

1.136 Acre Prime Development Site

1.4 miles to I-40 On-ramp

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



For Sale
\$269,000

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

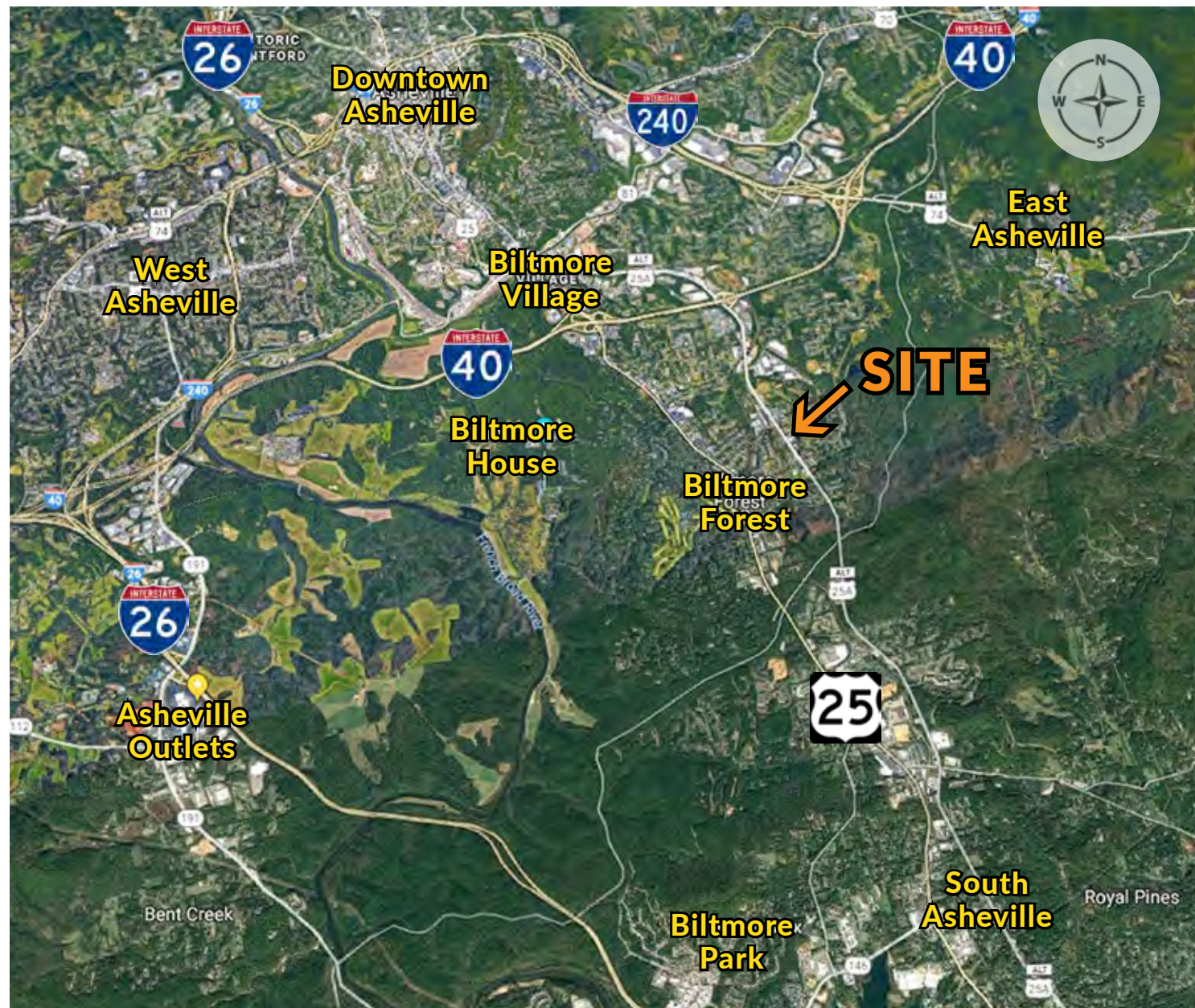
Loopnet: 3020644

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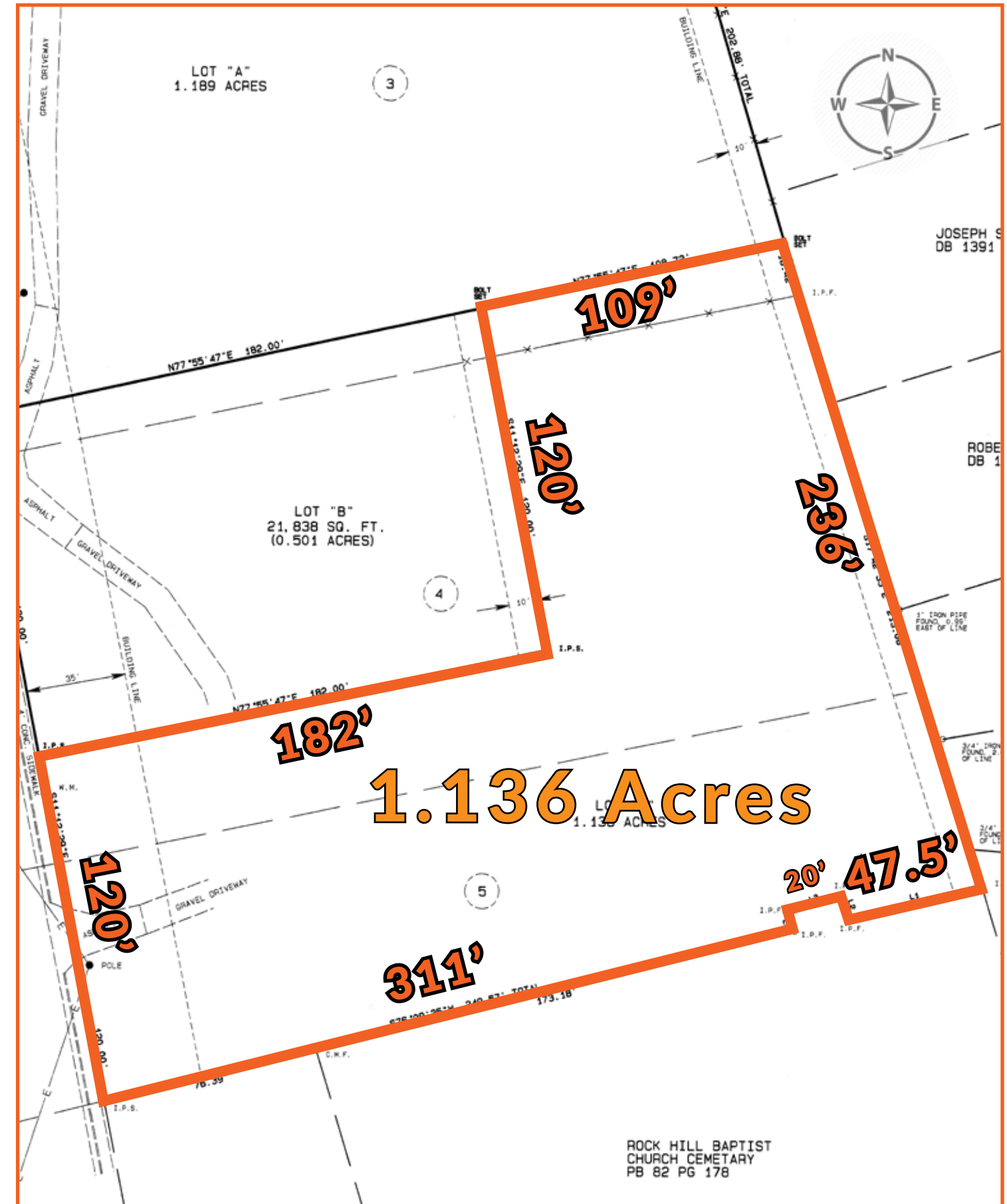
SUMMARY

