltmore Park, and freeways



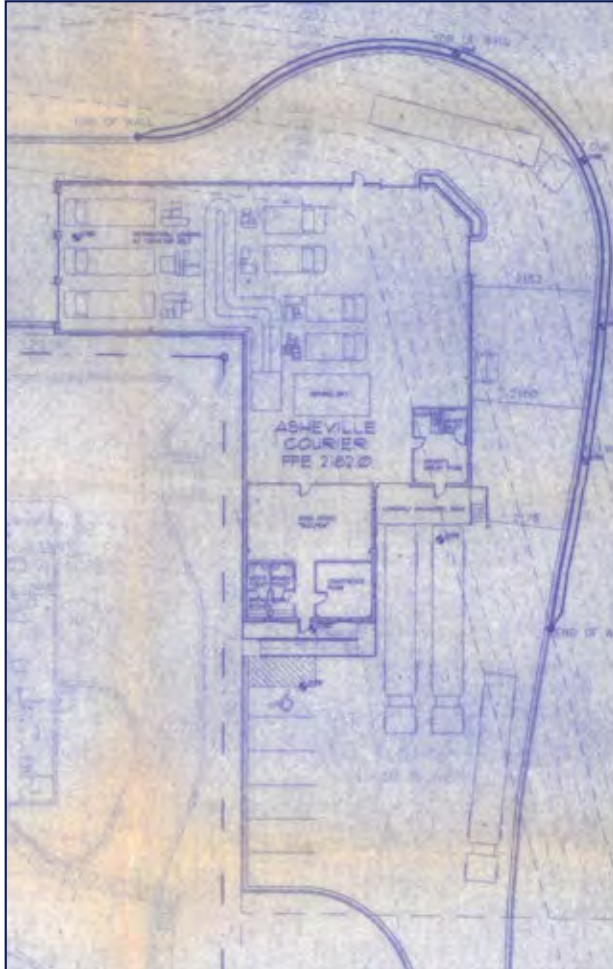
Site plan with lot line measurements

*Maps, illustrations and measurements are approximated.

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Concept drawing

DIRECTIONS FROM I-40:

- Take exit 51
- Turn south onto Sweeten Creek Road / US25A
- Drive 1.5 miles
- Property will be on your left, next to Retro Lube Shop

market | >>>intel

GREATER AVL MSA - 4 COUNTIES:

Buncombe, Haywood, Henderson & Madison

Population: 443,890

Projected 2020 Population: 468,146

Households: 179,606

Average Household Size: 2.28

Median Home Value: \$207,170

Average Family Income: \$73,638

Median Age: 44.2

Private Industries: 12,881

Service Providing Industries: 10,793

Federal, State & Local Industries: 12,235

ASHEVILLE DATA

3 MILE RADIUS:

2016 Population: 52,400

Average Household Income:
\$57,279

Owner Occupied

Housing Units: 10,828

Population 35 - 64: 12.53%

Population 20 - 34: 12.55%

Population 65+: 5.47%

10 MILE RADIUS:

2016 Population: 187,500

Average Household Income:
\$67,735

Owner Occupied

Housing Units: 52,076

Population 35 - 64: 13.7%

Population 20 - 34: 9.45%

Population 65+: 6.07%

5 MILE RADIUS:

2016 Population: 98,400

Average Household Income:
\$59,228

Owner Occupied

Housing Units: 22,539

Population 35 - 64: 12.93%

Population 20 - 34: 6.35%

Population 65+: 5.83%



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7/1/18

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Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends Purchaser's or Tenant's personal investigation.