

Land at Traffic Signal and Interstate

950 Feet to I-40 On-ramp (Exit 86)

3127 NC HWY 226, Marion, NC 28752



2.54 Acres (110,642 SF)
\$499,000
(\$196,456.69 / acre)

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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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



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:

3 MILE RADIUS:
2016 Population: 52,400
Average Household Income: \$57,279
Owner Occupied Housing Units: 10,828
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%

5 MILE RADIUS:
2016 Population: 98,400
Average Household Income: \$59,228
Owner Occupied Housing Units: 22,539

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



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

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