

Hendersonville Road Corridor

Large Tract 0.8 Miles From Airport Rd



Hendersonville Road, Arden, NC 28704

Seller Will Deliver Site-Ready



- High-demand commercial corridor in South Asheville
- Delivered cleared and graded with utilities and DOT access
- Zoned EMP
- Traffic counts of 24,000 cars per day

MLS#: 3325815

Loopnet: 2052046

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SUMMARY: HENDERSONVILLE ROAD

BEST USES: COMMERCIAL, OFFICE, RETAIL, MULTIFAMILY, HOSPITALITY, INSTITUTIONAL

ACRES: 3.1
PRICE PER ACRE: \$643,548.38
TAXES (2017): \$3,880.49

LOT SHAPE: RECTANGULAR
LOT DIMENSIONS: 173'x495'x309'~557'
ROAD FRONTAGE: 175'
TOPOGRAPHY: LEVEL
UTILITIES: ON-SITE

MUNICIPALITY: ASHEVILLE
COUNTY: BUNCOMBE
ZONING: EMP
LOCATION: SOUTH
TYPE: LAND
DEED BOOK, PAGE: 5393, 0026
PIN #: 9654-14-7561

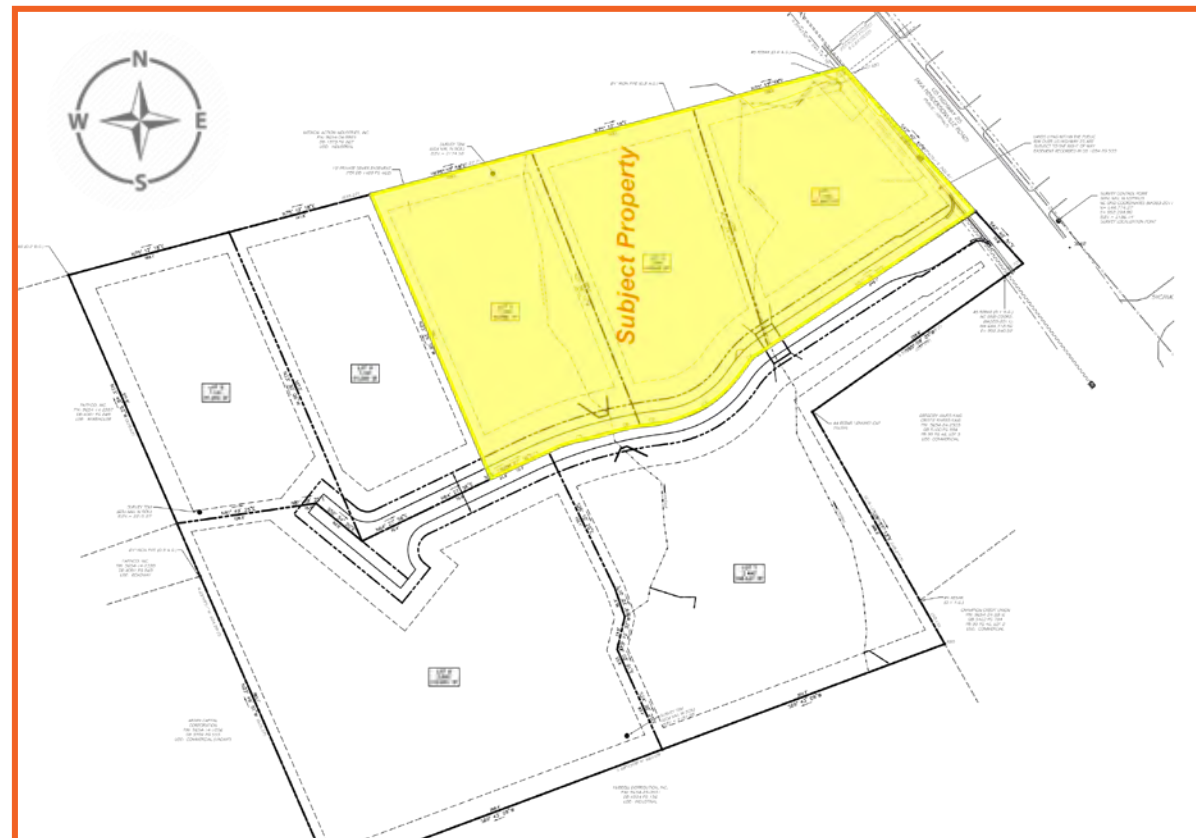
This 3.10 acre parcel on Hendersonville Road presents a rare opportunity to own 175' of frontage on high-demand Hendersonville Road in the South Asheville region of Buncombe County. This parcel will be subdivided off of the larger 10 acre tract for which the subdivision plans have already been approved, which means this level acreage will be delivered cleared and graded along with bringing in utilities to the site, and DOT approved access, making this an easy-to-develop building site. This area sees 24,000 cars per day, making it one of

the most highly-trafficked corridors in the county. This site is three miles from I-26 and the Asheville Regional Airport. The property is zoned commercial EMP, which allows for a myriad of uses including retail, office, hospitality, and multi-family. Immediate proximity to and surrounded by a bustling commercial area that includes numerous apartment complexes and a thriving industrial market makes this site advantageous for business.

