

# 1.92 Acres Ridgefield Business Center I-26, Exit 33, Asheville

2500 Heart Drive, Asheville, NC 28806

On Cul-de-Sac Lot at the Top of Premier Class A Office Park



**\$379,900**  
**1.92 Acres**  
**Flexible Zoning**

- Located in Asheville's only true regional business center
- Access to site from interstate and city road systems
- All utilities contiguous to or on site
- Zoning allows for use flexibility
- Mature trees and gentle slopes
- On cul-de-sac, Southwest views

MLS# 3208619

Karnes/CPE: 486501

Loopnet: 19933365

Austin Walker CCIM, SIOR  
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## OVERVIEW

**2500 Heart Drive** in Ridgefield Business Center in Asheville, NC is surrounded by viable neighboring companies that make this office park a destination for business.

With convenient access to I-26 and I-40, the Asheville and Hendersonville markets are readily accessible, along with other areas like Waynesville, Weaverville, as well as the Asheville Regional Airport. Amenities and retail resources of all types are to be found throughout the region, including right next door at the Asheville Outlets Mall. Distance to downtown Asheville is 6.5 miles, and to downtown Hendersonville is 20 miles. The Asheville Regional Airport is 9.5 miles away.

This is one of the last available lots for development in Ridgefield. With literally hundreds of thousands of square feet of office and flex space spread out across the 100 acre park, there is room for everyone, even with new construction activities.

2500 Heart Drive is an excellent investment opportunity and ready for development, with utilities contiguous to the site. Due to its elevation in the park, this parcel has views to the south and west, while still maintaining a sense of privacy at the end of a cul-de-sac.

## SUMMARY

**LIST PRICE:** \$379,900

**ACRES:** 1.92 Acres

**SHAPE:** IRREGULAR

**DIMENSIONS:** 61' x 276' x 330'  
x 279' x 272'

**ROAD FRONT:** 61'

**UTILITIES:** CONTIGUOUS,  
PUBLIC

**ROAD:** MAINTENANCE  
AGREEMENT

**CITY:** ASHEVILLE

**COUNTY:** BUNCOMBE

**PARCEL ID #:** 9626-84-2298

**DEED BOOK - PAGE:** 2556 - 0070

**ZONING:** C I

**BEST USES**

**PROFESSIONAL OFFICES**

**BUSINESS SERVICES**



### Asheville's Premier Class-A, 100 Acre Office Park

Ridgefield Business Center is a 100-acre business park situated at Exit 33 (Brevard Road) off Interstate 26, one mile south of Interstate 40. Ridgefield is adjacent to the Asheville Outlets mall, and is midway between downtown Asheville and the Asheville Regional Airport.

Ridgefield offers all the amenities, location and attention to design detail usually found only in larger U.S. markets. At the same time, it offers the beauty and tranquility that can only be found in the Western North Carolina mountains. Ridgefield overlooks the Biltmore Estate vineyards and offers spectacular mountain views.

As a location for Class A businesses, everyone benefits from having quality neighbors, keeping the park at a high level of professionalism and appeal. For those who prefer an active lunch hour, Ridgefield has a 2 mile trail for walking or running, or one can join the local gym which is less than five minutes away.

Nearby amenities include restaurants, a wide variety of retail offerings at the modernized Asheville Outlets mall, and hotels. With downtown only minutes away, the options are endless in a town that is known for business, culture, food and modern mountain living.

The Asheville Metropolitan Statistical Area is comprised of four counties at the intersection of I-40 and I-26 in Western North Carolina



* Buncombe County:	251,000
Haywood County:	60,000
Henderson County:	112,000
Madison County:	21,000
<b>TOTAL MSA Population:</b>	<b>444,000</b>

Asheville pop. within 3-miles:	52,400	2010 Total Households:	214,000
Asheville pop. within 5-miles:	98,400	Asheville housing, Owner:	67.6%
Asheville pop. within 10-miles:	204,500	Asheville housing, Renter:	32.4%

