

## 3.16 Acre Parcel For Development Near Asheville Regional Airport and I-26

14 Airport Road, Arden, NC 28704

**For Sale**  
**\$2,499,000**  
**\$18.15 / SF**  
**\$790,822.78 / Ac.**



14 Airport Road is near the intersection of Airport and Hendersonville Roads, dozens of national retail stores, and the Asheville Regional Airport

- Prime, Ready-For-Development Parcel
- On high-traffic five-lane Airport Road
- Close to I-26 and Asheville Regional Airport
- Zoned Highway Business
- 395' road frontage
- Level topography
- All utilities available
- Adjacent 1.26 acres (16 Airport Rd) may also be available for purchase to create a 4.42 acre site for a larger project
- In proximity to big box retail, shopping centers, restaurants, apartments, light industrial, automotive, professional services, established residential and more
- 21,000 vehicles per day
- Located within Asheville city limits

MLS#: 3361044    Catylist: 30282773    Loopnet: 11218095

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# 14 Airport Road, Asheville, NC

**BEST USE:** Office, Retail **PERMITTED USE:** As per Highway Business zoning

## SUMMARY

<b>OVERALL</b>	<b>TOTAL ACRES:</b> 3.16 Ac.	<b>WATER, SEWER:</b> AVAILABLE
MUNICIPALITY: ARDEN/ASHEVILLE	<b>TAXES:</b> \$15,524 (2017)	<b>GAS:</b> AVAILABLE
COUNTY: BUNCOMBE		<b>ELECTRIC:</b> ON-SITE
ZONING: HB	<b>LOT DIMENSIONS:</b> 399'x278'x611'x172'	<b>TRAFFIC COUNTS:</b> AIRPORT RD: 21,000 VPD
TYPE: LAND	<b>ROAD FRONTAGE:</b> 395'	NEAR I-26: 26,000 VPD
DEED BOOK, PAGE: 1799, 0083	<b>TOPOGRAPHY:</b> LEVEL	I-26: 64,000 VPD
PIN #: 9654-30-4704	<b>FLOODPLAIN:</b> NO	<b>ADDITIONAL:</b> EXISTING CURB CUT
	<b>ENTRY POINT:</b> AIRPORT ROAD	

## REMARKS

The property is 3.16 acres of prime “ready-for development” commercial land at 14 Airport Road in south Buncombe County. Positioned on the busy five-lane Airport Road (SR 280) near the intersection with Hendersonville Road (US Hwy 25), this site has level topography with all utilities available (gas, water, sewer). It is also in close proximity to Interstate 26, the Asheville Regional Airport, and major national retailers in all consumer categories. Currently occupied by Jim Campen Trailer Sales, this desirable site provides the commercial user an excellent retail or office location with 395’ frontage. All the ingredients are present to make it an optimal location for business.



Aerial view showing lot lines, approximate measurements, and current access point



Entry point on Airport Road



Street view of this site's level topography

# 3.16 Acre Parcel For Development Near Asheville Regional Airport and I-26

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This parcel is located 3 miles from Asheville Regional Airport

- DIRECTIONS**
- FROM I-26:** • Take Exit 40, head East on Airport Rd/SR280, travel approximately 1.9 miles. Property will be on left
  - FROM US25:** • From intersection of Hendersonville Road/US25 and Airport Road, turn West, and property will be approximately 0.27 miles on right

## 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

### 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%

12.93%  
 Population 20 - 34:  
 6.35%  
 Population 65+: 5.83%

### 5 MILE RADIUS:

2016 Population: 98,400  
 Average Household  
 Income: \$59,228  
 Owner Occupied  
 Housing Units: 22,539  
 Population 35 - 64:

**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%



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**3.16 Acres**  
**14 Airport Road**  
**Arden, NC 28704**

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

12/6/18