

# GREAT LOCATION LOT FOR SALE in Rapidly-Growing Asheville Regional Airport Area

Lot No. 10, Asheville Airport Plaza, Arden NC

Well-Positioned Lot in Asheville Airport Plaza Area, Just Off Airport Road



**\$945,000**  
**1.9 Acres**

**Lot No. 10**

Lot line measurements approximated.

- 1.9 Acres on short cul-de-sac
- Ready for new development
- Located in rapidly developing area
- Strong traffic count on Airport Road
- Only 1.7 miles from the airport

MLS# 3240175

Loopnet#: 20115112

Stephanie West  
828.712.2828  
swest@whitneycre.com

Eric Engstrom  
336.480.5380  
eengstrom@whitneycre.com

## OVERVIEW

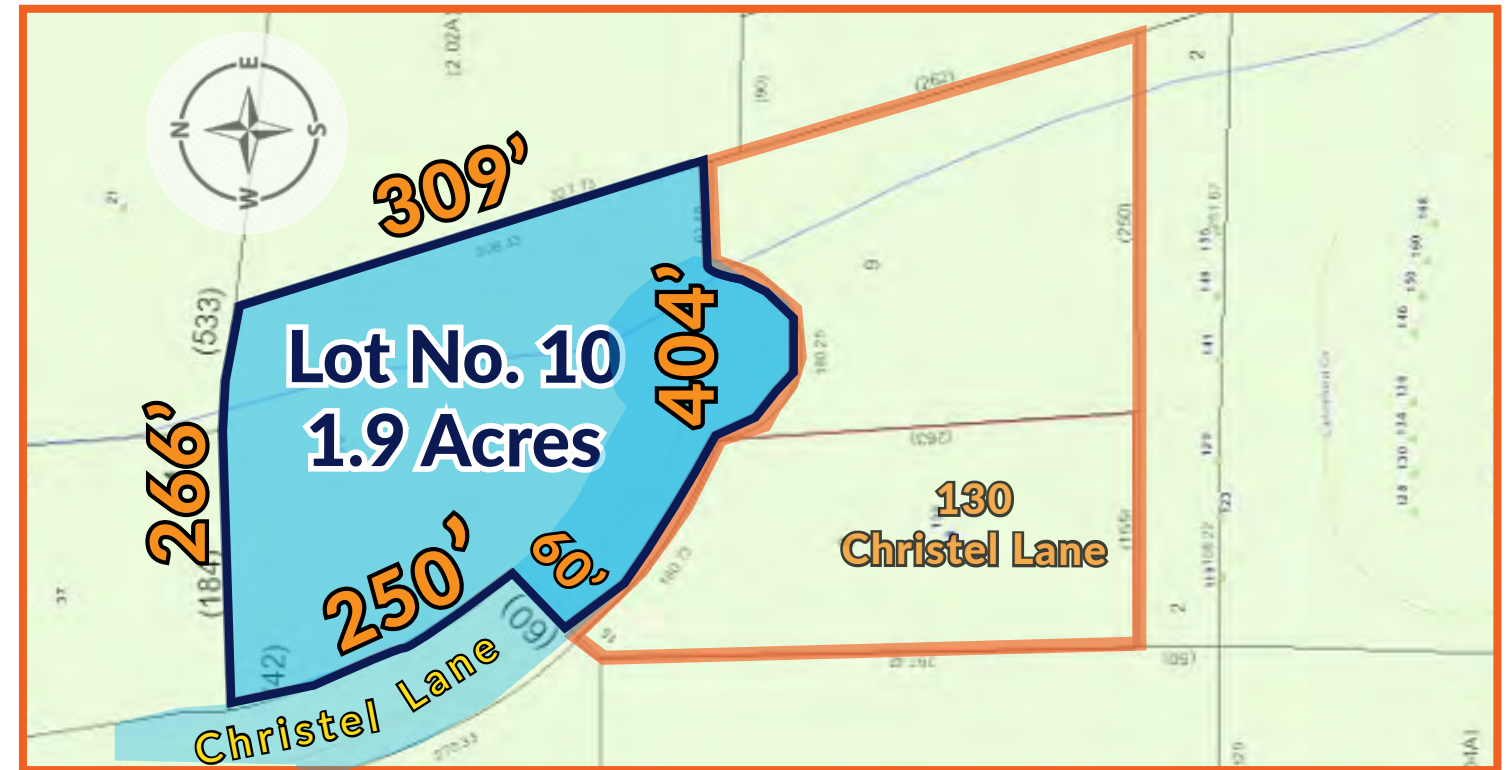
**Lot No. 10 in Asheville Airport Plaza** is on the Christel Lane cul-de-sac, which is just off Airport Road, and only 1.7 miles from the Asheville Regional Airport. This 1.9 acre, partially cleared lot is the second one on the left when turning onto Christel Lane, and is adjacent to 130 Christel Lane, which currently contains two business services operating out of a clean, 20,000 SF warehouse-style building.