### Population, Housing and Wages

<b>Population Summary</b>	
2015 Total Population:	443,890
Projected 2019 Population:	468,146
<b>Household Summary</b>	
2015 Households:	179,606
2015 Average Household Size:	2.28
<b>Housing Unit Summary</b>	
2015 Housing Units:	210,445
Owner Occupied Housing Units:	57.3%
<b>Average Family Income</b>	
2015:	\$73,638
<b>Average Weekly Wages</b>	
2016, Q3:	\$862
<b>Median Home Value (2013)</b>	
2015:	\$209,800
<b>Per Capita Income</b>	
2015:	\$44,077
<b>Median Age</b>	
2015:	44.2
<b>2015 Employed Pop. 16+</b>	
	215,201
<b>2016 Unemployment Rate</b>	
	4.6%

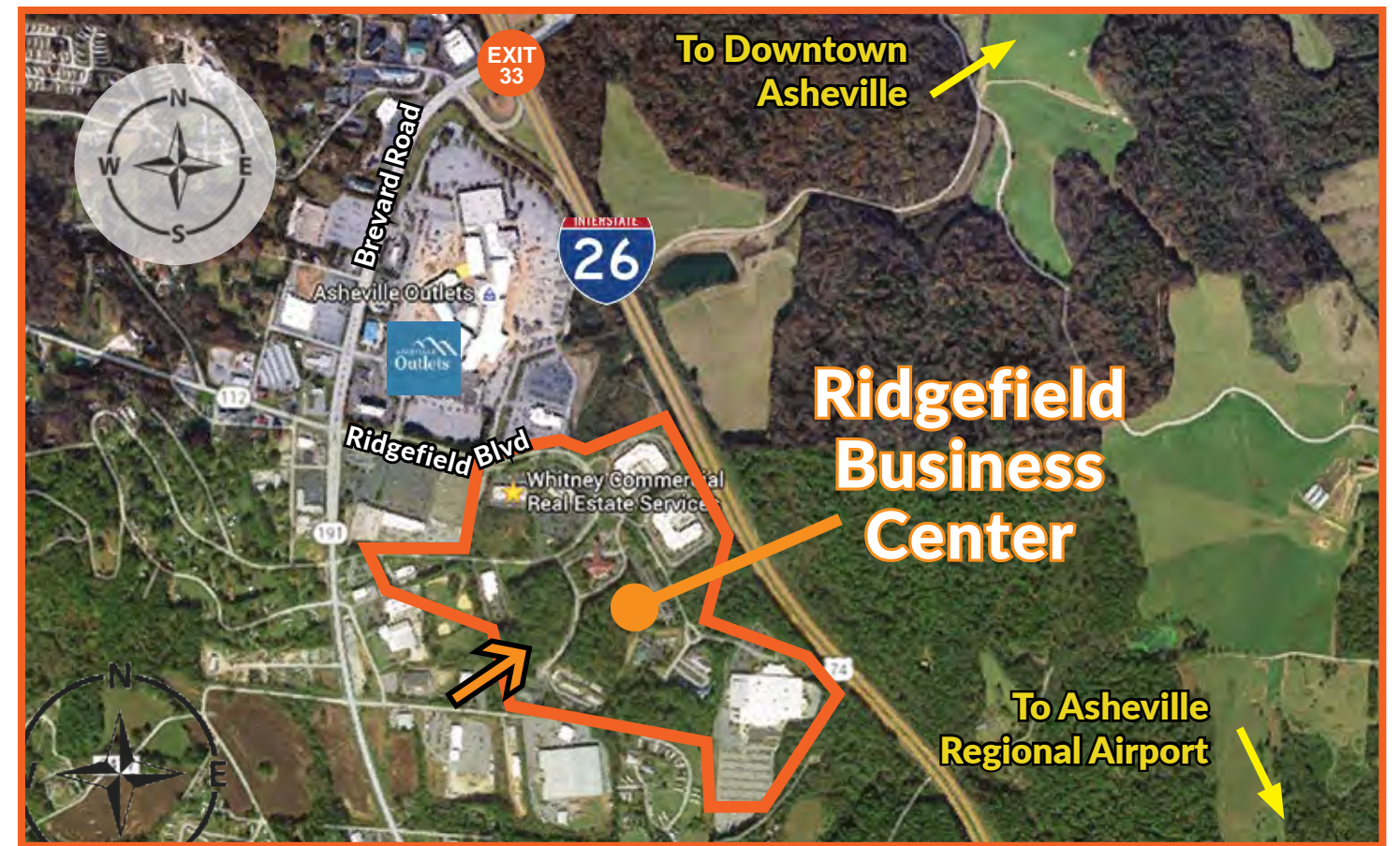
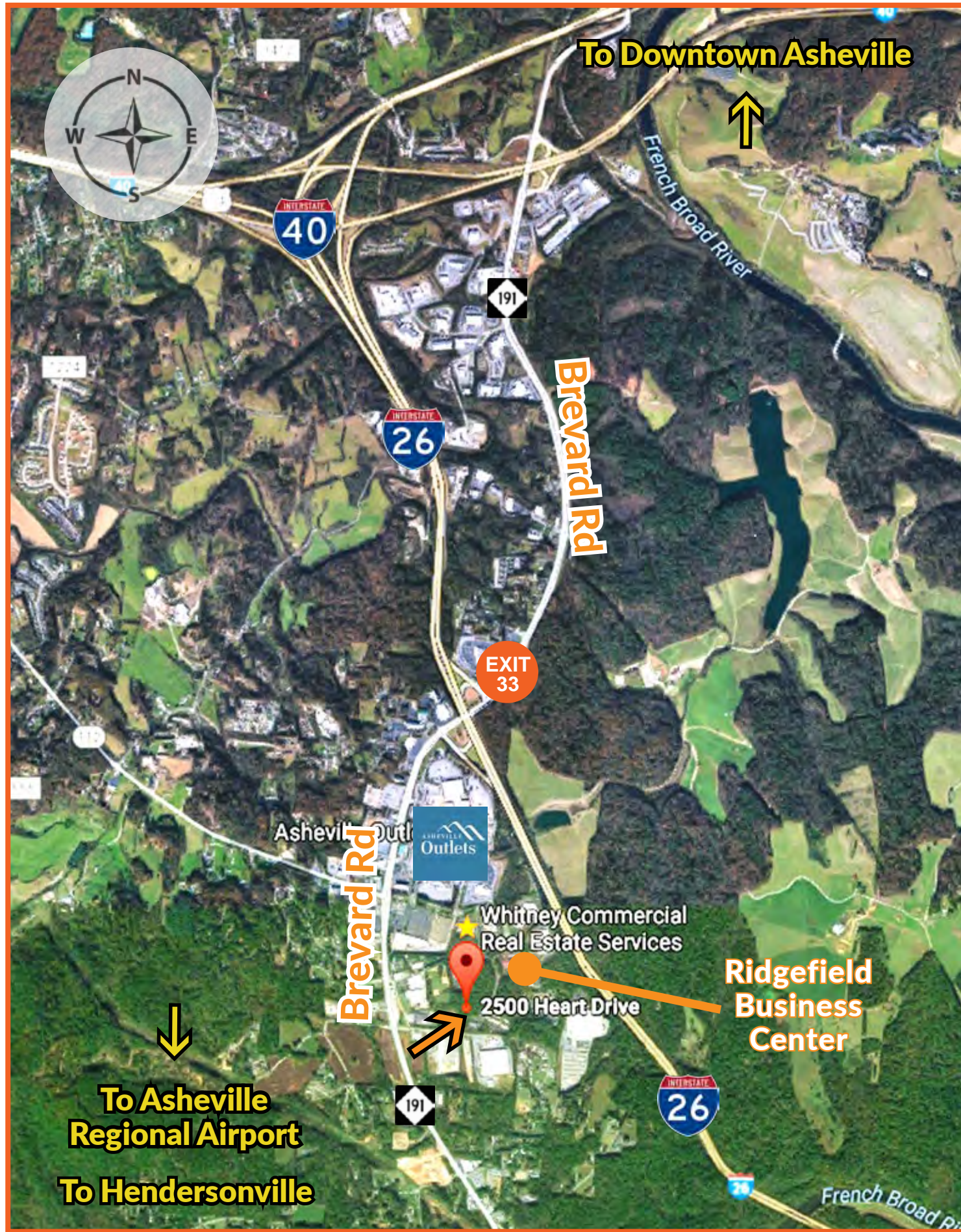
### Industrial Sector Information\*