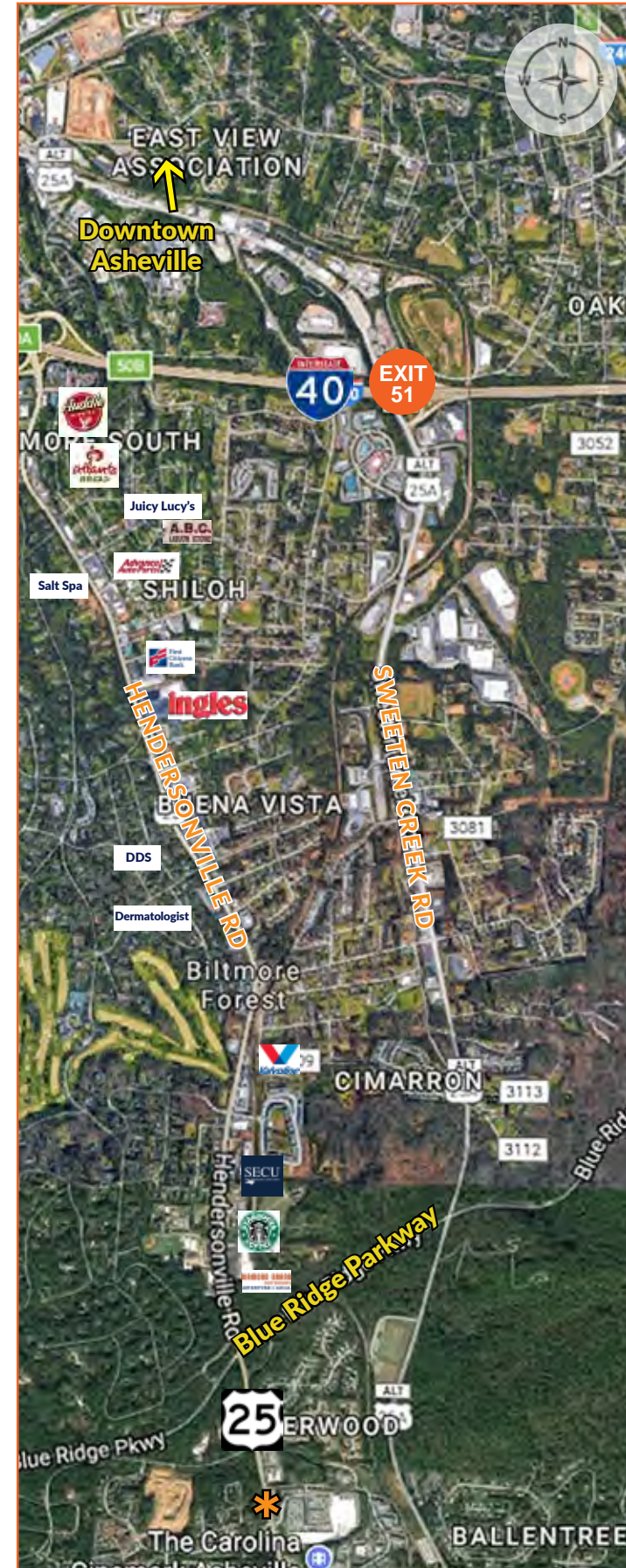
Just a few examples of permitted uses in an Employment District (EMP):

- Auto, Building and Business Services
- Building
- Manufacturing/processing
- Wholesale sales
- Storage & warehousing
- Medical clinic
- Physical fitness
- Retail trade/commercial services
- Recreation