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



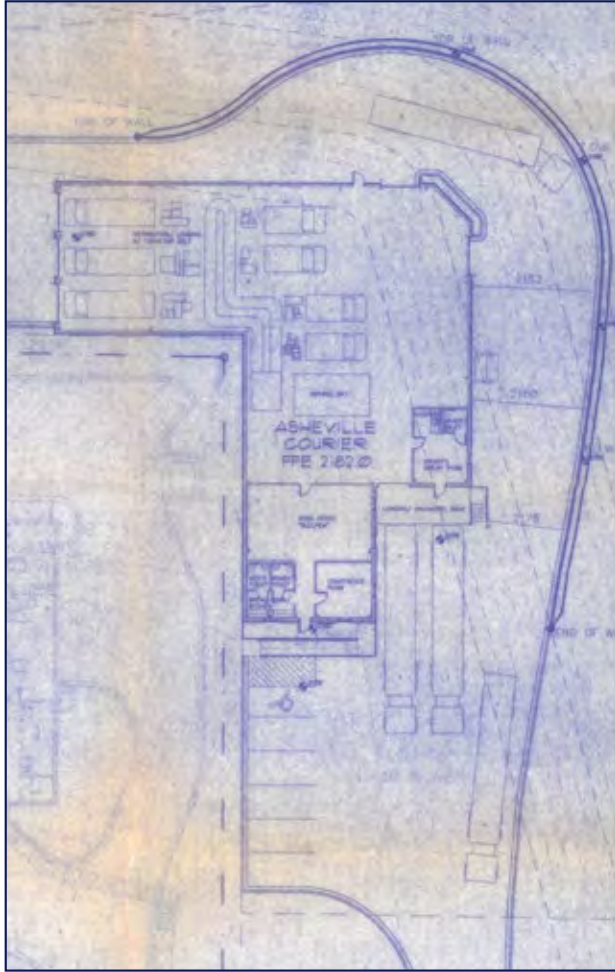
Site plan with lot line measurements

*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



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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%

FOR SALE:
1.136 Acres
\$269,000

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