

# Land at Traffic Signal and Interstate 950 Feet to I-40 On-ramp (Exit 86)

3127 NC HWY 226, Marion, NC 28752



Aerial of site

- Land at signalized intersection near I-40, Exit 86
- Fairly level site ready for development
- 2.54 Acres with water and sewer within city limits
- Major price reduction from recent listing (\$599,000)
- Perfect for fast food, retail, and many commercial uses
- Nearby businesses include Love's Travel Stop, Hardee's, KFC, Exxon Convenience Store, New Holiday Inn Express, McDowell Community College
- Broad General Business Zoning
- Buildings to be demolished or relocated

MLS: 3545666 Catylist: 23652825 Loopnet: 17069998

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# Land at Traffic Signal and Interstate 950 Feet to I-40 On-ramp (Exit 86)

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View from intersection



View from rear corner



### **DIRECTIONS** FROM I-40:

- Take Exit 86
- Travel north on NC-226 towards Marion
- Property is 0.3 miles on right at intersection





226

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Close-up of lot

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> 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%
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%

**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%

Demographic Statistics for this Address				
	3 miles	5 miles	10 miles	
Total Population:	9,655	22,872	44,277	
Median Age:	39.1	42.9	43.2	
Households*:	3,630	8,965	17,418	
*				

\*Owner + Renter Occupied

## FOR SALE: \$499,000 3127 NC HWY 226 Marion, NC 28752

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

9/5/19

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