

Intersection of Sardis & Sand Hill Roads

2.34 Acre Level Lot



Sardis Road, Asheville, NC 28806

Cleared and Level Acreage at Signalized Intersection

FOR SALE
2.34 Acres
\$850,000
\$363,247.86 / Ac.



- Cleared and level parcel in central Asheville
- Hard corner at signalized intersection
- Established and growing corridor
- Immediate proximity to Enka Intermediary School
- Traffic counts exceeding 14,000/day
- Zoned C-I (Commercial-Industrial)
- Near Enka Commerce Park, Asheville Outlet Mall, Ridgefield Business Center, 356-unit Greymont Apartments, and 312-unit Asheville Exchange Apartments

MLS#: 3226789

Karnes/CPE: 487198

Loopnet: 9499992

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SUMMARY: SARDIS ROAD

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

ACRES: 2.34
PRICE PER ACRE: \$363,247.86
TAXES (2017): \$2,509.77

MUNICIPALITY: ASHEVILLE
COUNTY: BUNCOMBE
ZONING: C-I
LOCATION: WEST/CENTRAL
TYPE: LAND
DEED BOOK, PAGE: 5136, 0371
PIN #: 9617-81-4946

LOT SHAPE: TRIANGULAR
LOT DIMENSIONS: 508' X 464' X 364'
ROAD FRONTAGE: 508'
TOPOGRAPHY: LEVEL
ROAD: Existing curb cuts at light
UTILITIES: ON-SITE

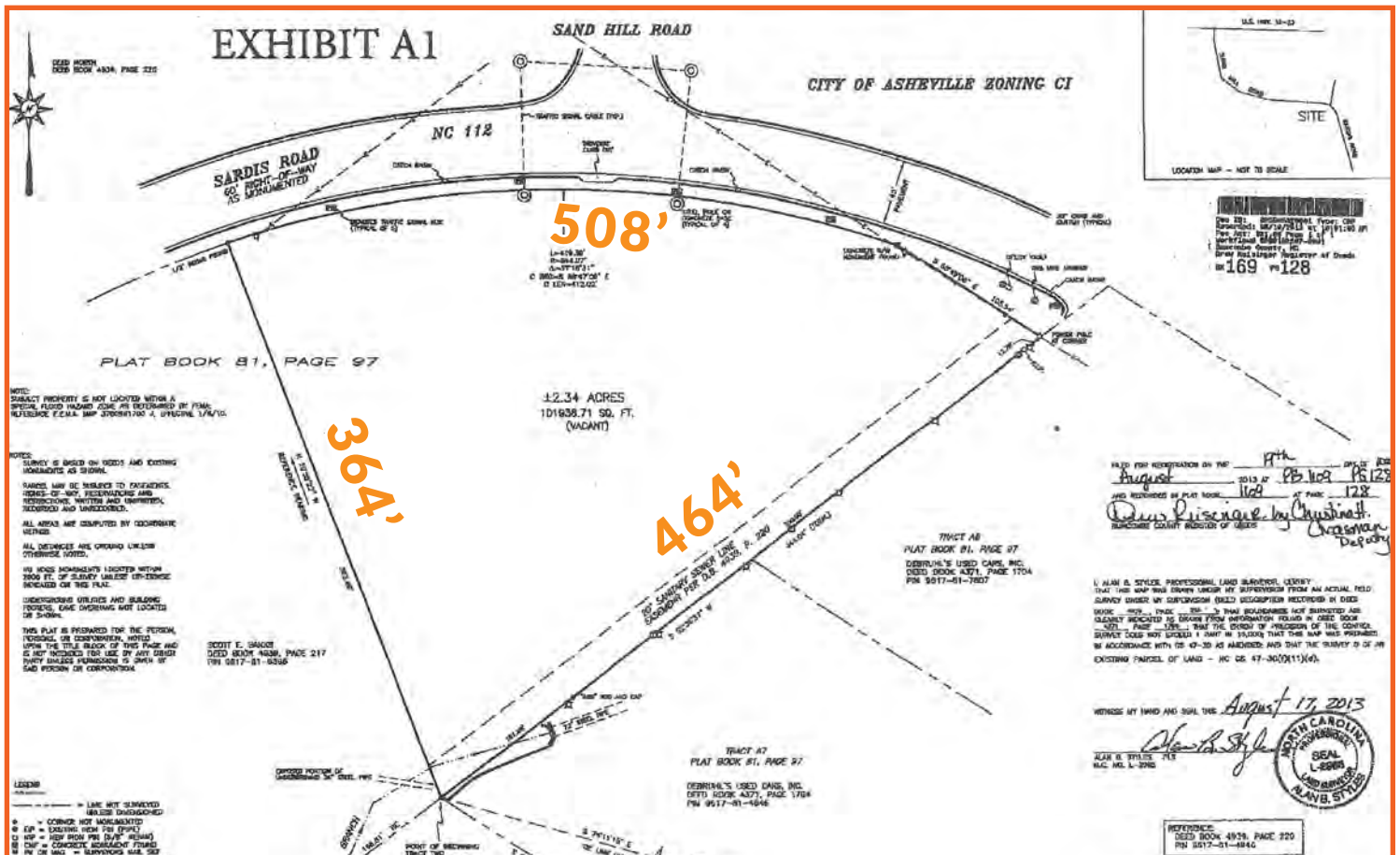
ZONING - COMMERCIAL-INDUSTRIAL (C-I)

The Commercial Industrial District is established to provide areas for a wide range of commercial and industrial uses including: light manufacturing, wholesale, warehousing, services, retail sales, offices, and residential uses. The district is established where environmental conditions and urban infrastructure are adequate to support commercial and industrial development.

A few examples of permitted uses:

- Residential, Lodging, Assisted Living, Day Care
- Hospital
- Government
- School, Community Center
- Recreational, Food, Microbrewery
- Offices, Professional Services
- Retail
- Light Industrial

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



Site Map for 9999 Sardis Road, at the intersection of Sardis Road and Sand Hill Road



This site is minutes from downtown, and adjacent to the Enka community



Aerial: view from from behind the BP station



Aerial: view from over Enka Intermediate School

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DIRECTIONS

FROM DOWNTOWN ASHEVILLE:

- Take I-26 East/US-74 East to Exit 33, Brevard Road / NC-191
- Go south on Brevard Road approximately 0.5 miles
- Turn Right onto Sardis Road / NC-112
- Proceed for 2 miles
- Subject property will be on left next to DeBruhl's Used Cars, and immediately past intersection/light

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



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

10/11/17