

HOTEL SITE

ASHEVILLE, NC

2.84 Acres
\$1,100,000
\$387,323.94/Ac.



- **NEIGHBORS INCLUDE:** HOLIDAY INN EXPRESS, HAMPTON INN, FAIRFIELD INN AND SUITES, HILTON GARDEN INN, ASHEVILLE OUTLETS AND MANY FOOD VENUES
- **LAND PREPPED**
- **COMMERCIAL SERVICES ZONING**
- **AT NEW INTERSTATE EXIT (I-26, Exit 33), 80,500 Vehicles Per Day**
- **9.4 MILES FROM ASHEVILLE REGIONAL AIRPORT**
- **6.4 MILES FROM DOWNTOWN ASHEVILLE**



Upper photo: Site; Lower photos: View of Freeway access, and Brevard Road Corridor

MLS: 3557948

Catylist: 23811505

Loopnet: 17400213

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Site is pad-ready - view from the East



Many of the businesses in proximity to the site

Pad-Ready 2.84 Acre Site at I-26, Exit 33 (Avl Outlets) County Zoning Allows Variety, Including Hotel

33 Rocky Ridge Road, Asheville, NC 28806

market | >>>intel

(Source: Buncombe County Tourism Development Authority - Fiscal Year 2019 (June 2018 - July 2019))

HOTEL STATS

Lodging Sales: \$426 M
Hotel Rooms Sold: 2.12 M
Hotel Occupancy: 73.6%
(June 2019: 81.5%)
Average Daily Rate: \$158.58
(June 2019: \$162.58)
Revenue Per Available Room:
\$116.71
(June 2019: \$132.50)

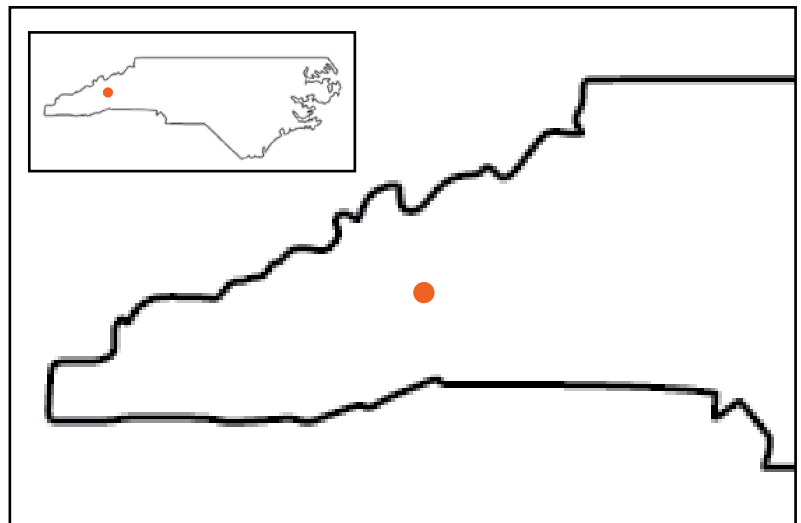
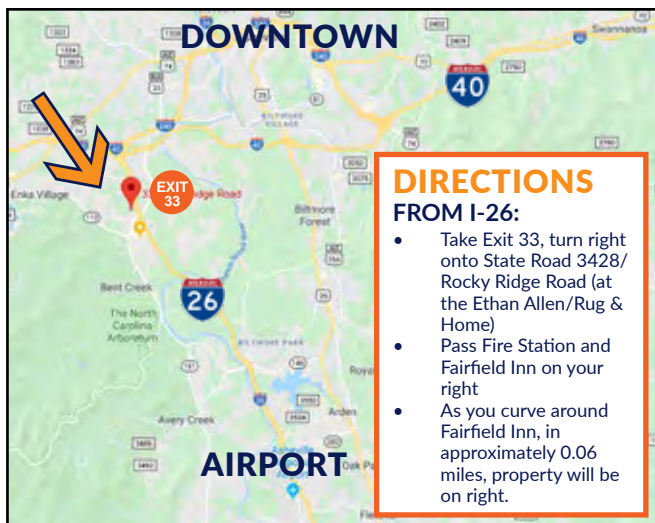
TOURISM STATS

30,410 daily visits
\$5.4 M in daily spending
11.1 M visitors (2017)
3.9 M overnight guests (2017)
Visitors spend \$2 B annually
Economic impact of \$3.1 B
Tourism supports 27,241 jobs
(15% of county employment)
Airport Passengers: 1,356,941

DEMOGRAPHICS

Greater Asheville MSA:
Buncombe, Haywood, Henderson &
Madison Counties
Population (2017): 445,625
Ages 0 - 24: 119,124
Ages 25 - 54: 169,341
Ages 55 +: 157,160
Owner-Occupied Housing: 67.5%
Avg. Family Income (2016): \$75,346
Employment, All Industries: 194,452

(Source: AccessNC)



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FOR SALE:
2.84 Acres for Development
I-26, Exit 33
33 Rocky Ridge Road, Asheville, NC
\$1,100,000

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

11/1/19