

## Town Home Development Site Two Block From Main Street

First Avenue West, Hendersonville, NC 28739

**FOR SALE**  
**\$185,000**  
**0.57 Acres**



View looking toward First Avenue West; Inset: View looking from First Avenue West

- Two blocks from Main Street
- Flat, level parcel with all utilities
- Zoned R-6
- Lot size allows for four town homes
- City Council may approve higher density

MLS: 3476567 Catylist: 30385895 Loopnet: 15227730

**Andrew Riddle**  
**828.243.3610**  
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# SUMMARY: 9999 First Avenue West, Hendersonville, NC

**BEST USE:** Residential Town Homes, Commerical Mixed-Use **PERMITTED USES:** Per R-6 Zoning

MUNICIPALITY:	HENDERSONVILLE	TOTAL ACRES:	0.57
COUNTY:	HENDERSON	TOTAL SQUARE FEET:	24,830
AREA:	CITY CENTRAL	TOPOGRAPHY:	LEVEL
ZONING:	R-6	LOT SHAPE:	SQUARE
TYPE:	LAND	LOT DIMENSIONS:	164' x 132' x 160' x 154'
DEED BOOK, PAGE:	3300 / 129	ROAD FRONTAGE:	164'
PIN #:	9568-76-1959	WATER & SEWER:	CONTIGUOUS
	9568-77-1057	ELECTRIC:	CONTIGUOUS
		GAS:	CONTIGUOUS

## ZONING - R-6

Examples of R-6 District (High Density Residential District) projects are, but not necessarily limited to: Minor planned residential developments, single- and two-family dwellings, adult and child care homes (vs. centers), neighborhood community centers, parks, accessory dwelling units, and more. Some options require special permissions. [Talk to Andrew Riddle about the variety of potential uses.](#)



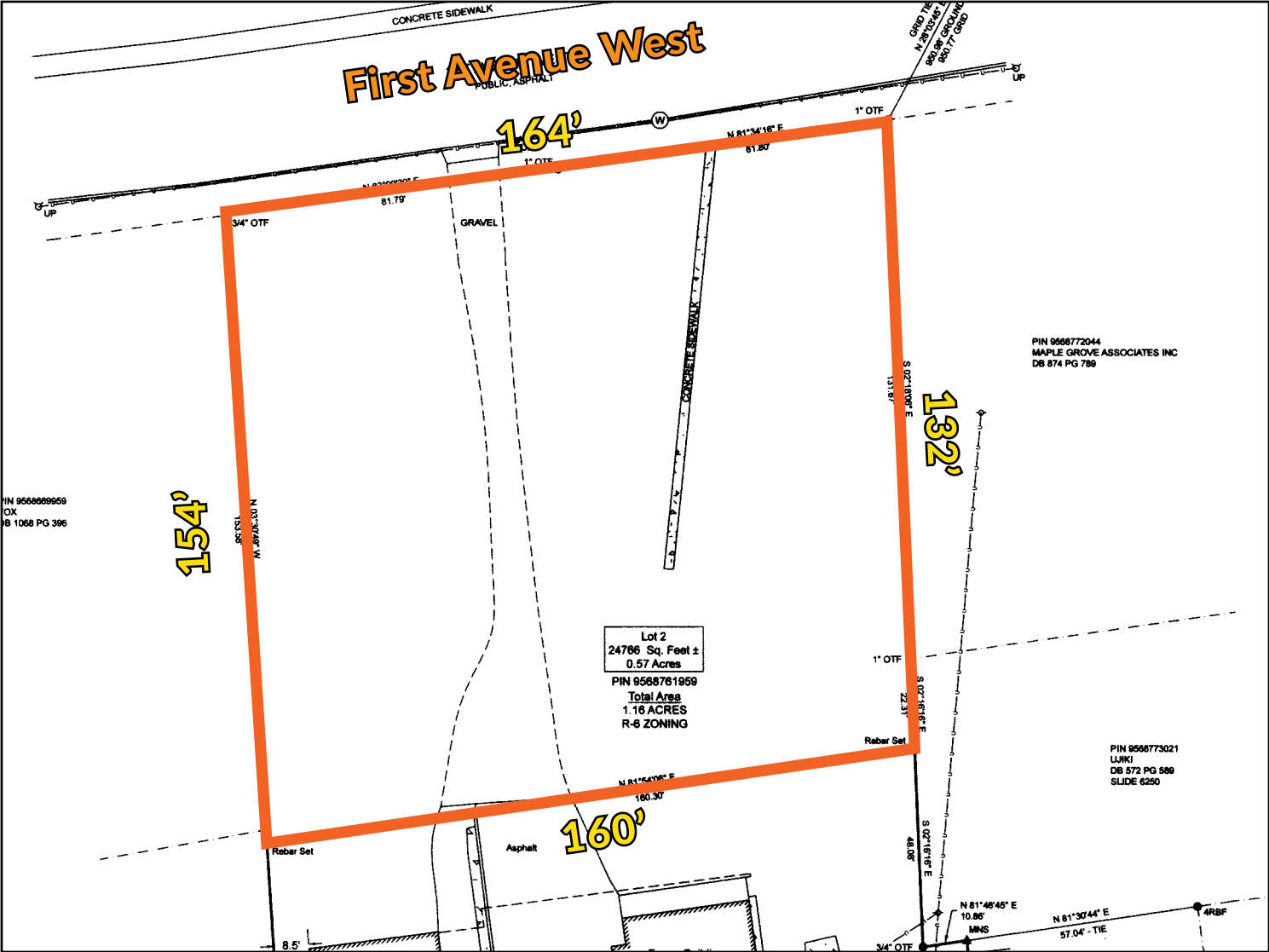
Aerial view looking south



Street view



Labeled aerial



Site plan



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market | >>> intel

### HENDERSONVILLE AREA DATA:

#### 3 MILE RADIUS:

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%

#### 5 MILE RADIUS:

2016 Population: 61,425  
Average Household Income: \$64,668  
Owner Occupied  
Housing Units: 18,180  
Population 35 - 64: 12.1%  
Population 20 - 34: 7.4%  
Population 65+: 9.6%

#### 10 MILE RADIUS:

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%

### DIRECTIONS

- FROM I-26, Exit 46:
- Take Exit 46 for US64/Four Seasons Blvd
- Follow Four Seasons Blvd to Church Street, Turn Left
- Turn right on First Avenue West
- Property will be 1 and 1/2 blocks ahead on your left, just past S. Washington St



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**FOR SALE**  
**First Avenue West**  
**Hendersonville, NC 28739**  
**\$185,000**

Property owner is a licensed North Carolina Real Estate Broker.

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

4/10/19

**Whitney Commercial Real Estate Services 828.665.9085 WhitneyCRE.com Commercial Brokerage | Property Management | General Contracting**

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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.