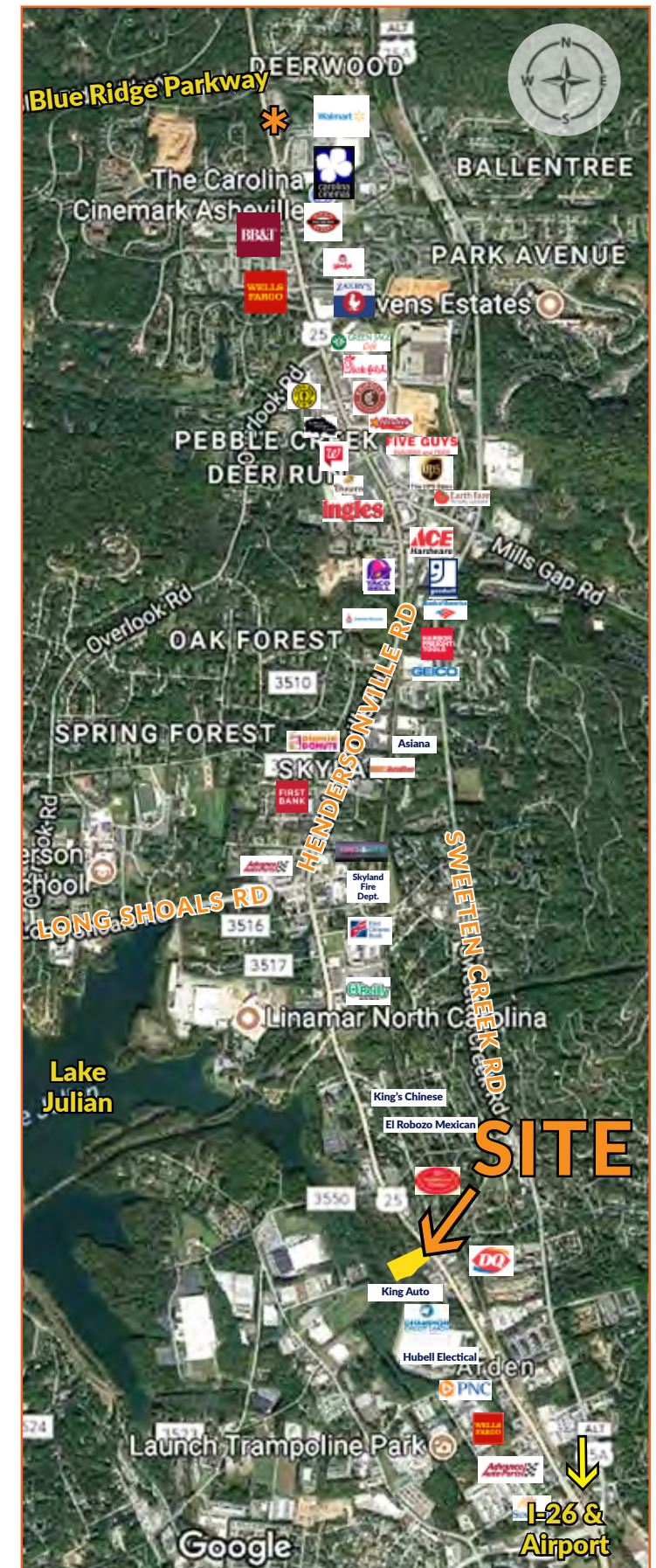
Talk to your Commercial Broker team about the wide variety of potential uses.



3.10 acre parcel will be subdivided from larger tract - plans already approved.



The Hendersonville Road corridor. Left: From Biltmore Village/I-40 to the Blue Ridge Parkway. Right: From the Blue Ridge Parkway down to Arden.



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Aerial view from the north

METROPOLITAN STATISTICAL AREA



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

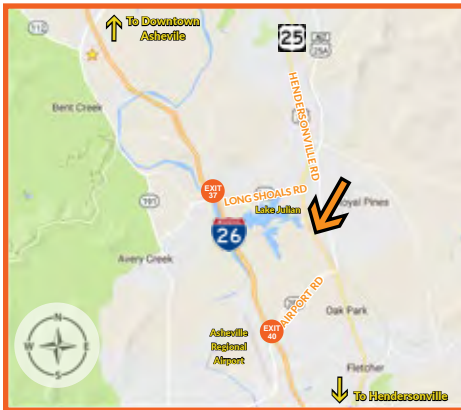
ASHEVILLE DATA:

| | |
|--------------------------------------|--------------------------------------|
| 3 MILE RADIUS: | 12.93% |
| 2016 Population: 52,400 | Population 20 - 34: 6.35% |
| Average Household Income: \$57,279 | Population 65+: 5.83% |
| Owner Occupied Housing Units: 10,828 | 10 MILE RADIUS: |
| Population 35 - 64: 12.53% | 2016 Population: 187,500 |
| Population 20 - 34: 12.55% | Average Household Income: \$67,735 |
| Population 65+: 5.47% | Owner Occupied Housing Units: 52,076 |
| 5 MILE RADIUS: | Population 35 - 64: 13.7% |
| 2016 Population: 98,400 | Population 20 - 34: 9.45% |
| Average Household Income: \$59,228 | Population 65+: 6.07% |
| Owner Occupied Housing Units: 22,539 | |
| Population 35 - 64: | |

DIRECTIONS

FROM DOWNTOWN ASHEVILLE:

- Take I-26 East/US-74 East toward Hendersonville
- Take Exit 37
- Turn left onto NC-146 E/Long Shoals Rd
- Drive 1.9 miles
- Turn right onto US-25 S/Hendersonville Rd.
- Go approximately 1 mile, property is on your right, just before Champion Credit Union



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FOR SALE
3.10 Acres
Hendersonville Rd, Arden
\$1,995,000

*All maps, aerials, illustrations, and measurements are approximated.

01/01/18