

2.25 Acres on Signalized Corner 1/2 Mile Below S. Main Street



904 Greenville Highway, Hendersonville, NC 28793

Sub-Dividable Corner Lot Near Publix, Fresh Market & Harris Teeter



\$1,250,000
\$555,556/Ac.

- Signalized corner property
- One half mile South of downtown
- Zoned Greenville Highway Mixed Use (GHMU)
- Great visibility and strong traffic count
- Property is sub-dividable

MLS# NCM485869

Loopnet: 19132343

OVERVIEW: 904 Greenville Highway

Greenville Highway (US 25) signalized corner property less than one half mile south of downtown, and consists of approximately 2.25 acres by survey. Current use is mobile home park. Building on property is being conveyed at no value. Many approved uses in this zoning, with increasing business count in the area.

SUMMARY

BEST USES: Commercial Development **PERMITTED USES:** Wide variety

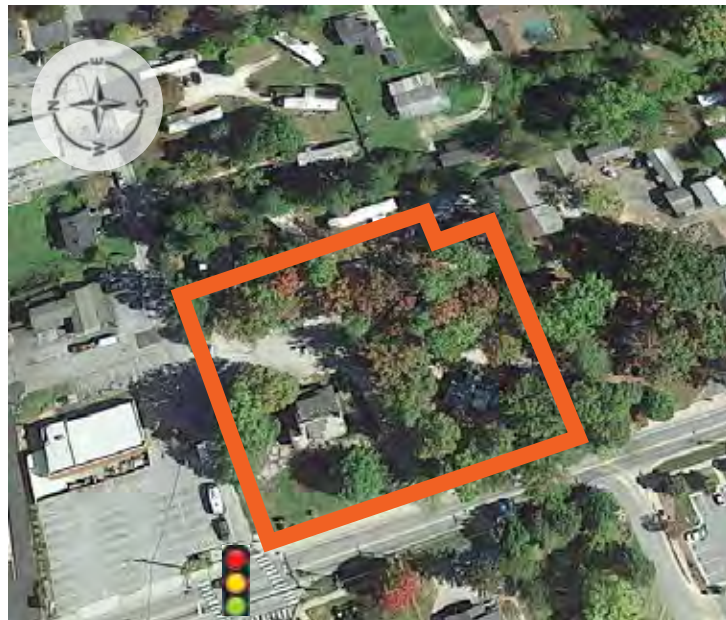
LOT SIZE: 2.25 ACRES	LOT DIMENSIONS: 309' x 320' x 261' x 296'	MUNICIPALITY: HENDERSONVILLE
TOPOGRAPHY: LEVEL	ROAD FRONTAGE: GREENVILLE HWY: 309'	COUNTY: HENDERSON
CLEARED: CLEARED	ROAD FRONTAGE: CHADWICK AVE: 320'	ZONING: GHMU
TAXES (2010): \$2,644.00	FRONTAGE SURFACE: PAVED	TYPE: LAND
ELECTRIC: ON-SITE	STATE ROAD: YES	DEED BOOK, PAGE: 1249, 0351
GAS: CONTIGUOUS		PIN #: 9568-92-1924

ZONING

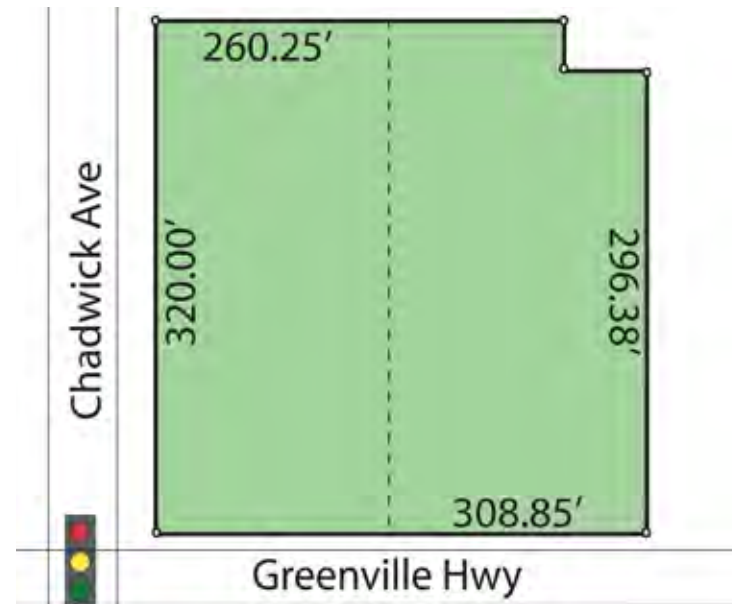
- Greenville Highway Mixed Use (GHMU)
- Best and strongest use is commercial development
- Primary approved uses are: banks, financial institutions, business services, funeral homes, hotels, motels, office complex, religious institutions, retail stores and many more within the approved zoning.