<b>INDUSTRIAL LEASING Q1 2017</b>	
Vacancy Rate	
Asheville:	2.9%
National:	5.3%
Rental Rates (NET)	
Asheville:	\$5.63
National:	\$6.14
Net Absorption (SF)	
Asheville:	48,126
National:	57,854,121
Vacant Sublease Space (SF)	
Asheville:	0
National:	41,421,640
New Buildings Delivered	
Asheville:	2
National:	517
New SF Delivered	
Asheville:	75,000
National:	63,349,697
SF Under Construction	
Asheville:	40,500
National:	268,096,457
<b>INDUSTRIAL SALES Q1 2017</b>	
Transactions:	8
Sales Volume:	\$7,241,900
Square Feet:	75,653
Average Square Feet:	12,653
Median Price/Square Foot:	\$59.25

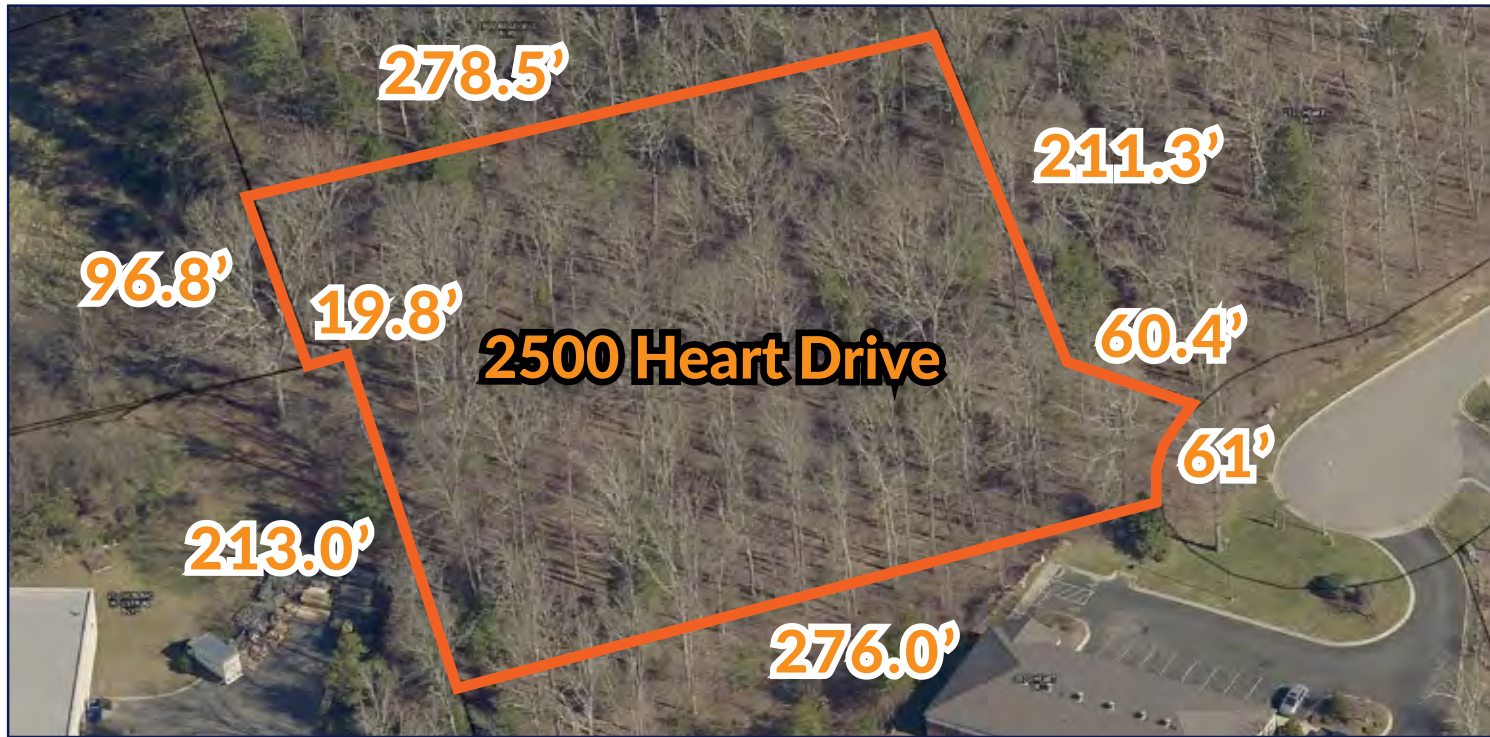
\*This data aggregated under specific parameters in CoStar. Contact a Whitney Commercial broker for more in-depth conversations specific to your commercial real estate needs.

