

# 80+ Acres For Development

## Off Sardis Rd, 0.9 Miles from Brevard Rd



543 & 545 Pond Road, Asheville, NC 28806

## 82.52 Acres Near I-26 and I-40

**\$2,975,000**

**\$36,051.87 / Ac.**

- Rolling parcel provides residential development opportunity
- MSD line on-site (27'), city water available
- County EMP zoning provides flexible uses and high-densities (12 residential units per acre)
- 360 degree views from several ridges and pastures on property
- Existing house conveyed at no value and no warranties



Large photo: Aerial view of upper pastures, looking Southeast toward Pond and Sardis Roads Inset: Full outline of property; see back page for directions

MLS#: 3344422

Catylist: 30271411

Loopnet: 10952722

**Austin Walker / CCIM, SIOR**  
**828.713.0777**  
**awalker@whitneycre.com**

# OVERVIEW: 543 & 545 POND RD

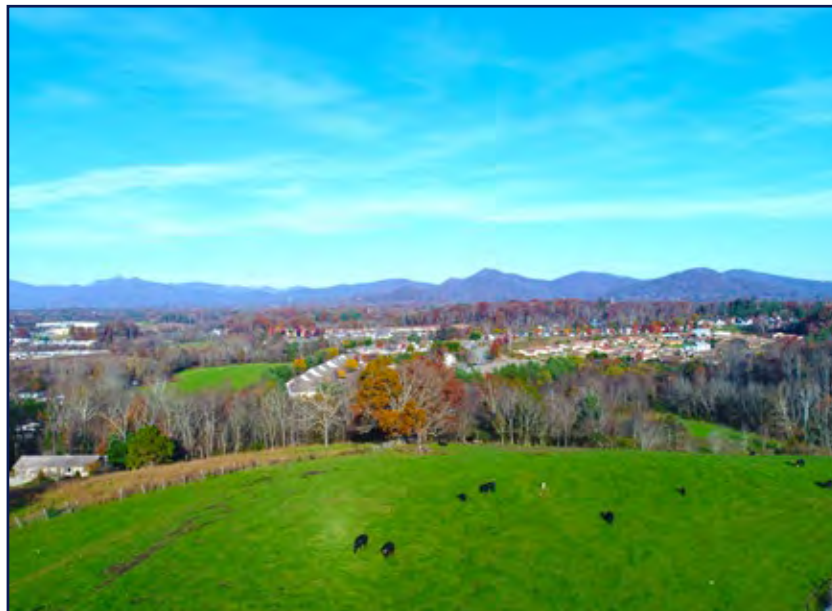
**BEST USES: RESIDENTIAL DEVELOPMENT, COMMERCIAL, INDUSTRIAL**

<b>ACRES:</b> 82.52 Ac.	<b>WATER:</b> CONTIGUOUS
<b>TAXES (2017):</b> \$1,850.52	<b>SEWER:</b> ON SITE
<b>LOT DIMENSIONS:</b> IRREGULAR	<b>GAS:</b> OFF SITE
<b>ROAD FRONTAGE:</b> 725' (APPROX.)	<b>ELECTRIC:</b> ON SITE
<b>SLOPE:</b> ROLLING	<b>MUNICIPALITY:</b> ASHEVILLE
<b>FLOODPLAIN:</b> PARTIAL (NEXT TO STREAM)	<b>COUNTY:</b> BUNCOMBE
	<b>ZONING:</b> EMP
	<b>TYPE:</b> LAND
	<b>DEED BOOK, PAGES:</b> 2429, 0437 2560, 0166
<b>VIEWS:</b> YES	<b>PIN #s:</b> 9626-49-1410 9627-30-6785
<b>EXISTING ENTRANCE:</b> YES	
<b>EXISTING ROADWAYS:</b> YES	

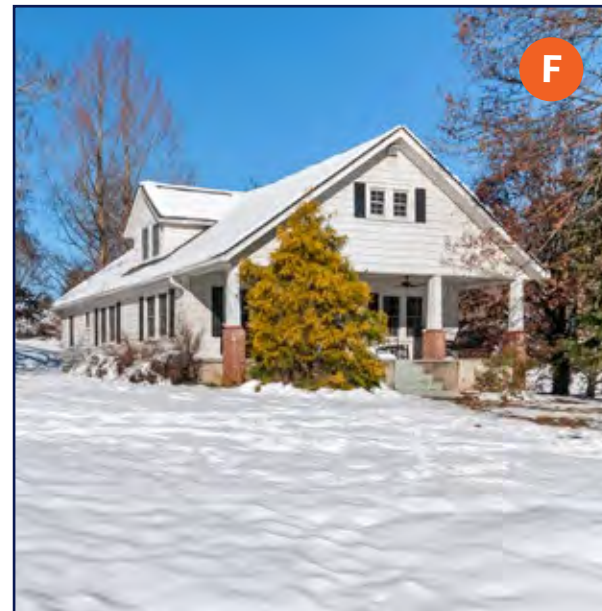
## ZONING - Employment District (EMP)

The EMP Employment District is primarily intended to provide appropriately located sites for employment concentrations primarily for office uses, industrial uses, storage and warehousing, and wholesale trade. These areas will also include sites suitable for supportive activities such as community service, commercial service, and residential uses.

Some examples: Auto, Building and Business Services, Manufacturing/processing, Wholesale sales, Storage & warehousing, Medical clinic, Physical fitness, Retail trade/commercial services, Recreation. **Talk to Austin Walker about the wide variety of potential uses.**



Aerial view over northwest-facing portion of the property



Home on property faces Pond Road

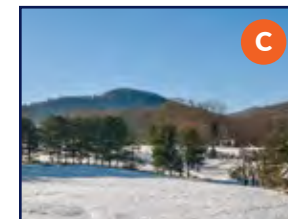
## VIEWS:



Existing entrance at Pond Road



View West, toward Enka-Candler



View South, toward Sardis Road



View East, toward Pond Road



View North, toward downtown Asheville



County aerial showing elevation contours, sewer lines; View directions in the photographs at left

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

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Aerial view looking northeast

### DISTANCES:

Downtown Asheville	6.3 mi.
Downtown Hendersonville	20.7 mi.
Downtown Waynesville	28 mi.
Asheville Regional Airport	10 mi.
1-26 on-ramp	1.9 mi.
I-40 on-ramp	3.5 mi.
Mission Hospital	6.4 mi.
Asheville Outlets	1.5 mi.
Asheville Mall	9.0 mi.
Biltmore Town Square	7.0 mi.
US Post Office (Ingles)	2.5 mi.

### 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:

<b>3 MILE RADIUS:</b>	12.93%
2016 Population: 52,400	Population 20 - 34:
Average Household	6.35%
Income: \$57,279	Population 65+: 5.83%
Owner Occupied	<b>10 MILE RADIUS:</b>
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
<b>5 MILE RADIUS:</b>	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:	



543 & 545 Pond Road is located just off Sardis Rd, approximately 1.5 miles from Exit 33

### DIRECTIONS FROM FREEWAY:

- I-26 to Exit 33-Brevard Road
- Drive South on Brevard Road to Sardis Road
- Turn right on Sardis Road, go 0.9 miles
- Turn right on Pond Road
- In 0.4 miles, property is on lefthand side



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