

# 5.55 Acre Site for Multi-Family Development Flat Lot, All Utilities, Up to 60 Units, Will Divide

6499 Brevard Road, Hendersonville, NC 28729



Aerial showing proximity to local businesses

- Ideal location in the heart of the Etowah community, at US 64 and Brickyard Road
- Just 8.7 miles from downtown Hendersonville
- Flat parcel with minimal sitework
- Great accessibility, very close to Ingles
- Utilities in place
- Zoned CC - Community Commercial
- Zoning allows multi-family, retail, or both
- 10,000 vehicles-per-day
- Dwelling on lot conveys no value

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# 6499 BREVARD RD

BEST USES: RETAIL, MULTI-FAMILY, WAREHOUSE/FLEX PERMITTED USES: COMMUNITY COMMERCIAL ZONING

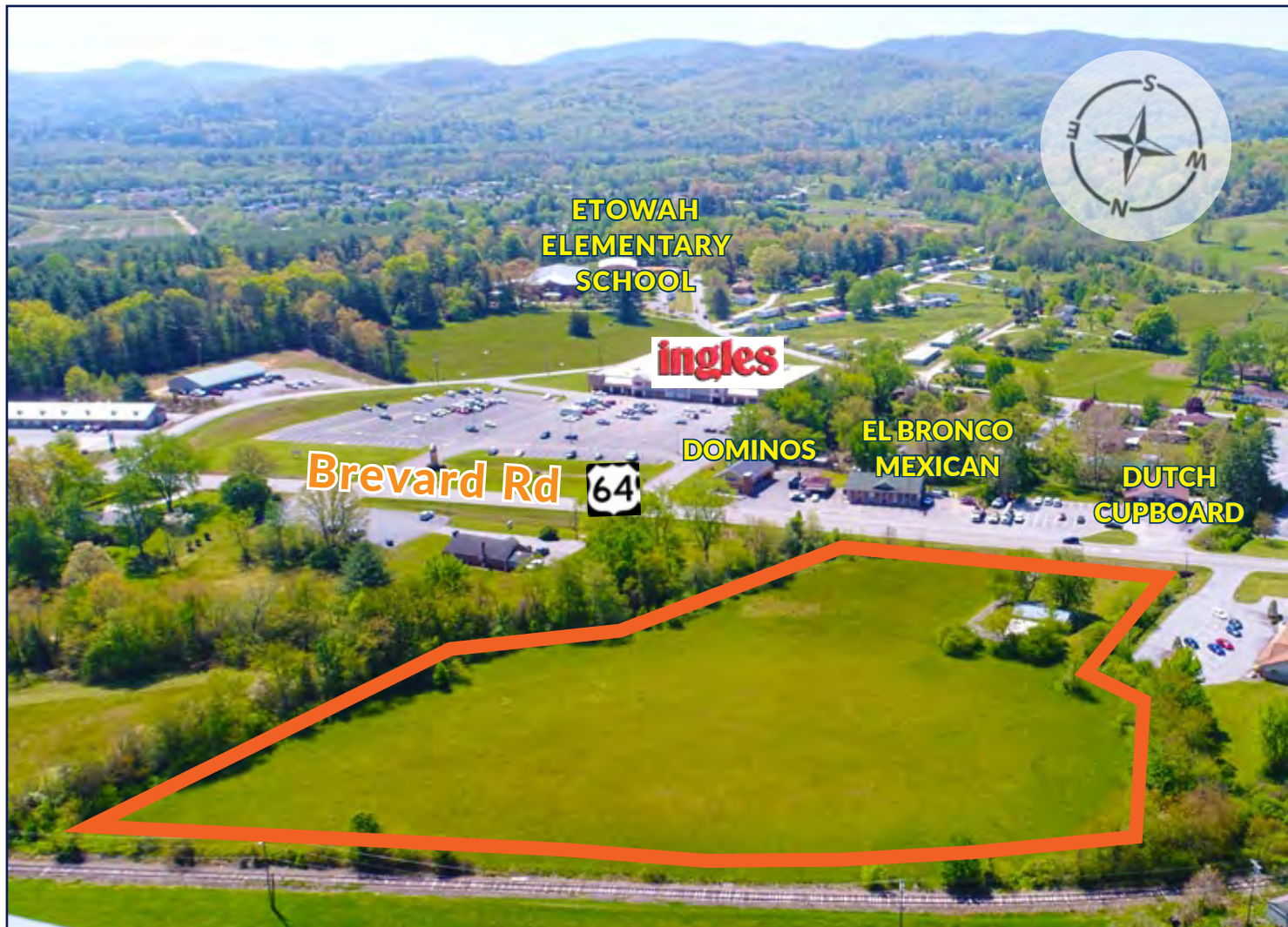
## SUMMARY

### OVERALL

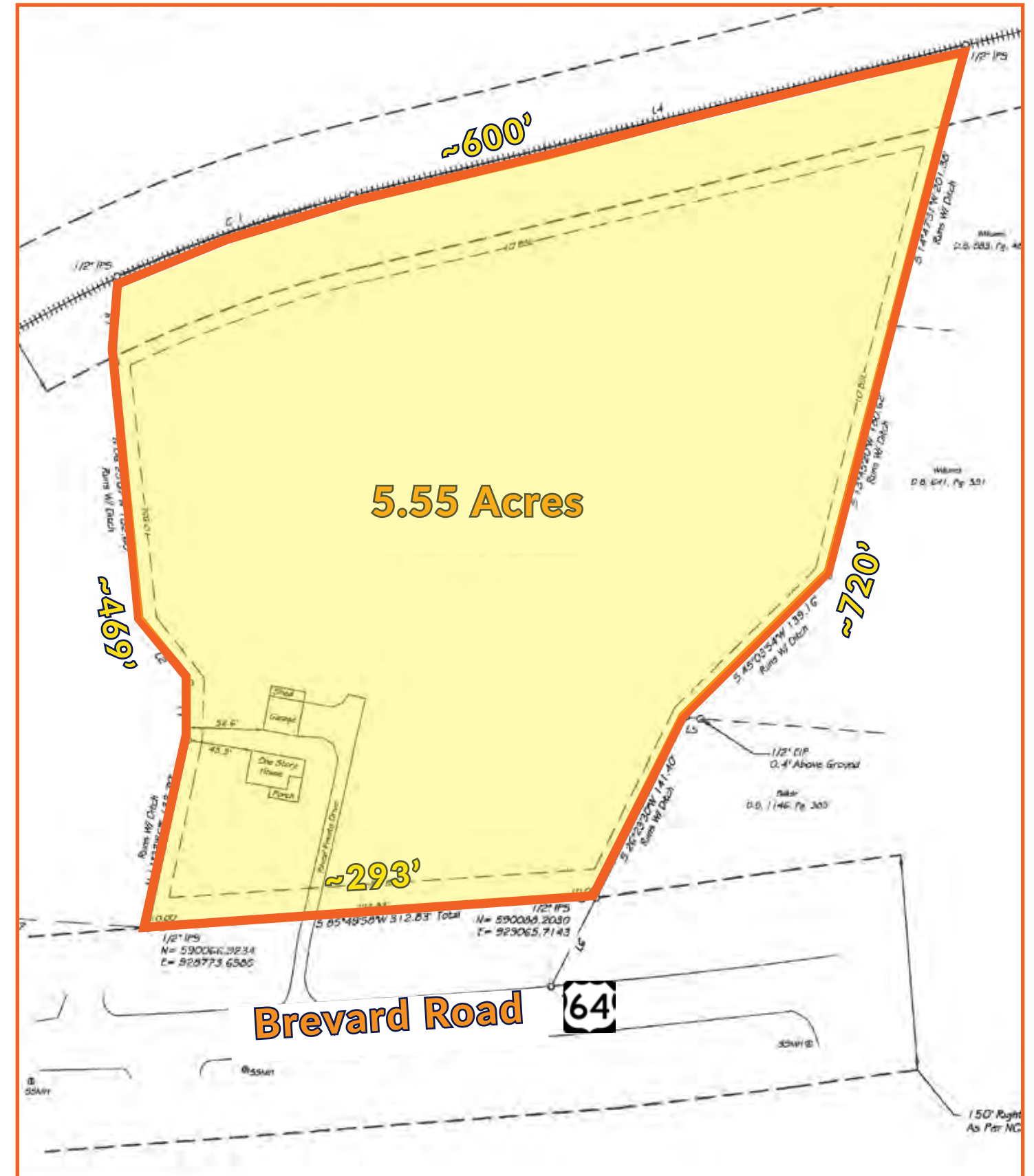
MUNICIPALITY:	HENDERSONVILLE	TOTAL ACRES:	5.55 Acres
COMMUNITY:	ETOWAH	LOT DIMENSIONS:	~293' x ~663' x ~600' x ~410'
COUNTY:	HENDERSON	ROAD FRONTAGE:	295'
ZONING:	CC	TOPOGRAPHY:	LEVEL
TYPE:	LAND	FLOODPLAIN:	NO
DEED BOOK, PAGE:	1383, 605	WATER:	AVAILABLE
PIN #:	9529-80-9245	SEWER:	AVAILABLE
TAXES:	\$2,629.08 (2017)	GAS:	AVAILABLE
		ELECTRIC:	AVAILABLE
		TRAFFIC COUNTS:	Brevard Rd/US 64: 10,000 VPD