### Industry Establishments & Employment

Sector	Establishments	Employment
<b>GOV'T INDUSTRIES</b>	<b>13,235</b>	<b>299,543</b>
Federal	81	5,469
State	70	8,868
Local	203	26,878
<b>PRIVATE INDUSTRIES</b>	<b>12,881</b>	<b>258,329</b>
Goods-producing	2,088	47,946
Nat'l resources/mining	110	2,255
Construction	1,405	12,780
Manufacturing	573	32,911
<b>SERVICE-PROVIDING</b>	<b>10,793</b>	<b>210,383</b>
Trade, transportation & utilities	2,664	56,978
Information	215	3,008
Financial activities	1,318	9,570
Professional and Business services	2,529	30,114
Education and Health services	1,491	56,991
Leisure & Hospitality	1,401	44,405
Other services	1,175	9,316



Wide aerial views of 2500 Heart Drive in Asheville's Ridgefield Business Center



Lot line view of 2500 Heart Drive - all measurements approximate

## SOME ADDITIONAL ADDRESSES IN RIDGEFIELD



1100 Ridgefield Blvd



1200 Ridgefield Blvd



200 Ridgefield Court



300 Ridgefield Court



2800 Heart Drive



5 Barbetta Drive

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FOR SALE 1.92 Acres \$379,900  
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**300 Ridgefield Court**  
202: Vaya Health  
220: Pisgah Family Health  
222: North American Roofing

**300 Ridgefield Court**  
301: Ed Holmes & Assoc. Land Surveyors  
302: Pediatric Brain Tumor Foundation  
308: Change Healthcare  
324: Hometrust Bank

**1100 Ridgefield Boulevard**  
100: Whitney Commercial Real Estate  
100A-F: Executive Suites  
A: Rhonda Wade, CPA  
B-C: McKelvey Wealth  
D: ONLC Training  
E: TLC For You  
F: Christopher Ready, CPA  
130: MAHEC  
190: Access Family Services

**1200 Ridgefield Boulevard**  
101: Auto Owners Insurance Company  
110: Bayada Nurses Group  
115: McQuilling Financial Services  
120: Ventus International Aviation  
140: Western & Southern Life Insurance  
145: ACM Design  
150: LifeShare of the Carolinas  
160: The LaBorde Group  
170: State Farm  
180: Phillip C. Price Law Firm  
190: Banker's Life & Casualty Company  
200: Capstone Health Alliance/WNC Health  
215: Crescent Health Solutions  
250: Carolina Partners in Mental Health  
254: Delta Logistics  
258: Entegra Bank  
262:  
270: NSC Financial  
267: SAI Group  
275:  
290: Tupelo Honey Hospitality Corporation

**More Ridgefield Court Addresses**  
100: HOPE, A Women's Cancer Care Center  
400: Mission Health Facilities Management  
500: Dixon-Hughes, Goodman CPA

**More Ridgefield Boulevard Addresses**  
1000: Paramount KIA  
1900: Hometrust Bank  
2100: Western Carolina Women's Specialty Center

**Alliance Court**  
200: Appalachian Gap  
600A-1: Asheville Aesthetic Dental Partners  
600A-2: Biltmore Dentist Group  
600: Blue Ridge Dermatology  
601: Powerchurch Software  
602: Asheville Periodontics  
750: Asheville Endocrinology  
800: NC Department of Revenue  
900: NC State Bureau of Investigation

**Heart Drive**  
2800: RSI Holdings

**Barbetta Drive**  
5: NC Alcohol and Law Enforcement  
8: NC Vocational Rehab & Independent Living  
12: NC State Government District 9 HQ



## Business Center Map and Office Listing





## DIRECTIONS

From I-26: Take Exit 33 Brevard Road (NC-191), South on Brevard Road, just past Asheville Outlets, then Left on Ridgefield Blvd. Curve around to Heart Drive, head to end of cul-de-sac. Property will be on your right.



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**FOR SALE**

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**2500 Heart Drive**

**Asheville NC 28806**

Brokerage • Property Management • Construction

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



Brokerage - Management - Construction  
(828) 665-9085 WhitneyCRE.com

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.