Located in the heart of the growing area of Arden/Fletcher, this lot is near a recently opened Hobby Lobby, a new hotel being built on Brian Boulevard around the corner, and multiple new and under-construction developments within a five mile radius along the Airport Road community. This property is in a prime location and should see positive valuation over time. The Asheville Regional Airport is just 1.7 miles away, and the area is full of major consumer amenities. Downtown Asheville is 14.9 miles, and downtown Hendersonville is 12 miles.

Location is everything, and the Arden/Fletcher zone has great potential for continued growth.



Lot No. 10 on Christel Lane, Asheville Airport Plaza



Lot line map of Lot No. 10 in Asheville Airport Plaza, showing adjacent address 130 Christel Lane.  
Lot line measurements approximated.

## SUMMARY

**BEST USES: INVESTMENT, HOTEL/MOTEL, INDUSTRIAL, OFFICE**

**TOTAL ACREAGE:** 1.9 AC

**TRAFFIC COUNTS:** 25,000 (AIRPORT RD)

**TAXES (2016):** \$2,840.26

**MUNICIPALITY:** ARDEN (/FLETCHER)

**LOT DIMENSIONS:** 266' X 309' X 464' X 250'

**ROAD FRONTAGE:** 420' (Approximated)

**ROAD:** PAVED

**COUNTY:** HENDERSON

**ZONING:** C-2

**TYPE:** INDUSTRIAL / FLEX

**DEED BOOK:** 1244

**DEED PAGE:** 1630

**PIN #:** 9643-84-7901

**WATER:** AVAILABLE

**SEWER:** AVAILABLE

**ELECTRIC:** AVAILABLE

## NEARBY BUSINESSES

This is a partial list of a just a few businesses near this location. There are many more businesses along all major corridors, south of the airport in Broadpointe Industrial Park, in Asheville and Hendersonville, and throughout Western North Carolina.

### SPECIALTY

Asheville Regional Airport  
Apple Tree Honda  
Apple Tree Acura  
BMW of Asheville  
Shell  
Carolina Academy Child Care Center  
Appalachian Spa Ventures Tours  
ALDI  
ABC Store of Fletcher

### INDUSTRIAL

Applied Industrial Technologies  
Precept Medical Products  
R&D Plastics  
International Autoworks  
United Rentals  
Precision Products Performance  
Injection Technology Corporation

### RETAIL

Lowe's  
Walmart  
Target  
Cost Plus World Market  
Michael's  
Pet Smart  
Office Max  
Best Buy  
Old Navy  
Dick's Sporting Goods  
Kirkland  
Ross  
Marshall's

### RESTAURANTS

Olive Garden  
McDonald's  
Chili's  
Lone Star Steak House  
Ruby Tuesday

### Cracker Barrel

Carrabba's  
J&S Cafeteria  
IHOP  
Tamarind Thai  
Moe's Southwest Grill  
Mills River Brewery  
Culvers  
Bojangles

### LODGING

Hampton Inn & Suites  
Econo Lodge  
Courtyard by Marriott  
Wingate by Wyndham  
Clarion Inn  
Fairfield Inn  
Comfort Inn  
Budget Inn  
Knight's Inn



Aerial of Lot No. 10 in Asheville Airport Plaza, showing proximity to Airport and I-26.



## DIRECTIONS

- Heading towards Hendersonville on I-26 East, take Exit 40.
- Turn right onto NC-280 E/Airport Road. Go approximately 0.7 miles.
- Turn right onto Brian Boulevard at the Shell station, just before the Hobby Lobby.
- Pass Andrew Way, and turn right onto Christel Lane. Lot is second on your left, just past retaining wall, and partially cleared. (View ahead is a gym at 130 Christel Lane, at the end of the cul-de-sac.)



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**FOR SALE**

**Christel Lane, Lot No. 10  
Arden, NC**

**1.9 Acres in  
Asheville Airport Plaza**

**\$945,000**

**Brokerage • Property Management • Construction**

1100 Ridgefield Blvd, Suite 100, Asheville, North Carolina 28806

Brokerage and Property Management Licensed as Whitney Commercial Real Estate, LLC  
General Contracting Licensed as Whitney Construction & Development, Inc.

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.