Aerial view; 293' of frontage on Brevard Road



View looking south; Ingles across Brevard Road/US 64



Lot lines, measurements, aerials, labeling generally deemed accurate, but approximated.



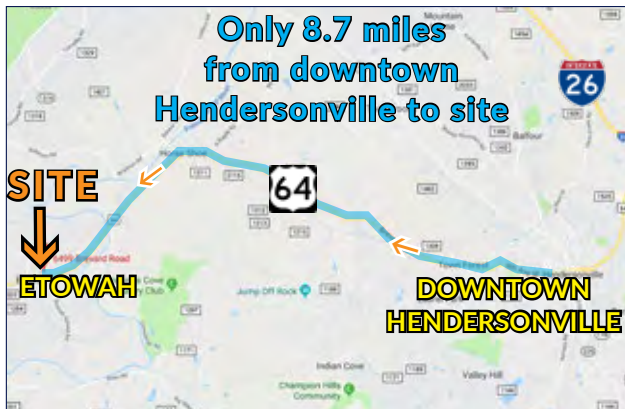
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6499 Brevard Road, Etowah, NC 28729



Street view showing level topography



### DIRECTIONS

#### FROM DOWNTOWN HENDERSONVILLE:

- Take Brevard Road/US 64 West through Horse Shoe and into Etowah
- After 8.7 miles, property will be on right, across from Dominos Pizza

### DISTANCES (miles)

Ingles	0.09
Downtown HVL	8.7
Pardee Hospital	8.7
Penrose	4.9
Horse Shoe	2.7
Brevard	11.5
Asheville Airport	11.3
1-26	10.7
I-40	23
Downtown Asheville	25
Greenville, SC	46.7
Charlotte	113
Atlanta, GA	185

### market | >>>intel

#### HENDERSONVILLE AREA DATA:

<b>3 MILE RADIUS:</b> 2016 Population: 33,019 Average Household Income: \$60,580 Owner Occupied Housing Units: 9,141 Population 35 - 64: 11.73% Population 20 - 34: 7.6% Population 65+: 10%	<b>10 MILE RADIUS:</b> 2016 Population: 117,168 Average Household Income: \$64,347 Owner Occupied Housing Units: 34,456 Population 35 - 64: 12.9% Population 20 - 34: 7.3% Population 65+: 8.3%
<b>5 MILE RADIUS:</b> 2016 Population: 61,425 Average Household Income: \$64,668 Owner Occupied Housing Units: 18,180	<b>3 MILE RADIUS:</b> Population 35 - 64: 12.1% Population 20 - 34: 7.4% Population 65+: 9.6%



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**FOR SALE:**  
**6499 Brevard Road**  
**Hendersonville, NC 28729**  
**5.55 Acres**  
**\$695,000**

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

3/15/19