At intersection of US25/Greenville Highway and Chadwick Avenue - lot has been cleared of major structures



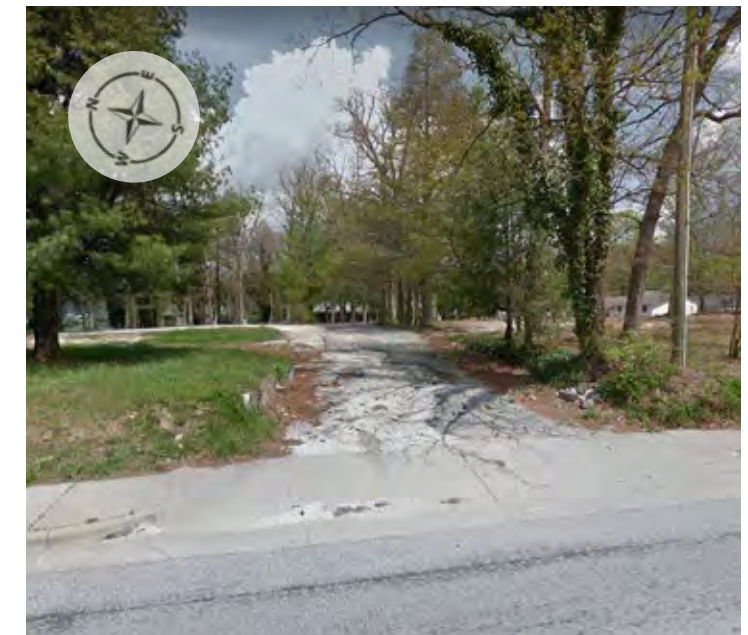
This corner property is nearly square, providing ample access



GIS measurements



Signalized intersection



Curb cut at center of Greenville Hwy side of property

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On Chadwick Avenue, looking toward Greenville Highway intersection



DIRECTIONS

FROM ASHEVILLE:

- Take I-26 East toward Hendersonville
- Merge onto US-64 West at Exit 49B toward Hendersonville
- Road becomes Four Seasons Boulevard
- Turn left onto North Church St/US-25-BR South
- Continue to follow US-25-BR South
- Stay straight to go onto Greenville Highway/US-25/US-225
- Property is on the left at Greenville Highway and Chadwick Avenue



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

HENDERSONVILLE DATA:

3 MILE RADIUS:
2016 Population: 33,019
Average Household Income: \$60,580
Owner Occupied Housing Units: 9,141
Population 35 - 64: 11.73%
Population 20 - 34: 7.6%
Population 65+: 10%

5 MILE RADIUS:
2016 Population: 61,425
Average Household Income: \$64,668
Owner Occupied Housing Units: 18,180

10 MILE RADIUS:
2016 Population: 117,168
Average Household Income: \$64,347
Owner Occupied Housing Units: 34,456
Population 35 - 64: 12.9%
Population 20 - 34: 7.3%
Population 65+: 8.3%

Population 35 - 64: 12.1%
Population 20 - 34: 7.4%
Population 65+: 9.6%

FOR SALE: \$1,250,000 904 Greenville Highway, Hendersonville, NC 28793



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

1/22/2018

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Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends Purchaser's or Tenant's personal investigation.